



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**AREA A ADVISORY PLANNING AND HERITAGE
COMMISSION
OPEN MEETING AGENDA**

2:00 PM

Wednesday, April 24th, 2024

Hybrid Meeting

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

Join by Video:

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m0f16c18f486bcbc2e34268a325ba076c>

Join by Phone: 604-449-3026

Meeting Number (access code): 2771 403 6283

Meeting Password: z6CxTGnWM76 (96298469 from phones)

In-Person Location: Gray Creek Hall

1. CALL TO ORDER

Chair March called the meeting to order at ____ p.m

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the April 24th, 2024 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried/Defeated

4. RECEIPT OF MINUTES

The March 7th, 2024 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

5. STAFF REPORTS

5.1 Development Permit Application - Ecologic Consultants Ltd. c/o Ryan Durand

The Referral Package dated March 27, 2024 from Planner Stephanie Johnson, has been received.

Moved and seconded,

AND Resolved that it be recommended to the Board:

That the Area A Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Development Permit Application to Ecologic Consultants Ltd. c/o Ryan Durand for the Crawford Creek Regional Park and legally described as LOTS 4, 5 and 6 DISTRICT LOT 2335 KOOTENAY DISTRICT PLAN 788

Carried/Defeated

5.2 Bylaw Amendments – Small Scale Multi Unit Housing (SSMUH)

The Referral Package dated March 28, 2024 from Planner Dana Hawkins, has been received.

Moved and seconded,

AND Resolved that it be recommended to the Board:

That the Area I Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Bylaw Amendments as outlined in the March 28, 2024 referral package prepared by Dana Hawkins to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act

Carried/Defeated

6. PUBLIC TIME

The Chair will call for questions from the public at ____ p.m.

7. NEXT MEETING

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for June 6th at 2:00pm PST at the Gray Creek Hall.

ADJOURNMENT

MOVED and seconded,

AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at ____ p.m.



REGIONAL DISTRICT OF CENTRAL KOOTENAY

AREA A ADVISORY PLANNING AND HERITAGE COMMISSION OPEN MEETING MINUTES

**1:00PM PST (2:00PM MST)
Thursday, March 07, 2024
Hybrid Meeting**

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

Join by Video:

<https://nelsonho.webex.com/nelsonho/j.php?MTID=ma8302f8ad6665d0c12a49788af56afa3>

Join by Phone: 604-449-3026

Meeting Number (access code): 2773 997 7464

Meeting Password: z6CxTGnWM76 (96298469 from phones)

In-Person Location: Gray Creek Hall

COMMISSIONERS

Commissioner Julie March	Electoral Area A, Chair
Commissioner Shawn Ryks	Electoral Area A
Commissioner Branca Lewandowski	Electoral Area A
Commissioner Michella Moss	Electoral Area A

DIRECTORS

Garry Jackman	Electoral Area A
---------------	------------------

STAFF

Sadie Chezenko	Planning Technician
Laura Christie	Planning Technician

PUBLIC

Ken Crowe	Applicant
“Residents of the RDCK”	Anonymous

1. CALL TO ORDER

Chair March called the meeting to order at 2:03 p.m

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the March 07, 2024 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted noting the reordering of items 5.1 and 5.2.

Carried

4. RECEIPT OF MINUTES

The February 01, 2024 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

5. STAFF REPORTS

5.1 Development Variance Permit Application – 1068616 BC LTD. c/o Ken Crowe

The applicant provided a brief overview of his application.

The commission discussed the following: the history of the subdivision bylaw, the subdivision process, the feasibility of a type 1 system on the lot and the associated maintenance as well as the cost and age of the existing type 2 systems.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Area A Advisory Planning Commission **SUPPORT** the Development Variance Permit Application to Ken Crowe for the property located 129 Boulder Beach Road, Kootenay Bay and legally described as LOT 5 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 811, EXCEPT PARTS INCLUDED IN PLANS 3062, 16541, R127, NEP60734, NEP68076, NEP69201 AND NEP72451

Carried

5.2 Development Variance Permit Application – V2402A -Jeff Shatzko

Director Jackman and staff provided a brief overview of the application and relevant setback regulations.

The commission discussed the following: the history of the property including extent of the fire and the remaining slab, the potential fire concerns and possibility of building measures to mitigate risk, concern about current and future neighbours and the development variance permit application process generally.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Area A Advisory Planning Commission **SUPPORT** the Development Variance Permit Application to Jeff Shatzko for the property located 4481 Highway 3A, Wynndel and legally described as LOT 2 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 9520, EXCEPT PART INCLUDED IN PLAN 10068

Carried

6. NEW BUSINESS

6.1 Agricultural Policy Background

Director Jackman and staff provided background and answered questions from the commission regarding agricultural land including the RDCK policy on exclusions, subdivisions, restrictive covenants, broad policy, regulations, the ALC, the ALR, farming, food production, food processing and value added agriculture.

6.2 Future Meeting Times

The commission will consider moving all meetings to 2:30pm MST or 3:00pm MST depending on the Gray Creek Hall availability.

7. PUBLIC TIME

The Chair will call for questions from the public at 3:23 p.m.

8. NEXT MEETING

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for April 04, 2024 at 2:00pm PST at the Gray Creek Hall.

The commission briefly discussed the recent provincial housing legislation, the Creston housing hub and the secondary suite incentive program.

ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at 3:33 p.m



Development Permit Application

Referral Form – RDCK File DP2401A

Date: March 27, 2024

You are requested to comment on the attached DEVELOPMENT PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO April 27, 2024). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

Crawford Creek Regional Park- 15941 Highway 3A, Crawford Bay, Electoral Area 'A'
 LOTS 4, 5 and 6 DISTRICT LOT 2335 KOOTENAY DISTRICT PLAN 788,
 PIDs: 016-035-526, 016-035-542 and 016-035-861

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

Overall, Crawford Bay Regional Park is composed of 28 fee simple lots totalling approximately 70 hectares that were acquired from Kokanee Springs Resort Ltd. in 2018. This Regional Park includes Crawford Bay beach, Crawford Bay/Creek wetlands and trail network, which is surrounded by the Crawford Bay community and located (primarily) south of Highway 3A.

The Regional District of Central Kootenay and the East Shore Trail and Bike Association are proposing to upgrade the existing trail(s), create a new trail and replace an old bridge in Crawford Creek Regional Park. This Environmentally Sensitive Development Permit application is required for those portions of trail and bridge works proposed within the riparian area of Crawford Creek.

A *Water Sustainability Act* notification for the proposed bridge works was submitted to the Province in February 2024 for this project.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
Approx. 2,040 m ² of trail area	N/A	N/A	Area 'A' Community Land Use Bylaw No. 2315 Tourist Commercial (TC)

AGENT: Ecologic Consultants Ltd. c/o Ryan Durand

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

**Stephanie Johnson, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input checked="" type="checkbox"/> HABITAT BRANCH (Environment)	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR:
	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K

<input checked="" type="checkbox"/> FRONTCOUNTER BC (MFLNRORD) <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING <input checked="" type="checkbox"/> INTERIOR HEALTH, HBE TEAM <input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS) <input type="checkbox"/> SCHOOL DISTRICT NO. <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	ALTERNATIVE DIRECTORS FOR: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA A <input type="checkbox"/> RDCK FIRE SERVICES <input type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input type="checkbox"/> RDCK RESOURCE RECOVERY <input checked="" type="checkbox"/> RDCK REGIONAL PARKS INSERT COMMENTS ON REVERSE . . .
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The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
FILE: DP2401A AGENT: RYAN DURAND

Name:

Date:

Agency:

Title:

RETURN TO: STEPHANIE JOHNSON, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-1585
Email: plandept@rdck.bc.ca

RDCK Map



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

Legend

 Electoral Areas

Map Scale:

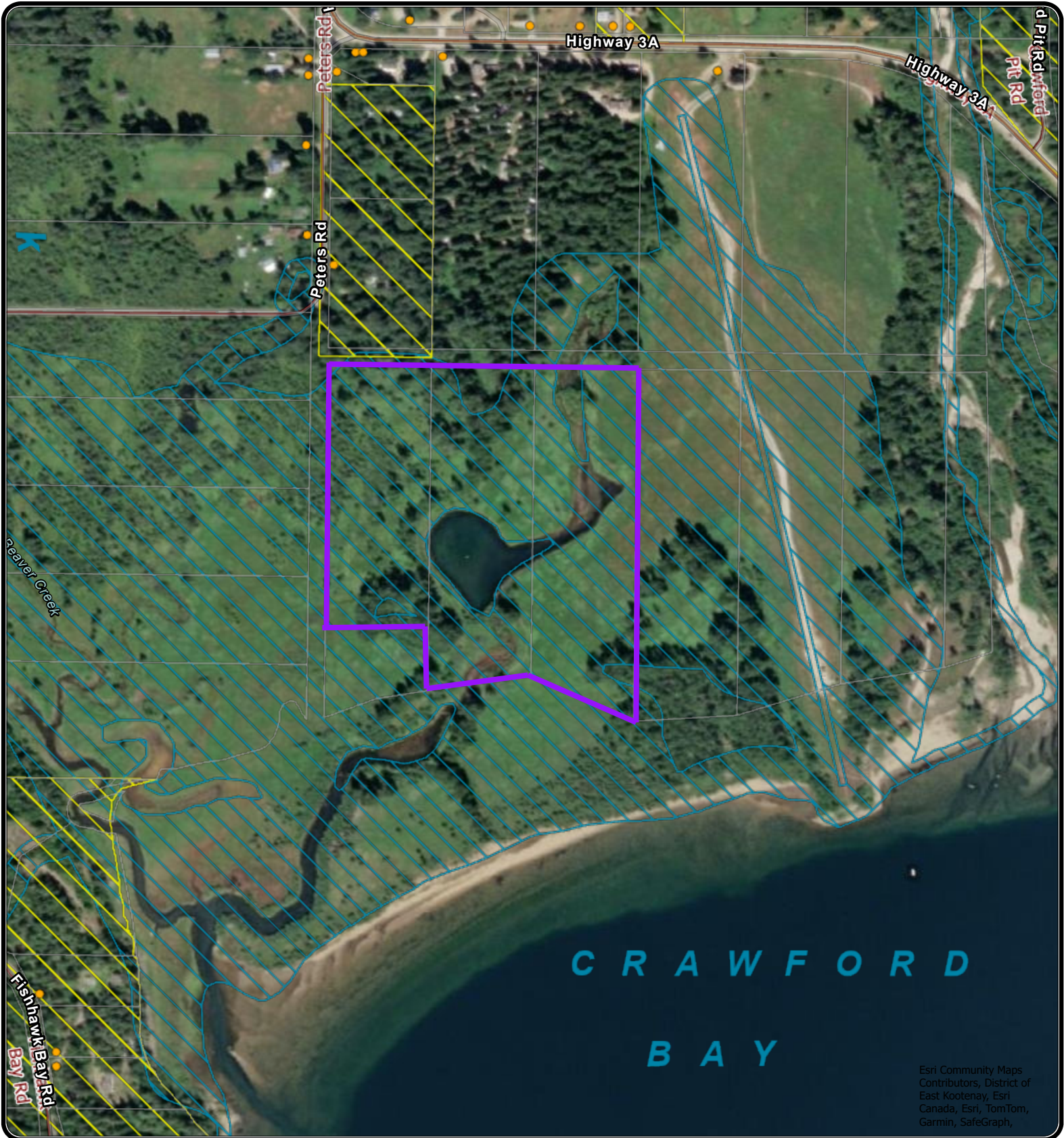
1:144,448

Date: March 1, 2024



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map




Esri Community Maps
Contributors, District of
East Kootenay, Esri
Canada, Esri, TomTom,
Garmin, SafeGraph,



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Development Permit Areas

 Environmentally Sensitive

Legend

-  Residential Cluster
-  RDCK Streets
-  Cadastre
-  Address Points

Map Scale:

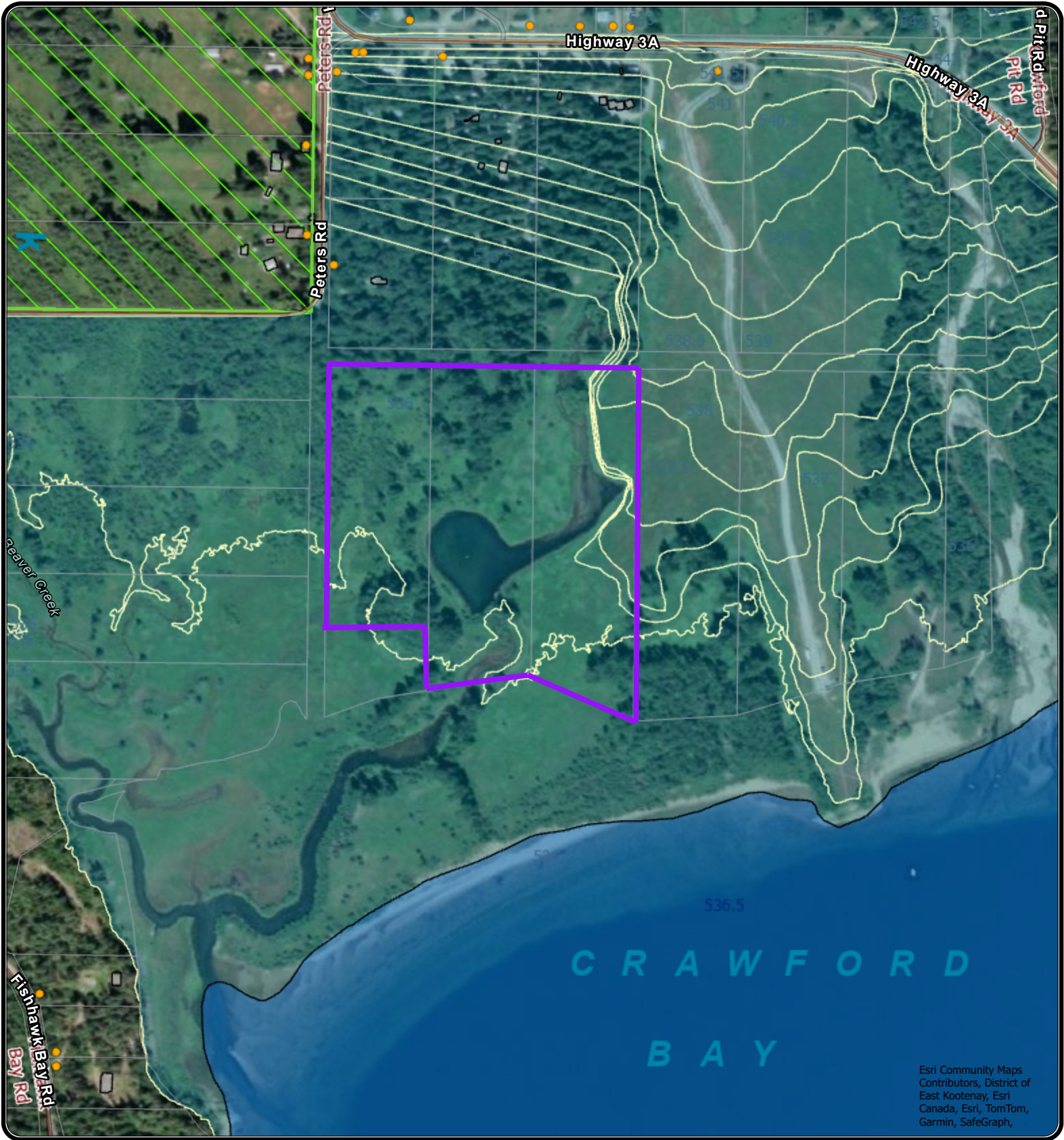
1:9,028

Date: March 1, 2024



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Legend

- Clearwater Flood
- Construction Levels - 2020
- Flood Construction Levels - 1990
- Agriculture Land Reserve
- Building Footprints
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

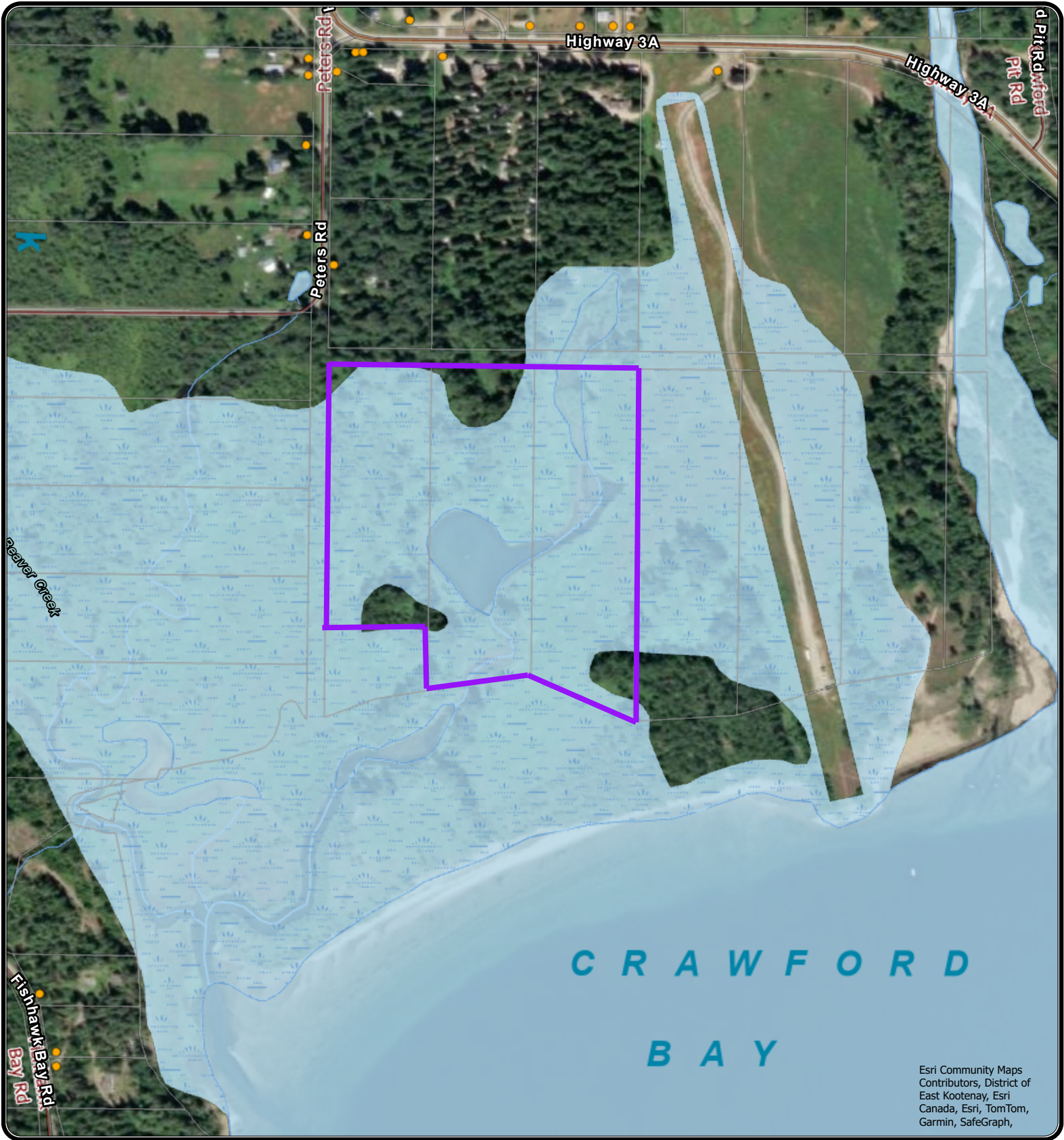
1:9,028

Date: March 1, 2024



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RDCK Map



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Contributors, District of
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Legend

- Wetlands
- Streams and Shorelines
- Lakes and Rivers
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

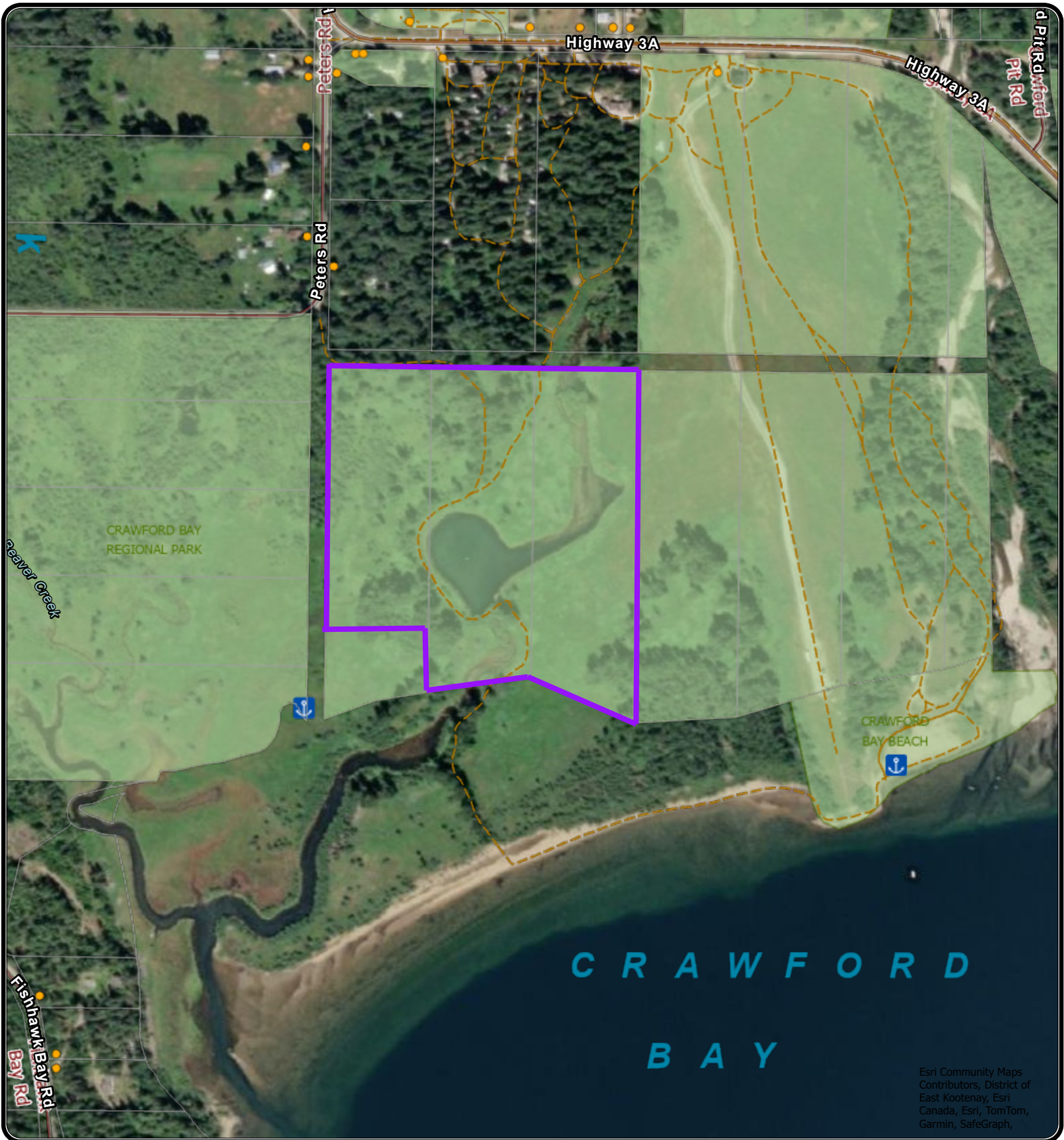
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Date: March 1, 2024



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Legend

- Parks and Rec
- Trails
- ⚓ Water Front Access
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

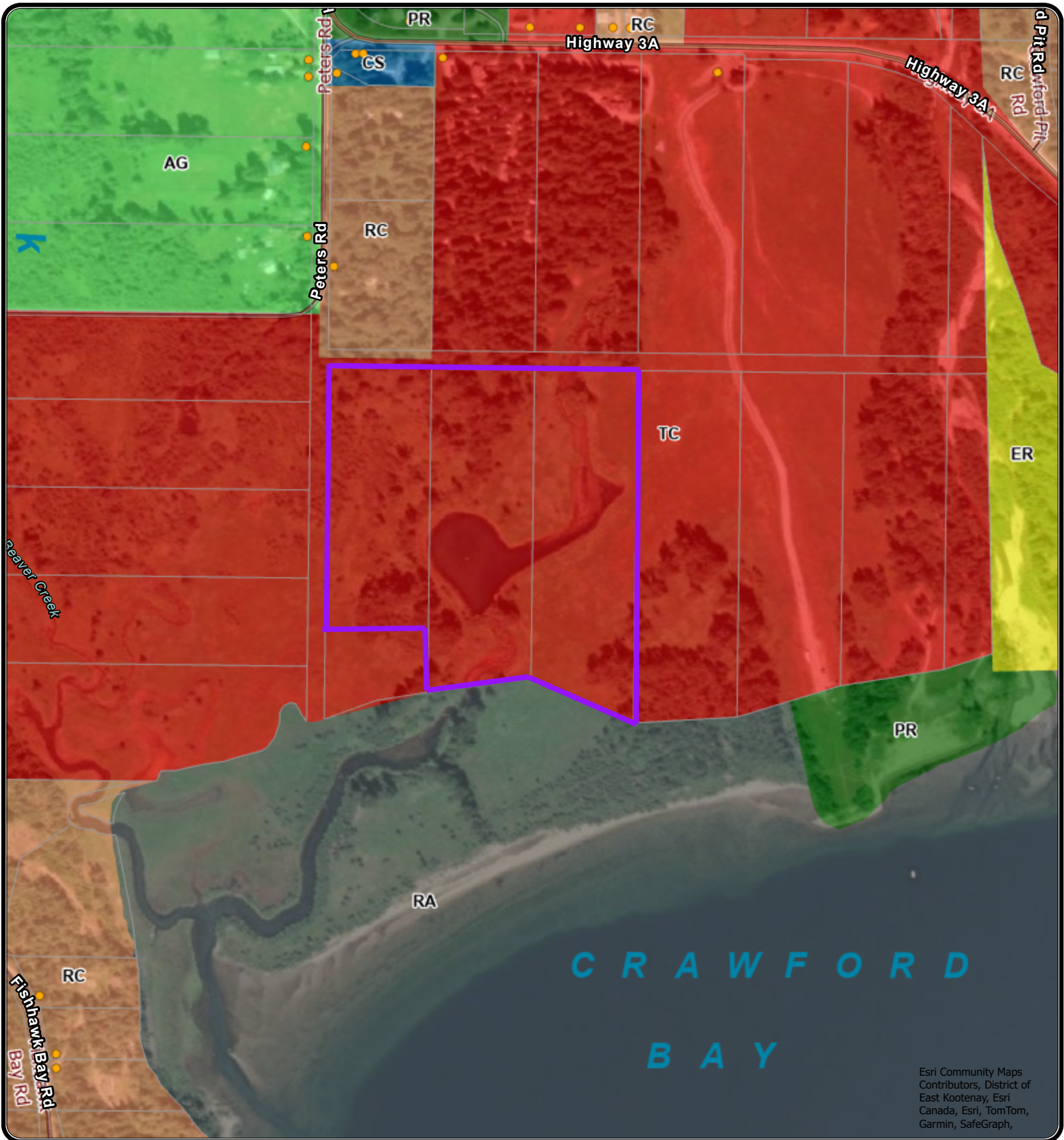
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Date: March 1, 2024



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Legend

Official Community Plan

- Agriculture
- Commercial
- Community Services
- Country Residential

- Environmental Reserve
- Parks and Recreation
- Resource Area
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

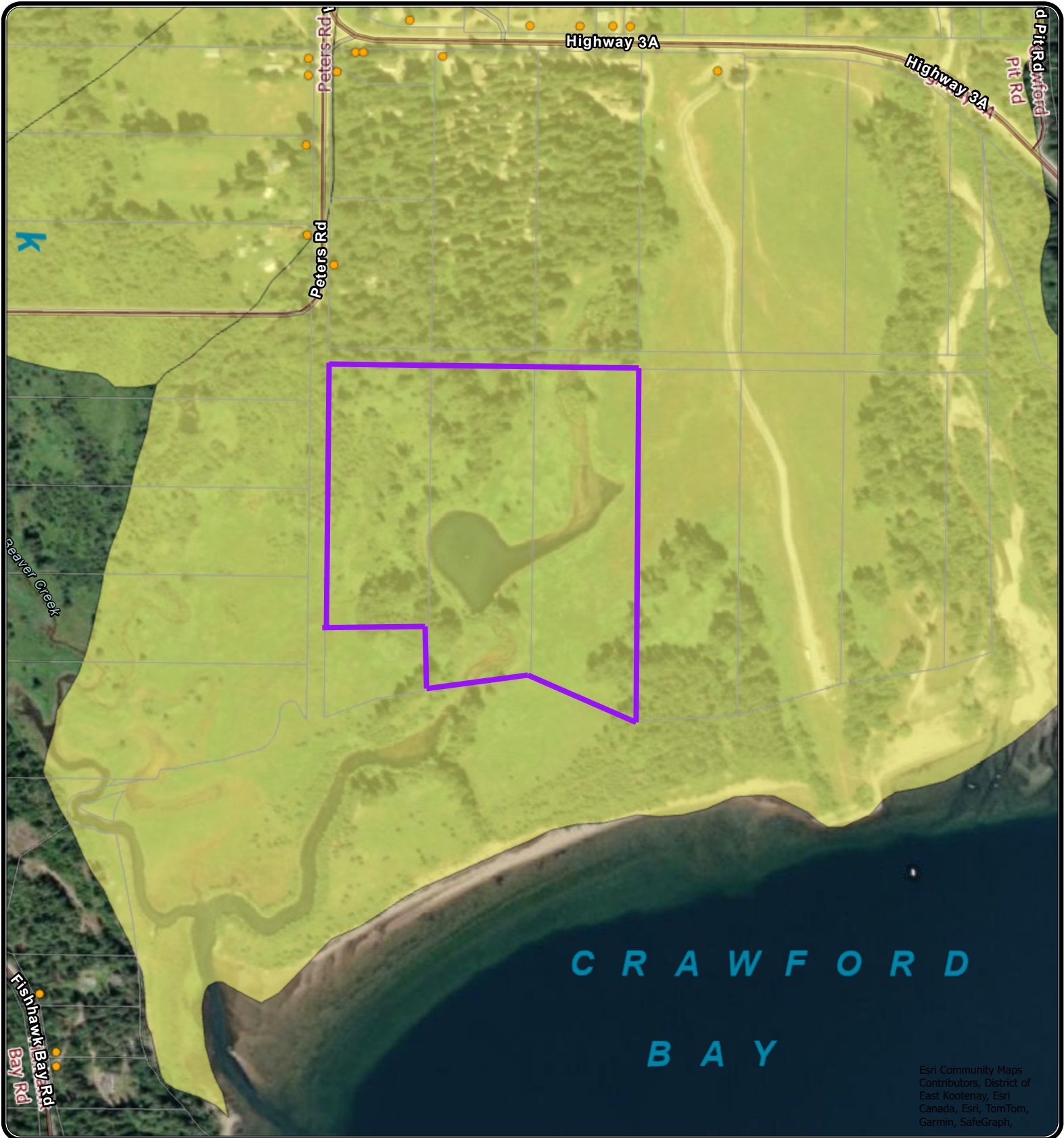
1:9,028

Date: March 1, 2024



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Legend

- Non Standard Flooding Erosion Area
- RDCK Streets
- Cadastre
- Address Points

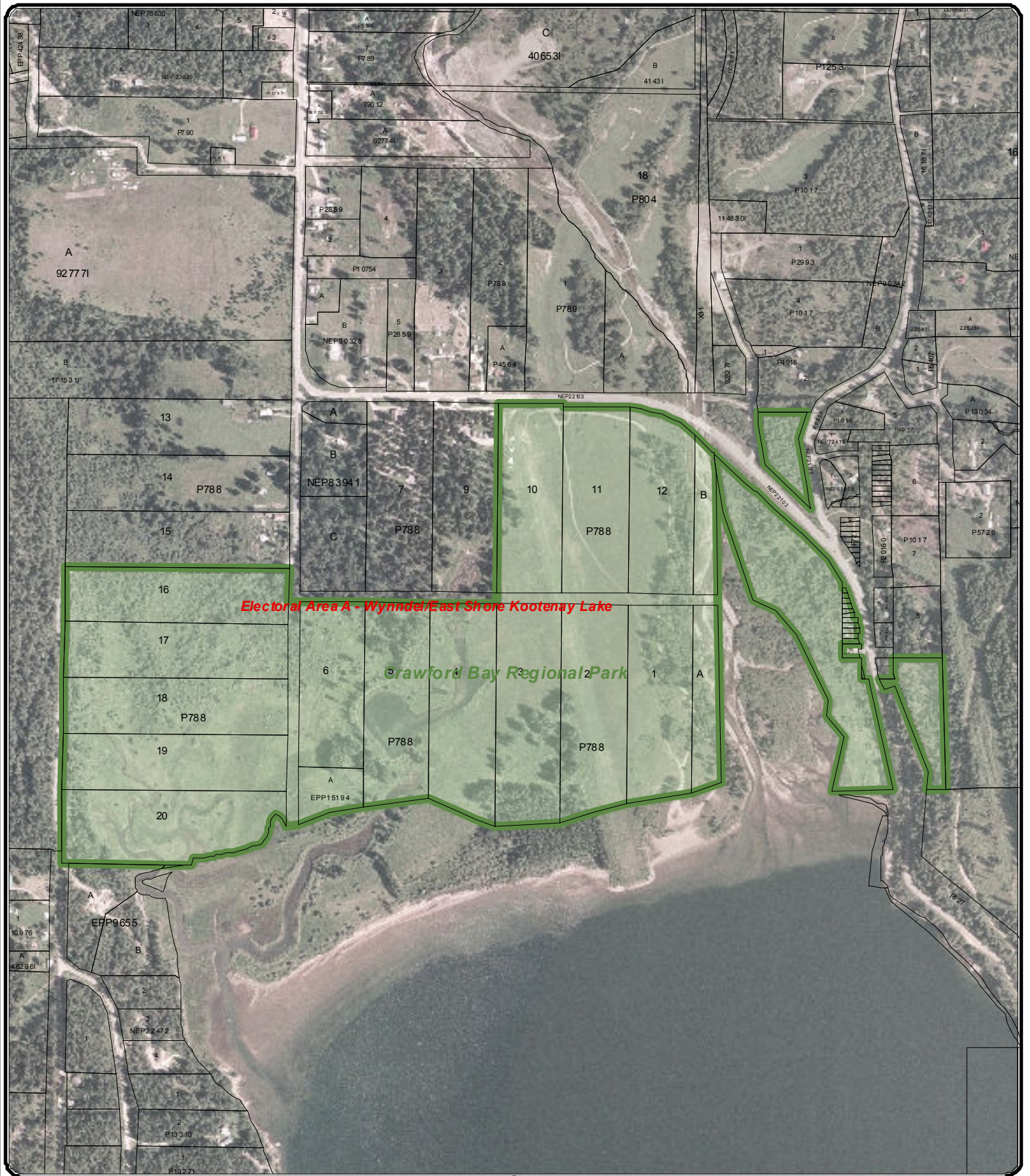
Map Scale:

1:9,028

Date: March 1, 2024



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Electoral Area A - Wynndel/East Shore Kootenay Lake

Crawford Bay Regional Park



Box 590, 202 Lakeside Drive, Nelson, B.C. V1L 5R4
 Phone: (250) 352-6665 Toll-Free 1-800-268-7325 (B.C.)
 Fax: (250) 352-9300 Internet: www.rddk.bc.ca

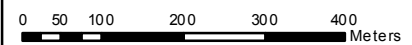
Schedule E - Regional Park Maps
 Park Regulation Bylaw No. 2173, 2011
 (As Amended by Bylaw No. 2645, 2018)

6. Crawford Bay Regional Park
 Park Type: Waterfront Access &
 Multiple Purpose

Legend

 Park Boundary

Map Scale



Map Projection: UTM Zone 11 Map Datum: NAD 83
 Date Plotted: Sept. 2018

Crawford Creek Regional Park Trail Project

Ryan Durand, M.Sc., R.P.Bio.

February 29, 2024

The Regional District of Central Kootenay and East Shore Trail and Bike Association are planning to upgrade existing trails, create a new trail, and replace an old bridge in the Crawford Creek Regional Park. The project consists of:

- Approximately 780m of existing trail will be upgraded using geotextiles and crushed gravel to make a consistent 1.5m wide stable trail. The upgraded trail is located in dry areas and only minor vegetation alterations are required during construction (similar to normal trail maintenance). Approximately 200m of the existing trail is within riparian areas well above the highwater mark. All work will be completed outside of breeding bird windows, and there are no at-risk species that will be affected by the construction.
- Approximately 580m of new trail will be built from the existing trail system to the access road. The first 430m of the trail will be built through a modified reed canarygrass (*Phalarus arundinacea*) dominated field adjacent to stands of black cottonwood (*Populus balsamifera*). The last 150m of the trail runs along the edge of the old, constructed pond (which is also dominated by a continuous cover of invasive reed canarygrass) before tying into the existing trail network at the bridge crossing. Similar construction techniques will be used as the trail upgrades. All work will be done in the dry and above the highwater mark. The only disturbance will be the removal of reed canarygrass. All work will be completed outside of breeding bird windows, and there are no at-risk species that will be affected by the construction. No native vegetation will be removed. Planting of native shrubs and trees along the pond edge is recommended.
- The existing bridge on the trail system is poorly built and has eroding abutments. The bridge location is also frequently dammed by beavers and has experienced considerable erosion over the years. A new clear span aluminum bridge is proposed to be installed at the same location. To limit future beaver interactions with the crossing, the bridge will be built on precast cement blocks and earth at a higher elevation than the existing trail height, thereby ensuring that regardless of beaver activity, the bridge will remain functional, and beavers cannot build a dam against it. All work will be completed in the dry, above the highwater mark, and outside of breeding bird windows, and there are no at-risk species that will be affected by the construction. The unnamed stream is fish bearing; the project is not expected to affect water quality or fish habitat. It is recommended that a Qualified Environmental Professional (QEP) be on site during the bridge construction, especially any required earthworks (and the QEP follows the environmental management recommendations to reduce potential construction risk). Restoration of the abutment area may require soil stabilization and replanting with native grass and shrubs.

A *Water Sustainability Act* notification has been submitted for this project in February 2024.



Crawford Creek Regional Park Trail and Bridge Upgrades Riparian Assessment Report

PRESENTED TO:

Regional District of Central Kootenay
202 Lakeside Drive
Nelson, BC V1L 5R4

PRESENTED BY:

EcoLogic Consultants Ltd.
224 – 998 Harbourside Drive
North Vancouver, BC V7P 3T2

Prepared by:

Ryan Durand, M.Sc., R.P.Bio.

March 26, 2024

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Disclosure

This report was prepared by Ryan Durand, M.Sc., R.P.Bio, a qualified environmental professional as per the Riparian Areas Protection Regulation (RAPR) and Regional District of Central Kootenay’s Draft Standardized Terms of Reference for Riparian Assessment Report definitions. This report was prepared for, and at the expense of, the Regional District of Central Kootenay parks department, in accordance with the Riparian Areas Protection Regulation Technical Assessment Manual (Volume 1.1, Nov. 2019), to support a Development Permit.

1. PROJECT OVERVIEW

Crawford Creek Regional Park is located on Kootenay Lake near the community of Crawford Bay. The park contains a variety of well-used trails, many of which were created before the regional park was formed, including trails located along old roads and spoils from the modified watercourses. The Regional District of Central Kootenay (RDCK) and East Shore Trail and Bike Association are planning to upgrade existing trails, create a new trail, and replace an old bridge (Figure 1-1).

The site description is 15941 Highway 3A, Lot 5 Plan NEP788 District Lot 2335 Kootenay District, PID: 016-035-542.

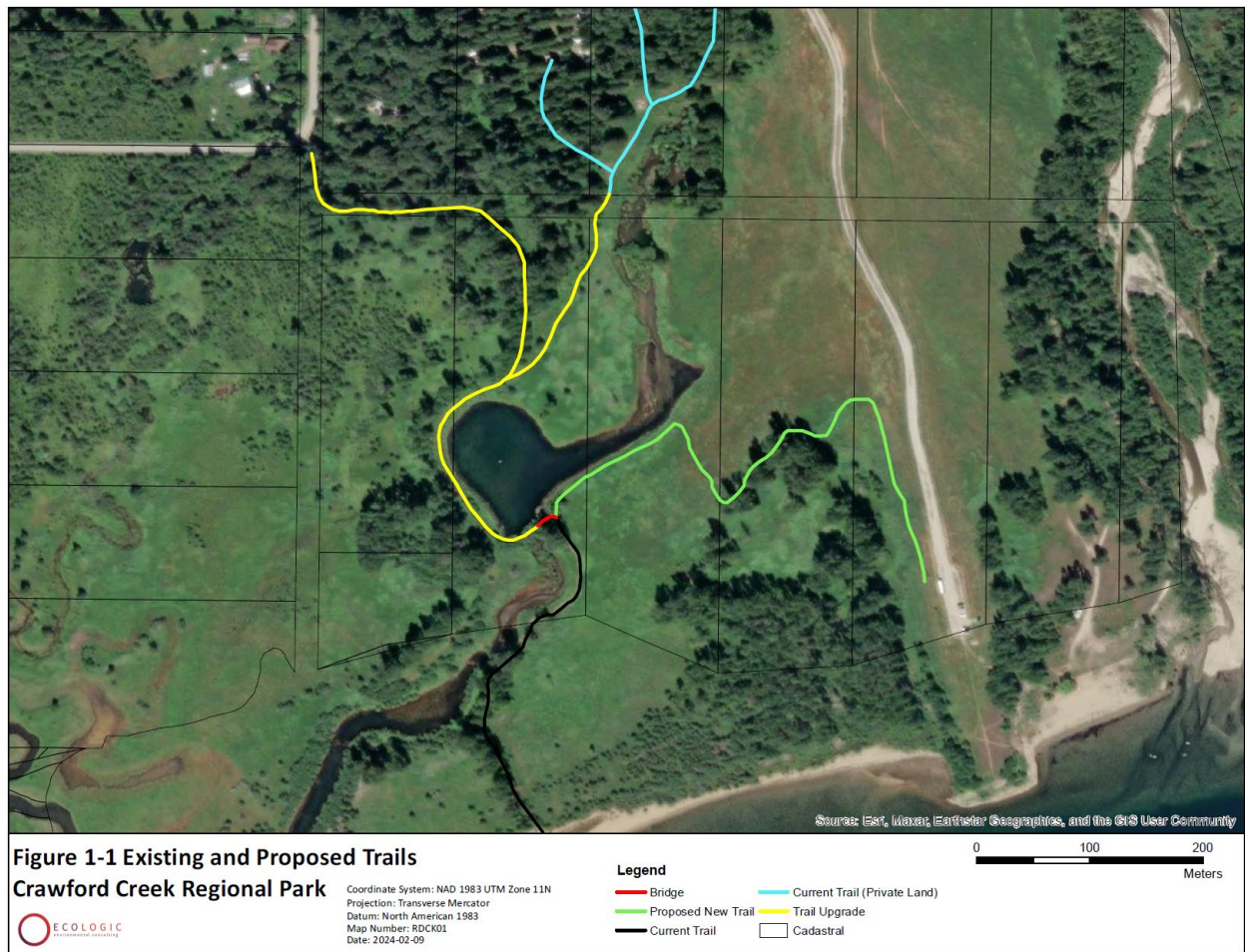


Figure 1-1. Existing and Proposed Trails.

2. METHODOLOGY

To determine the Streamside Protection and Enhancement Area (SPEA) for this project, the RAPR simple method was used as the trails and bridge are located in a park that has no permanent development (aside from trails), and the watercourses have permanent flows and are fish bearing.

A site visit was completed on April 5, 2023. Field work included an assessment of the planned trails, trail upgrades, and the existing bridge. As a comprehensive biophysical assessment (including ecosystem mapping, biodiversity inventory, and rare species inventory) was completed in 2020 (Durand and Ehlers), additional surveys were not completed for this project.

3. SITE CONTEXT

3.1 ECOLOGICAL COMMUNITIES

The proposed projects occur within a variety of habitat types, including modified areas (existing trails, old fields) modified wetlands, and the unknown stream (Durand and Ehlers 2020). The modified wetlands are old marsh and/or swamp communities that are now dominated by invasive reed canarygrass (*Phalarus arundinacea*).

3.2 SPECIES AT RISK

A total of 10 at risk species are known to occur in the park (Table 3.2-1; Durand and Ehlers 2020). Of these species, only Bobolink (*Dolichonyx oryzivorus*) occurs near the proposed project, as it is known to nest in the old hay fields to the north of the proposed new trail.

Table 3.2-1. Species at Risk.

Group	Scientific	English	Status
Bird	<i>Ardea herodias</i>	Great Blue Heron	B
Bird	<i>Botaurus lentiginosus</i>	American Bittern	B
Bird	<i>Chordeiles minor</i>	Common Nighthawk	SC
Bird	<i>Cygnus columbianus</i>	Tundra Swan (migration)	B
Bird	<i>Dolichonyx oryzivorus</i>	Bobolink	B (T)
Bird	<i>Hirundo rustica</i>	Barn Swallow	B
Fish	<i>Salvelinus confluentus</i>	bull trout	B
Invertebrate	<i>Anguispira kochi</i>	banded tigersnail	B
Invertebrate	<i>Cryptomastix mullani</i>	Coeur D'Alene Oregonian	B
Mammal	<i>Ursus arctos</i>	grizzly bear	B (SC)

B = provincially blue-listed. SC = COSEWIC Special Concern. T = COSEWIC Threatened.

3.3 FISH AND FISH HABITAT

The unnamed stream (Habitat Wizard #340-243400-05100) has no information regarding fish presence. As there are no fish obstructions between the project site and the confluence with Beaver Creek (which is known to be fish bearing), it is assumed that the unnamed stream and pond are fish bearing. The unnamed stream and pond were modified in 1967 when the pond was constructed, and the stream dredged and widened (Durand and Ehlers 2020). As a result, much of the riparian area around the pond is elevated from dredging spoils and is grass dominated without significant shrub or tree cover.

The pond has a fine textured mineral soil substrate, and evidence of variable water levels. It has previously been dammed by beavers. The unnamed stream has a short section (~20m) of gravel substrate under the bridge, with the majority of the downstream sections comprised of deep dredged channels with fine mineral soil substrates and a series of active beaver dams.

3.4 EXISTING DEVELOPMENT

The only existing development, as defined by the RAPR, is the current trail system in the park.

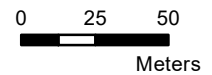
3.5 STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA)

Using the simple assessment method, a SPEA of 30m was determined (Figure 3.5-1). This was determined as the aside from the existing trails, there is no limit to potential riparian vegetation, and the watercourses are considered to be permanent and fish bearing.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Figure 3.5-1 Streamside Protection and Enhancement Area
Crawford Creek Regional Park**



Coordinate System: NAD 1983 UTM Zone 11N
 Projection: Transverse Mercator
 Datum: North American 1983
 Map Number: RDCK01
 Date: 2024-03-26

- Legend**
- Bridge
 - Existing Trail Upgrades (within SPEA)
 - New Trail (within SPEA)
 - Top of Bank
 - 30m SPEA
 - Existing/Proposed Trails Outside of SPEA

4. PROPOSED DEVELOPMENT

4.1 EXISTING TRAIL UPGRADES

Approximately 780m of existing trail will be upgraded. The trail follows old roads through the forested area on the north side of the park, branching at the pond and continuing south along the west side of the pond towards the lake (Figure 1-1). The trail branch runs to the northeast towards the private campground. Approximately 340m of the existing trail falls within the 30m SPEA (Figure 3.5-1).

The existing trail system was built on an old road system and is variable in terms of width and condition (Plates 4.1-1 and 4.1-2). Portions of the existing trail are overgrown, narrow and some edges are rough and failing. The proposed upgrades include using geotextiles and crushed gravel to make a consistent 1.5m wide trail, and plate tampers and other small equipment will be used to create a stable base (Plate 4.1-3).



Plate 4.1-1. Existing trail looking north.



Plate 4.1-2. Existing trail looking south.



Plate 4.1-3. Example of the trail construction system proposed by the East Shore Trail and Bike Association.

4.2 PROPOSED NEW TRAIL

A new trail is proposed to start at the existing parking lot and run to the west and connect into the existing trail network (Figure 1-1). The first 425m of the trail will be built through a modified reed canarygrass dominated field (Plate 4.2-1) adjacent to stands of black cottonwood (*Populus balsamifera*). The last 155m of the trail runs along the edge of the old, constructed pond before tying into the existing trail network at the bridge crossing (Plate 4.2-2).

The trail will require the removal of existing surficial material (organic material and upper soil horizon) using a small excavator. Geotextile and a 4" layer of crushed gravel will be used to create the 1.5m wide trail surface, with larger rock, deeper gravel, and drainage pipe (placed to divert water away from the pond) used as needed. The final surface will be compacted with a plate tamper, and any disturbed areas will be reclaimed using native vegetation.

The first 425m section of the trail is not in the vicinity of any waterbody and will not require permits. The 155m section along the pond will be constructed fully in the dry and is above the highwater mark of the pond, but within the 30m SPEA (Figure 3.5-1).



Plate 4.2-1. Proposed new trail location, looking west from the access road.



Plate 4.2-2. Proposed new trail location, looking west along the edge of the pond.

4.3 BRIDGE REPLACEMENT

The existing bridge on the trail system is poorly built and has eroding abutments (Plate 4.3-1 and 4.3-2). The bridge location is also frequently dammed by beavers and has experienced considerable erosion over the years. A new clear span aluminum bridge is proposed to be installed at the same location (Figure 4.3-1). To limit future beaver interactions with the crossing, the bridge will be anchored to wooden abutments on compacted soil at a higher elevation than the existing trail height, thereby ensuring that regardless of beaver activity, the bridge will remain functional, and beavers cannot build a dam against it. All bridge abutment and installation work will be completed in the dry above the highwater mark. Sedimentation and erosion controls will be installed prior to the start of earthworks (Section 6). It is recommended that a Qualified Environmental Professional be on site during the bridge construction, especially any required earthworks.

The existing bridge, pilings, and rock gabions will be removed and properly disposed of. The bridge structure and decking will be removed by hand from the dry. The pilings will be removed by hand if possible, and with an excavator if required. The rock gabions that are in the wetted portion of the creek will be removed with the use of an excavator if possible, but based on the condition of the wire enclosures, it is likely that they will have to be removed by hand. There is ample room on the current trail to operate a small excavator entirely in the dry. The rocks from the gabions will be incorporated into the trail design (above the high-water mark) if possible or removed from site.

Restoration of the abutment area may require soil stabilization and replanting with native grass and shrubs. Section 6 contains recommendations to address potential construction risk.



Plate 5.3-1. Existing bridge looking downstream.



Plate 5.3-2. Existing bridge looking upstream.

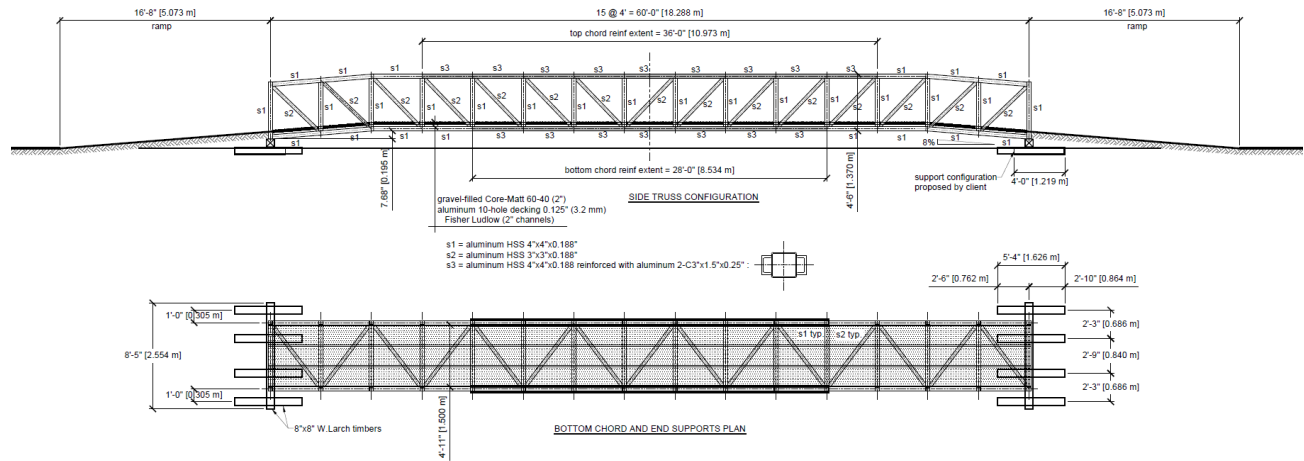


Figure 5.3-1. Proposed bridge and abutment.

5. IMPACT ASSESSMENT

5.1 EXISTING TRAIL UPGRADES

The existing trails all occur in dry terrestrial areas, and no alterations to water drainage or riparian areas are required. Minimal vegetation pruning along the trail edges will be required, similar to annual regular maintenance that already occurs in the park. No impacts are expected to occur from the trail upgrades.

5.2 PROPOSED NEW TRAIL

There are no significant habitat impacts expected from this project, as the trail is above the highwater mark of the pond and is fully within areas currently dominated by invasive reed canarygrass. Approximately 155m of the new trail section along the pond is within the 30m SPEA, resulting in a loss of roughly 233m² of riparian habitat. As the existing riparian area has low habitat and ecosystem function value, the creation of the new trail will not have a significant effect.

5.3 BRIDGE REPLACEMENT

The new bridge will be predominantly constructed within the existing trail footprint. Minimal disturbance is expected from construction and will be limited to minor vegetation removal and/or trimming and soil disturbance. The disturbed area will primarily be within the reed canarygrass area that will be part of the new trail development. Proper environmental management (Section 6) will ensure that impacts to the stream and riparian areas are minimized.

The removal of the existing bridge and rock gabions will result in the potential for a temporary increase in turbidity due to workers standing in the stream, and any fines that may be released when the embedded portion of the rock gabion is removed. The effect of the turbidity will be temporary and is not expected to impact fish or fish habitat. All efforts should be made to limit disturbance within the wetted portion of the creek, with the bulk of the rock from the gabion removed by workers standing in the dry.

The removal of the existing bridge and construction of the new bridge will not significantly modify the stream bed or fish habitat.

6. ENVIRONMENTAL MANAGEMENT

The following is recommended to ensure that environmental risk is minimized during all construction activities.

6.1 NESTING BIRD WORK WINDOWS

While minimal vegetation removal is required for this project (largely limited to the pruning vegetation along the edges of the existing trails and creek crossing), no vegetation removal will occur during the period of mid-April to the end of July. If bird nests or cavities are identified within the work areas, all construction should cease until a Qualified Environmental Professional can assess and clear the area.

6.2 WORK IN AND AROUND WATER

Construction activities proposed for this Project have the potential to impact a number of water quality parameters. The operation of machinery may introduce chemicals such as fuels, oils, and greases. The contractor(s) must perform construction activities in a manner that prevents contaminants or other deleterious substances potentially harmful to aquatic life enter a waterbody. Environmental protection measures for work in-and-around water include:

- All equipment and machinery will be clean, free of fluid leaks, and in good working order prior to the commencement of work.

Portions of the project have the potential to create sedimentation. Silt fences must be installed as necessary when working near water in areas where runoff could reach the waterbody. Silt fences must be installed by digging a small trench and fully burying the bottom of the fence to ensure sediments can not pass under it. The fences must be regularly maintained to ensure they are properly functioning and removed from the worksite after the project is completed and there is no longer a risk of erosion and sedimentation.

6.3 OIL AND FUELS

All re-fueling will occur at least 10 m from and watercourse with the proper containment in place. Spill kits will also be on site for the duration of the Works.

- Portable spill kits will be stored on every piece of equipment/machinery and the location of spill kits will be made available to all Project workers.
- Fuel storage areas (at least 30m from any waterbody) will be regularly inspected and fuel containers monitored for unaccounted losses. All leaks or spills will be isolated, contained, and immediately cleaned up to the satisfaction of the EM.
- Refueling will be done with the utmost care and will have spill pads wrapped around nozzle ends for incidental drips.
- Spills (of an applicable/reportable volume) will be reported immediately to regulatory agencies as required by the applicable legislation.
- Storage sites must be used only for fuel and hazardous substances or contaminated equipment.

6.4 SITE CLEANUP AND DEMOBILIZATION

The contractor shall remove all surplus materials, wastes, and equipment from the site in a timely manner. All equipment will be cleaned thoroughly before leaving site to prevent spread of invasive plant species. Upon completion of the work, the contractor(s) will be responsible for a thorough cleanup of the work area to ensure that all wastes from its operations are removed.

6.5 SPILL RESPONSE

Spill kits and equipment, such as sorbent pads, booms, and leak-proof waste containers, must be readily available on site in the quantities required for the quantities of fluid being handled. The contractor(s) are responsible for ensuring that all crews are adequately trained and equipped to deal with potential environmental incidents.

Spill Response Procedures

1. Ensure Safety

- Ensure personal/public, electrical, and environmental safety.
- Never rush in; always determine the product spilled before taking action.
- Ensure no ignition sources if spill consists of flammable material.
- Warn people in the immediate vicinity.
- Wear appropriate personal protective equipment (PPE).

2. Stop the Flow (when possible)

- Act quickly to reduce the risk of environmental impacts.
- Stop the flow or the spill at its source.
- Close valves, shut off pumps, or plug holes/leaks.

3. Secure the Area

- Limit access to the spill area.
- Prevent unauthorized entry onto the site.

4. Contain the Spill

- Block off and protect drains and culverts.
- Prevent spilled material from entering drainage structures.
- Use spill sorbent material to contain the spill.
- If necessary, use a dyke or any other method to prevent any discharge off-site.
- Make every effort to minimize contamination.

5. Notify and Report

- Notify the RDCK of incident (provide spill details).
- When necessary, make the first external call to Emergency Management BC (formally PEP) 1.800.663.3456 (24 hours).
- Provide necessary spill details to other external agencies.

6. Clean-up

- All equipment and/or material used in clean-up (e.g., used sorbent, oil-containment materials, etc.) must be disposed of in accordance with BC MOE requirements.
- Accidental spills may produce special wastes (e.g., material with more than 3% oil).
- All waste disposals must comply with the BC Environmental Management Act and its Regulations.

7. Spill Report. The spill report will include the following information:

- name and phone number of person reporting the spill,
- name and phone number of person involved with the spill,
- location and time of the spill,

- type and quantity of material spilled,
- cause and effect of spill,
- details of action taken or proposed to contain the spill and minimize its effect,
- names of agencies on the scene, and
- names or other persons or agencies advised.

6.6 SPILL REPORTING

The contractor must immediately report all spills regardless of quantity, and all environmental incidents to the RDCK. If the RDCK cannot be contacted within one hour, it is the responsibility of the contractor to report externally reportable spills (see Table 5.6-1).

All spills to water will be reported to applicable external regulatory agencies.

Table 5.6-1. Externally Reportable Quantities for Commonly Used Substances

Product	Quantity
Class 2.1 - flammable gas (e.g., propane)	10 kg or 10 min duration.
Class 2.2 - non-flammable gas (e.g., SF6, CO2)	10 kg or 10 min duration.
Class 3 – flammable liquids	100 L
Class 8 - corrosive liquid acids and caustics (e.g., battery acid) ⁴	5 kg or L
Oil & Waste Oil (less than 2 ppm PCBs)	100 L
Leachable toxic waste (e.g., used antifreeze)	25 kg or L
Pesticides & Herbicides	5 kg or L
Other Substances (e.g., new antifreeze, power-wash water)	200 kg or L

7. CHANCE FINDS

The East Shore Trail & Bike Association’s workplan includes the following:

“Chance Finds Procedures for Archeological Materials The East Shore Trail & Bike Association operates on the traditional territory of the Ktunaxa Nation and within the unceded lands of the Secwepemc, Syilx and the Sinixt Nations. The East Shore Trail and Bike Association adheres to Chance Finds Procedures outlined by the Ktunaxa First Nation and RSTBC. We review the procedures with our laborers, contractors and volunteers before any work commences. See Recreation Trails Master Plan and PDF Document from Ktunaxa Lands.”

8. REVEGETATION PLAN

8.1 EXISTING TRAIL UPGRADES

No revegetation is required for the existing trail upgrades as construction will occur within the existing trail footprint.

8.2 PROPOSED NEW TRAIL

The 155m of new trail that will be construction within the SPEA along the south side of the pond will affect roughly 233m² of riparian habitat (entirely composed of invasive reed canary grass). To compensate for this disturbance, riparian plantings along the 155m of pond edge is proposed. The areas between the high-water mark of the pond and top of bank along the proposed trail route is approximately 690m² (Figure 8.2-1). This area will be planted with live stakes of cottonwood, willow (*Salix* spp.), and red osier dogwood (*Cornus sericea*), all of which occur in the park and are readily available to use as donor plants. As the riparian area is dominated by reed canarygrass, the use of seeds, small shrubs or herbs is not recommended as they will not be able to outcompete the grass and are unlikely to survive.

Planting will be completed in early spring or late fall when the donor plants are dormant. Is recommended that the live stakes be at least 2m in length and 5-10cm in diameter. The stakes should be pushed into (holes may have to be created using a stake or small auger) wet to moist soil along the edge of the pond in small, erratically sized clumps to replicate natural conditions. A minimum of 100 willow, 100 dogwood, and 25 cottonwood live stakes is recommended. While the entire 690m² will not be planted (in order to replicate natural conditions whereby erratically sized and spaced clumps of shrubs and trees is expected), the revegetation area is just shy of a 3:1 replacement ratio for the disturbed area and will provide significant wildlife habitat values.

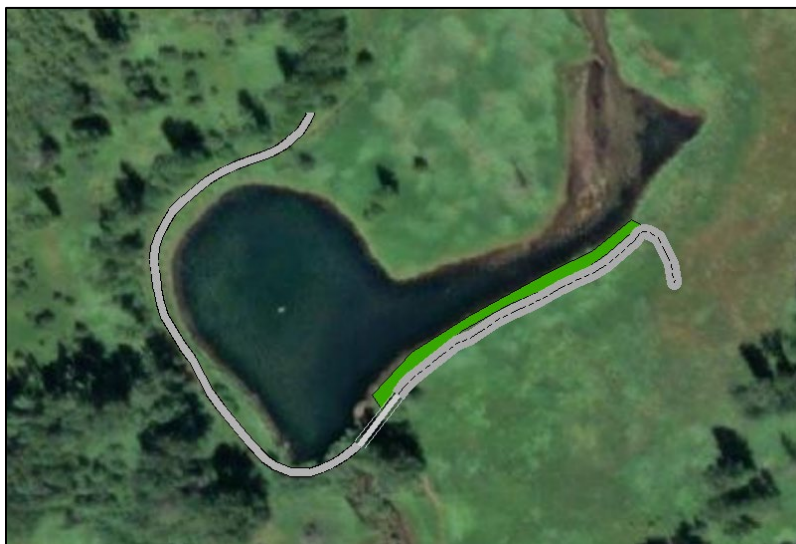


Figure 8.2-1. Revegetation area (bright green).

8.3 BRIDGE REPLACEMENT

The bridge replacement is not expected to alter the existing ecological community within the stream riparian areas as it will be built on the existing trail footprint. A small (10-20m²) portion of reed canarygrass riparian area will be disturbed on the east side of the stream. This disturbance was accounted for within the proposed new trail revegetation plan.

Any exposed soil due to construction will be seeded with native grass species.

9. CLOSURE

Based on this assessment, the upgrade of existing trails will not have an impact on riparian areas or fish habitat. The construction of the bridge and new trails will affect riparian vegetation, however as the riparian areas are dominated by invasive reed canarygrass, the revegetation plan will result in a net benefit to riparian and fish habitat. The bridge removal will potentially have a temporary negative effect on water quality but is not expected to have an impact on fish habitat.

Prepared by,



Ryan Durand, M.Sc., R.P.Bio.

REFERENCES

Durand, R. and T. Ehlers. 2020. Crawford Bay Regional Park Biophysical Assessment. Prepared for the Regional District of Central Kootenay by EcoLogic Consultants Ltd. and Masse Environmental Consultants Ltd.

16.0 DEVELOPMENT PERMIT AREAS

Background

The OCP may designate Development Permit Areas under the authority of local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board, or delegate of the Board, prior to any development or subdivision of land within a designated Development Permit Area.

Development Permit Areas allow for implementation of special guidelines for the protection of the natural environment, protection from hazardous conditions, for revitalization of designated areas, or to guide the form and character of development within the Plan Area. Development Permit Areas can also be used to meet targets for carbon emission reductions and energy and water conservation.

Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

Development Permit Area #1: Environmentally Sensitive Development Permit (ESDP) Area

Category

The ESDP area is designated under Section 488.1(1) (a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

Justification

The primary objective of this Development Permit Area designation is to regulate development activities in watercourses, lakes and wetlands and their adjacent riparian areas so as to protect aquatic habitat; and to conserve, enhance and, where necessary, restore watercourses and their riparian areas.

Area

The ESDP area is comprised of:

1. Riparian assessment areas (Figure 1) for fish and wildlife habitat and drinking water, including:
 - a. All areas within 15 metres of the high water mark of a watercourse, including the natural boundary of a lake;
 - b. within 15 metres of the top of the ravine bank in the case of a ravine less than 60 metres wide; and
 - c. within 5 metres of the top of the ravine bank in the case of a wider ravine that links aquatic to terrestrial ecosystems and includes both existing and potential riparian

vegetation and existing and potential upland vegetation that exerts an influence on the watercourse.

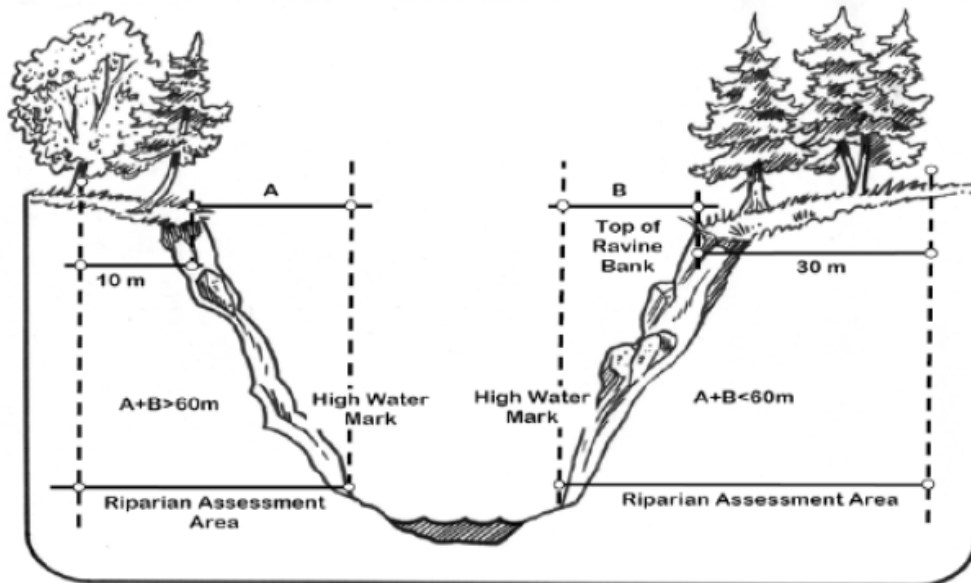


FIGURE 1: (for illustrative purposes only) **RIPARIAN ASSESSMENT AREA:** means the area within 15 m of the high water mark of a watercourse; within 15 m of the top of the ravine bank in the case of a ravine less than 60 m wide; and within 5 m of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse. This DPA applies only to residential, commercial and industrial designations.

Source: British Columbia Ministry of Environment, *Riparian Areas Regulation Implementation Guidebook*, March 2005

Where the following definitions apply:

High water mark means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

Lake means any area of year round open water covering a minimum of 1.0 hectares (2.47 acres) of area and possessing a maximum depth of at least 2.0 metres. Smaller and shallower areas of open water may be considered to meet the criteria of a wetland.

Top of ravine bank means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is greater than 3:1 for a minimum distance of 15 m measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

Watercourse means any natural or man-made depression with well-defined banks and a bed 0.6 metres (2.0 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year and/or having a drainage area of two square kilometres (0.8 square miles) or more upstream of the point of consideration.

Wetland means any areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Guidelines

A development permit is required, except where specified under the exemptions section, for development or land alteration on land identified as a riparian assessment area within the ESDP Area. Where not exempt, development requiring a development permit includes any of the following associated with or resulting from residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under local government legislation or when triggered by the requirements of a building permit or subdivision approval:

- a. removal, alteration, disruption or destruction of vegetation;
- b. disturbance of soils;
- c. construction or erection of buildings and structures;
- d. creation of non-structural impervious or semi-impervious surfaces;
- e. flood protection works;
- f. construction of roads, trails, docks, wharves and bridges;
- g. provision and maintenance of sewer and water services;
- h. development of drainage systems;
- i. development of utility corridors; and
- j. subdivision as defined in section 455 of the *Local Government Act*;

Development shall be in accordance with the following guidelines:

2. All development proposals subject to this permit will be assessed by a Qualified Environmental Practitioner (QEP) or Registered Professional Biologist (RP Bio) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal governments as used elsewhere in the Province;
3. An ESDP shall not be issued prior to the RDCK ensuring that a QEP or RP Bio has submitted a report certifying that they are qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or

riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;

4. The Riparian Areas Regulation implemented through the ESDP does not supersede other Federal, Provincial and or local government requirements, including that of other development permit areas, building permits, flood covenants, Federal or Provincial authorization. Land subject to more than one development permit area designation must ensure consistency with the guidelines of each development permit area, to provide comprehensive stewardship of both fish and wildlife habitat.

Exemptions

The ESDP area does not apply to the following:

5. existing construction, alteration, addition, repair, demolition and maintenance of farm buildings and agricultural activities including clearing of land for agricultural purposes;
6. existing institutional development containing no residential, commercial or industrial aspect;
7. construction, renovation, or repair of a permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended in to a riparian assessment area would a ESDP be required; and
8. an area where the applicant can demonstrate that the conditions of the ESDP Area have already been satisfied or a development permit for the same area has already been issued in the past and the conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.

Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area

Designation

The RCDP area is designated under Section 488.1(1) (a) and (e) of the *Local Government Act* for protection of the natural environment, its ecosystems and biological diversity and the establishment of objectives for the form and character of intensive residential development.

Area

The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Family Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.

Justification

The intent of the RCDP Area is to ensure that intensive residential development is completed in a manner that is sensitive to the rural character of the Plan area, adjoining lands, the natural environment, and achieves a high standard of appearance. Lands in the Plan Area have not been studied to a high level for their ability to sustain intense development over the long term. It is therefore desirable to allow development to occur in a manner which allows for efficient



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 30TH, 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 Bylaw No. 1675, 2004	Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958, 2024

(Full existing bylaws can be found [here](#), and amending bylaws can be found [here](#).)

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 PROPERTY AFFECTED:
n/a

ALR STATUS:
The proposed amendments include properties zoned agriculture within and outside the ALR.

ZONING DESIGNATION:
All zones that meet the Provincial definition of 'restricted zone'.

OFFICIAL COMMUNITY PLAN DESIGNATION:
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 31st, 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
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH HBE Team, Nelson
- WATER SYSTEM OR IRRIGATION DISTRICT
 - WYNNDEL IRRIGATION DISTRICT
 - KITCHENER IMPROVEMENT DISTRICT
 - NORTH CANYON IMPROVEMENT DISTRICT
 - ORDE CREEK IMPROVEMENT DISTRICT
 - RYKERT IRRIGATION DISTRICT
 - SOUTH CANYON IMPROVEMENT DISTRICT
 - CRESTON DYKING DISTRICT
 - NICKS ISLAND DYKING DISTRICT
 - NASOOKIN IMPROVEMENT DISTRICT
 - SITKUM CREEK IMPROVEMENT DISTRICT
 - BONNINGTON IMPROVEMENT DISTRICT
 - BOURKE CREEK IMPROVEMENT DISTRICT
 - CLAYTON CREEK IMPROVEMENT DISTRICT
 - LEECREST IMPROVEMENT DISTRICT
 - RIDGEWOOD IMPROVEMENT DISTRICT
 - TAGHUM IMPROVEMENT DISTRICT
 - WHITEHEAD WATERWORKS DISTRICT
 - GLADE IRRIGATION DISTRICT
 - 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:

- A B C D E F G H I J K

ALTERNATIVE DIRECTORS FOR:

- A B C D E F G H I J K

- APHC AREAS A, B, C, D, G, H & J, CVAAC
- RDCK FIRE SERVICES
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES

FIRST NATIONS

- KTUNAXA NATION COUNCIL (ALL REFERRALS)
 - YAQAN NU?KIY (LOWER KOOTENAY)
 - ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
 - ?AKISQNUK (COLUMBIA LAKE)
 - ?AQ'AM (ST. MARY'S)
- OKANAGAN NATION ALLIANCE
 - C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
 - K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - SNPÍNTKTN (PENTICTON)
 - STQA?TKWƏ?WT (WEST BANK)
 - SUKNAQÍNX (OKANAGAN)
 - SWÍWS (OSOYOOS)
 - SPAXOMƏN (UPPER NICOLA)
- SHUSWAP NATION TRIBAL COUNCIL
 - KENPÉSQT (SHUSWAP)
 - QW?EWT (LITTLE SHUSWAP)
 - SEXQELTQÍN (ADAMS LAKE)
 - SIMPCW (SIMPCW)
 - SKEMTSIN (NESKONLITH)
 - SPLATSÍN (SPLATSÍN FIRST NATION)
 - SKEETCHESTN INDIAN BAND
 - TK'EMLUPS BAND
- SINIXT (COLVILLE CONFEDERATED TRIBES)

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

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

Name:

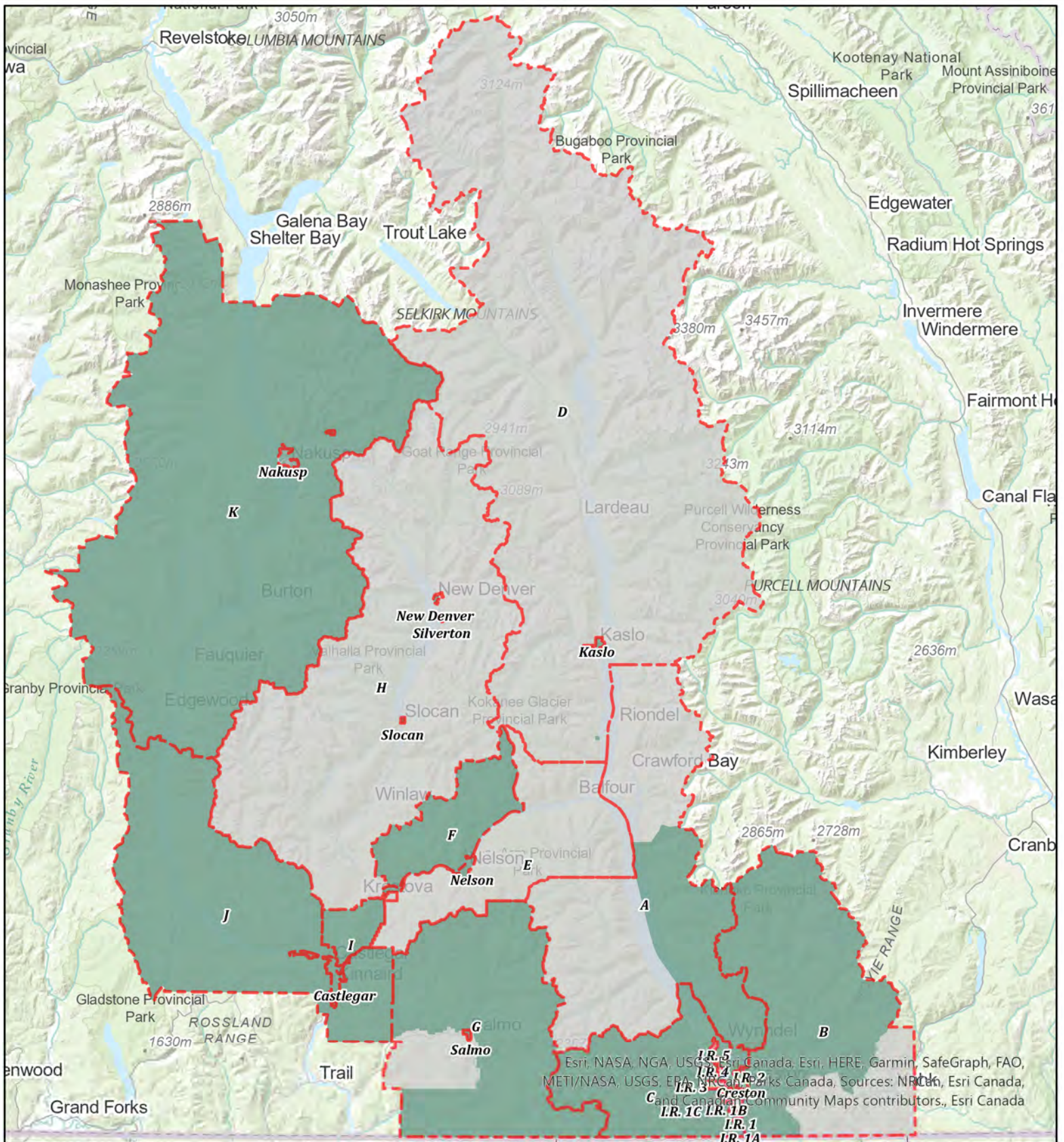
Date:

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



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

- Electoral Areas
- Zoned
- Unzoned

Map Scale:

1:1,050,000

Date: Tuesday, March 14, 2023



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Interpretation 17.0		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 17.0		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 17.0	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 six (6) years of age not forming part of the operator's family ;	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 six years of age not forming part of the operator's household ;	Household is a more modern term and will be used throughout the bylaw.
Interpretation 17.0	DENSITY means density means the number of dwellings, visitor or resort accommodation units on a site expressed in units per acre or	AMEND DENSITY means the number of dwelling, visitor or resort accommodation units on a site	Align with how bylaw calculates density.

Concurrence Table

	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 17.0	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;	DELETE	Refer to Dwelling Unit definition.
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;	AMEND 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, 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.

Concurrence Table

		below each other. This type of development is designed and constructed as two dwelling units at initial construction.	
Interpretation 17.0	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 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;	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.

Concurrence Table

		<p>marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or</p> <p>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;</p> <p>in addition, a household may also include up to one housekeeper or nanny.</p>	
Interpretation 17.0	<p>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;</p>	<p>AMEND</p> <p>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;</p>	<p>Household is a more modern term and will be used throughout the bylaw.</p>
Interpretation 17.0		<p>NEW</p> <p>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</p>	<p>Important definition for enforcement on what constitutes a dwelling unit.</p>

Concurrence Table

		appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;	
Interpretation 17.0	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 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.	AMEND 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.	Keep terminology consistent.
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		NEW 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 Site Areas-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.

Concurrence Table

18.10	site 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.	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.	
Reduction of Minimum Site Areas-Lot Sizes 18.11	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:	Use consistent terms when referring to subdivision.
Reduction of Minimum Site Areas-Lot Sizes 18.12	The minimum site area 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.	AMEND 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.	Use consistent terms when referring to subdivision.
Reduction of Minimum Site Areas-Lot Sizes 18.13	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 site area.	AMEND 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.	Use consistent terms when referring to subdivision.
Off-Street Parking Standards 18.68	Required parking and associated manoeuvring aisles in all multi-family residential, commercial and industrial zones shall be surfaced with either asphalt or concrete	AMEND Required parking and associated manoeuvring aisles in all multi-unit housing, commercial and industrial zones shall be surfaced with either	Update term.

Concurrence Table

	pavement or a suitable alternative, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one (1) disabled person's parking space for every ten (10) parking spaces required.	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 (1) disabled person's parking space for every ten (10) parking spaces required.	
Off-Street Parking Standards 18.72	The maximum slope for the required off-street parking in all multi-family residential , 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.	AMEND 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.	Update term.
Off-Street Parking and Loading Space Requirements	Single-family 2 spaces per dwelling unit Two-family 2 spaces per dwelling unit /4 spaces total Multi-family Residential 1.2 spaces per dwelling unit	AMEND Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space Multi-Unit Housing 1.2 spaces per dwelling unit	Update terms and include requirements for accessory dwelling unit.
General Regulations for Landscaping 18.100	In a multi-family 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.	AMEND 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.	Update term.
General Regulations for Landscaping	At least 30 percent of the total area of any lot used for multi-family residential purposes shall be	AMEND At least 30 percent of the total area of any lot used for multi-unit residential	Update term.

Concurrence Table

18.100	maintained as open space landscaped area in a permeable state.	purposes shall be maintained as open space landscaped area in a permeable state.	
Development Permit Variances 18.107	Pursuant to Section 498 of the Local Government Act variances to setback, height, landscaping or parking requirements may be approved by the Regional District in conjunction with the issuance of a Development Permit where community plan objectives for the form and character of commercial, industrial and multi-family developments can be achieved provided that no siting variances cross a property line.	AMEND Pursuant to Section 498 of the Local Government Act variances to setback, height, landscaping or parking requirements may be approved by the Regional District in conjunction with the issuance of a Development Permit where community plan objectives for the form and character of commercial, industrial and multi-unit developments can be achieved provided that no siting variances cross a property line.	Update term.
Accessory Dwelling Units 18.108		NEW An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> 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 on 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 m². e. The maximum height is 8.0 m. 	General regulations to apply to all zones permitting accessory dwelling units.

Concurrence Table

		<ul style="list-style-type: none"> 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. 	
<p>Suburban Residential (R1) Permitted Uses 19.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> - One-family - Two-family <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 	<p>AMEND</p> <p>Dwellings:</p> <ul style="list-style-type: none"> - Single Detached Housing - Duplex Housing <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 Unit 	Update terms.
<p>Suburban Residential (R1) Development Regulations 19.2</p>	<p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer</p>	<p>AMEND</p> <p>The minimum lot size for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer</p>	As all lots are now required to permit 2 dwelling units, the lot sizes have been updated using minimum lot size.

Concurrence Table

	<p>One-family 700 m2 Two-family 1000 m2</p> <p>Community Water or Sewer One-family 0.2 hectares Two-family 0.4 hectares</p> <p>On Site Only One-family 1 hectare Two-family 1 hectare</p>	<p>1000 m²</p> <p>Community Water or Sewer 0.4 hectares</p> <p>On Site Only 1.0 hectare</p>	
Suburban Residential (R1) Development Regulations 19.2B		<p>NEW</p> <p>The maximum density is 2 Dwelling Units.</p>	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Suburban Residential (R1) Accessory Dwelling 19.13-16	<p>13. 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:</p> <ol style="list-style-type: none"> the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing; a maximum gross floor area of 90 square meters (m2); the accessory dwelling shall not be a vehicle; and/or the accessory dwelling shall have a separate entrance 	<p>DELETE</p>	See general use regulations 18.108.

Concurrence Table

	<p>and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</p> <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>16. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Country Residential (R2) Permitted Uses 20.1</p>	<p>Dwellings: - One-family - Two-family Horticulture</p> <p>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 - Temporary Guest Accommodation - Portable Sawmills (for processing of materials harvested on-site only)</p>	<p>AMEND Dwellings: - Single Detached Housing - Duplex Housing Horticulture</p> <p>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 Unit - Temporary Guest Accommodation - Portable Sawmills (for processing of materials harvested on-site only)</p>	<p>Update terms.</p>

Concurrence Table

Country Residential (R2) Development Regulations 20.2	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.
Country Residential (R2) Development Regulations 20.2B		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.
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	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: 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	DELETE	See general use regulations 108.18.

Concurrence Table

	<p>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</p> <p>12. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>13. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>14. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Rural Residential (R3) Permitted Uses 21.1</p>	<p>Dwellings: - One-family - Two-family</p> <p>Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Veterinary Clinics</p> <p>Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce - Small Scale Wood Product Manufacturing</p>	<p>Dwellings: - Single Detached Housing - Duplex Housing</p> <p>Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Veterinary Clinics</p> <p>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</p>	<p>Updated terms and add accessory dwelling unit.</p>

Concurrence Table

	<ul style="list-style-type: none"> - Temporary Guest Accommodation - Temporary Farmworker Housing 	<ul style="list-style-type: none"> - Small Scale Wood Product Manufacturing - Temporary Guest Accommodation - Temporary Farmworker Housing 	
Rural Residential (R3) Development Regulations 20.2	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 20.2B		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.
Rural Residential (R3) Development Regulations 20.6	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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - Accessory Buildings or Structures 	AMEND Dwellings: <ul style="list-style-type: none"> - 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:	Updated terms and add accessory dwelling unit.

Concurrence Table

	<ul style="list-style-type: none"> - Accessory Tourist Accommodation - Home Based Business - Keeping of Farm Animals - Sale of Site Grown Agricultural Produce - Portable Sawmills - Temporary Guest Accommodation - Temporary Farmworker Housing 	<ul style="list-style-type: none"> - 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 	
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	<p>Dwellings:</p> <ul style="list-style-type: none"> - One-family - Two-family - Multiple Family <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 	<p>AMEND</p> <p>Dwellings:</p> <ul style="list-style-type: none"> - Single Detached Housing - Duplex Housing - Multi-Unit Housing <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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.

Concurrence Table

		- Maintenance and Utility Buildings	
Multi-Family Multi-Unit Residential (R6) Development Regulations 24.2	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 ² Two-family/Unit 500 m ² Multi-Family/Unit 300 m ² Community Water Supply Only One-family 0.2 hectare 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	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 Single Detached and Duplex Housing 0.1 hectare Multi-Unit/ Dwelling Unit 300 m ² 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	As all lots are now required to permit 2 dwelling units, the site areas have been updated.
Multi-Family Multi-Unit Residential (R6) Development Regulations 24.2		NEW The minimum lot size for subdivision is 0.1 hectares.	Add clarity.
Agriculture 1 (AG1) Permitted Uses 25.1	... Single Family Dwelling ...	AMEND ... Single Detached Housing ...	Use consistent language.
Agriculture 1 (AG1)		NEW	Add clarity.

Concurrence Table

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

Concurrence Table

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

Concurrence Table

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

Concurrence Table

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

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.

Concurrence Table

	six (6) years of age not forming part of the operator's family ;	six years of age not forming part of the operator's household ;	
Interpretation 15.0	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;	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 site area required per unit;	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;	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;	AMEND 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 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.

Concurrence Table

		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.

Concurrence Table

	sharing a dwelling unit; or residents of a group home;	<p>through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or</p> <p>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</p> <p>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;</p> <p>in addition, a household may also include up to one housekeeper or nanny.</p>	
Interpretation 15.0	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,	<p>AMEND</p> <p>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</p>	Household is a more modern term and will be used throughout the bylaw.

Concurrence Table

	emotional, and social needs of the residents;	to meet the physical, emotional, and social needs of the residents;	
Interpretation 15.0		NEW 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;	Important definition for enforcement on what constitutes a dwelling unit.
Interpretation 15.0	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 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.	AMEND 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.	Keep terminology consistent.
Interpretation 15.0	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 15.0		NEW 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 16.4	The minimum parcel size for a parcel subdivided under Section 514 of the Local Government Act shall be the	AMEND The minimum lot size for a parcel subdivided under Section 514 of the	Use consistent terms when referring to subdivision.

Concurrence Table

	minimum site area of the zone in which the parcel is located unless otherwise stated.	Local Government Act shall be the minimum lot size of the zone in which the parcel is located unless otherwise stated.	
Reduction of Minimum Site Areas -Lot Sizes 16.10	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 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.	AMEND 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.	Use consistent terms when referring to subdivision.
Reduction of Minimum Site Areas -Lot Sizes 16.11	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:	Use consistent terms when referring to subdivision.
Reduction of Minimum Site Areas -Lot Sizes 16.12	The minimum site area 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.	AMEND 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.	Use consistent terms when referring to subdivision.
Reduction of Minimum Site Areas -Lot Sizes 16.13	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	AMEND 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	Use consistent terms when referring to subdivision.

Concurrence Table

	owners to legitimize the structure as 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 Parking and Loading Space Requirements	Single-family 2 spaces per dwelling unit Two-family 2 spaces per dwelling unit /4 spaces total Multi-family Residential 1.2 spaces per dwelling unit	AMEND Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space Multi-Unit Housing 1.2 spaces per dwelling unit	Update terms and include requirements for accessory dwelling unit.
Accessory Dwelling Units 16.108		NEW An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> 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 m². 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. 	General regulations to apply to all zones permitting accessory dwelling units.

Concurrence Table

		<ul style="list-style-type: none"> 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. 	
<p>Suburban Residential (R1) Permitted Uses 17.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> - One-family - Two-family <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 	<p>AMEND</p> <p>Dwellings:</p> <ul style="list-style-type: none"> - Single Detached Housing - Duplex Housing <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 Unit 	Update terms.
<p>Suburban Residential (R1) Development Regulations 17.2</p>	<p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer One-family 700 m2 Two-family 1000 m2</p> <p>Community Water or Sewer One-family 0.2 hectares Two-family 0.4 hectares</p>	<p>AMEND</p> <p>The minimum lot size for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer 1000 m²</p> <p>Community Water or Sewer 0.4 hectares</p> <p>On Site Only 1.0 hectare</p>	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.

Concurrence Table

	On Site Only One-family 1 hectare Two-family 1 hectare		
Suburban Residential (R1) Development Regulations 17.2B		NEW 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 (R1) Accessory Dwelling 17.13-16	<p>13. 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:</p> <ul style="list-style-type: none"> 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. <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached</p>	DELETE	See general use regulations 16.108.

Concurrence Table

	<p>decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>16. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Country Residential (R2) Permitted Uses 18.1</p>	<p>Dwellings: - One-family - Two-family Horticulture</p> <p>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 - Portable Sawmills (for processing of materials harvested on-site only)</p>	<p>AMEND Dwellings: - Single Detached Housing - Duplex Housing Horticulture</p> <p>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 Unit - Portable Sawmills (for processing of materials harvested on-site only)</p>	<p>Update terms.</p>
<p>Country Residential (R2) Development Regulations 18.2</p>	<p>The minimum site area for each permitted use shall be one (1) hectare.</p>	<p>AMEND The minimum lot size is 1.0 hectare.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>
<p>Country Residential (R2)</p>		<p>NEW The maximum density is 2 Dwelling Units.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum</p>

Concurrence Table

Development Regulations 18.2B			lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 18.3	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 18.11-14	<p>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:</p> <ul style="list-style-type: none"> 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. <p>12. The minimum separation distance between an accessory dwelling, inclusive of attached</p>	DELETE	See general use regulations 16.108.

Concurrence Table

	<p>decks and porches, and another dwelling shall be three (3) metres.</p> <p>13. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>14. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Rural Residential (R3) Permitted Uses 19.1</p>	<p>Dwellings: - One-family - Two-family Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Veterinary Clinics</p> <p>Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce - Accessory Dwelling - Small Scale Wood Product Manufacturing - Temporary Farmworker Housing</p>	<p>Dwellings: - Single Detached Housing - Duplex Housing Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Veterinary Clinics</p> <p>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</p>	<p>Updated terms.</p>
<p>Rural Residential (R3) Development Regulations 19.2</p>	<p>The minimum site area for each permitted use shall be two (2) hectares.</p>	<p>AMEND The minimum lot size is 2.0 hectares.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>

Concurrence Table

Rural Residential (R3) Development Regulations 19.2B		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.
Rural Residential (R3) Development Regulations 19.6	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 Residential (R3) Accessory Dwelling 19.13-16	<p>13. 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:</p> <ul style="list-style-type: none"> 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. <p>14. The minimum separation distance between an accessory</p>	DELETE	See general use regulations 16.108.

Concurrence Table

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

Concurrence Table

Rural Resource (R4) Development Regulations 20.2	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 20.2B		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-Unit Residential (R6) Permitted Uses 22.1	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-Unit Residential (R6) Development Regulations 22.2	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 ² Two-family/Unit 500 m ² Multi-Family/Unit 300 m ² Community Water Supply Only One-family 0.2 hectare Two-family/Unit 0.4 hectare	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 Single Detached and Duplex Housing 0.1 hectare Multi-Family/ Dwelling Unit 300 m ² Community Water Supply Only	As all lots are now required to permit 2 dwelling units, the site areas have been updated.

Concurrence Table

	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		NEW 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.

Concurrence Table

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

Concurrence Table

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

Concurrence Table

Permitted Uses 36.1	<ul style="list-style-type: none"> - one dwelling unit - concession booth - club house(s) - storage facilities 	<ul style="list-style-type: none"> - Accessory Buildings or Structures - Caretaker Suite - concession booth - club house(s) - storage facilities 	
Quarry (Q) Permitted Uses 38.1	<p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - One dwelling unit - business office 	<p>AMEND</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Caretaker Suite - business office 	Update term.
Forest Resource (FR) Permitted Uses 39.1	<p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - One dwelling unit 	<p>AMEND</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Caretaker Suite 	Update term.
Environmental Reserve (ER) Permitted Uses 40.1	<p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Interpretive facilities - One dwelling unit 	<p>AMEND</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Interpretive facilities - Caretaker Suite 	Update term.

Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Interpretation 16.0		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 16.0		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 16.0	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 six (6) years of age not forming part of the operator's family ;	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 six years of age not forming part of the operator's household ;	Household is a more modern term and will be used throughout the bylaw.
Interpretation 16.0	DENSITY means density means the number of dwellings, visitor or resort accommodation units on a site expressed in units per acre or	AMEND DENSITY means the number of dwelling, visitor or resort accommodation units on a site	Align with how bylaw calculates density.

Concurrence Table

	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, intended for domestic use as a residence by one or more persons, and containing kitchen, living, sleeping and sanitary facilities;	DELETE	Refer to Dwelling Unit definition.
Interpretation 16.0	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;	AMEND 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 16.0	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 16.0	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.

Concurrence Table

		below each other. This type of development is designed and constructed as two dwelling units at initial construction.	
Interpretation 16.0	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 16.0	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 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.

Concurrence Table

		<p>marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or</p> <p>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;</p> <p>in addition, a household may also include up to one housekeeper or nanny.</p>	
Interpretation 16.0	<p>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;</p>	<p>AMEND</p> <p>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;</p>	<p>Household is a more modern term and will be used throughout the bylaw.</p>
Interpretation 16.0		<p>NEW</p> <p>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</p>	<p>Important definition for enforcement on what constitutes a dwelling unit.</p>

Concurrence Table

		appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;	
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 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.	AMEND 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.	Keep terminology consistent.
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		NEW 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 Site Areas-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.

Concurrence Table

17.10	<p>site 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.</p>	<p>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.</p>	
Reduction of Minimum Site Areas-Lot Sizes 17.11	<p>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:</p>	<p>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:</p>	<p>Use consistent terms when referring to subdivision.</p>
Reduction of Minimum Site Areas-Lot Sizes 17.12	<p>The minimum site area 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.</p>	<p>AMEND 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.</p>	<p>Use consistent terms when referring to subdivision.</p>
Reduction of Minimum Site Areas-Lot Sizes 17.13	<p>Despite Section 17.0(2), 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.</p>	<p>AMEND Despite Section 17.0(2), 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.</p>	<p>Use consistent terms when referring to subdivision.</p>
Off-Street Parking and Loading Space Requirements	<p>Single-family 2 spaces per dwelling unit Two-family 2 spaces per dwelling unit /4 spaces total</p>	<p>AMEND Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space</p>	<p>Update terms and include requirements for accessory dwelling unit.</p>

Concurrence Table

	Multi-family Residential 1.2 spaces per dwelling unit	Multi-Unit Housing 1.2 spaces per dwelling unit	
Accessory Dwelling Units 17.107		<p>NEW</p> <p>An accessory dwelling unit is subject to the following regulations:</p> <ul style="list-style-type: none"> 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 on 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 m². 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. 	General regulations to apply to all zones permitting accessory dwelling units.

Concurrence Table

<p>Suburban Residential (R1) Permitted Uses 18.1</p>	<p>Dwellings: - One-family - Two-family</p> <p>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</p>	<p>AMEND</p> <p>Dwellings: - Single Detached Housing - Duplex Housing</p> <p>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 Unit</p>	<p>Update terms.</p>
<p>Suburban Residential (R1) Development Regulations 18.2</p>	<p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer One-family 700 m2 Two-family 1000 m2</p> <p>Community Water or Sewer One-family 0.2 hectares Two-family 0.4 hectares</p> <p>On Site Only One-family 1 hectare Two-family 1 hectare</p>	<p>AMEND</p> <p>The minimum lot size for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer 1000 m²</p> <p>Community Water or Sewer 0.4 hectares</p> <p>On Site Only 1.0 hectare</p>	<p>As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.</p>
<p>Suburban Residential (R1) Development Regulations</p>		<p>NEW</p> <p>The maximum density is 2 Dwelling Units.</p>	<p>New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.</p>

Concurrence Table

18.2B			
Suburban Residential (R1) Development Regulations 18.13-16	<p>13. 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:</p> <ul style="list-style-type: none"> 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. <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p>	DELETE	See general use regulations 17.107.

Concurrence Table

	16. Accessory dwellings shall not be used as tourist accommodation.		
Country Residential (R2) Permitted Uses 19.1	<p>Dwellings:</p> <ul style="list-style-type: none"> - One-family - Two-family <p>Horticulture</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 - Portable Sawmills (for processing of materials harvested on-site only) 	<p>AMEND</p> <p>Dwellings:</p> <ul style="list-style-type: none"> - Single Detached Housing - Duplex Housing <p>Horticulture</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 Unit - Portable Sawmills (for processing of materials harvested on-site only) 	Update terms.
Country Residential (R2) Development Regulations 19.2	The minimum site area for each permitted use shall be one (1) hectare.	<p>AMEND</p> <p>The minimum lot size is 1.0 hectare.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 19.2B		<p>NEW</p> <p>The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations	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	The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with	Use consistent terms.

Concurrence Table

19.3	Health Authority, shall be 0.8 hectares.	the approval of the Interior Health Authority, shall be 0.8 hectares.	
Country Residential (R2) Accessory Dwelling 19.11-14	<p>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:</p> <ul style="list-style-type: none"> e. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing; f. a maximum gross floor area of 90 square meters (m2); g. the accessory dwelling shall not be a vehicle; and/or h. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling. <p>16. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>17. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p>	DELETE	See general use regulations 17.107.

Concurrence Table

	Accessory dwellings shall not be used as tourist accommodation.		
Rural Residential (R3) Permitted Uses 20.1	<p>Dwellings:</p> <ul style="list-style-type: none"> - One-family - Two-family <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Accessory Tourist Accommodation - Daycare facility - Home Based Business - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce - Accessory Dwelling - Portable Sawmills - Small Scale Wood Product Manufacturing - Temporary Farmworker Housing 	<p>Dwellings:</p> <ul style="list-style-type: none"> - Single Detached Housing - Duplex Housing <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - 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 	Updated terms.
Rural Residential (R3) Development Regulations 20.2	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.

Concurrence Table

Rural Residential (R3) Development Regulations 20.2B		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.
Rural Residential (R3) Development Regulations 20.5	Despite subsection 20.0 (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 Residential (R3) Accessory Dwelling 20.13-16	<p>13. 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:</p> <ul style="list-style-type: none"> 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. <p>14. The minimum separation distance between an accessory</p>	DELETE	See general use regulations 17.107.

Concurrence Table

	<p>dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>16. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Rural Resource (R4) Permitted Uses 21.1</p>	<p>Dwellings: - One-family - Two-family</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics</p> <p>Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business - Child Care Facility - Keeping of Farm Animals - Sale of Site Grown Agricultural Produce - Portable Sawmills -Temporary Farmworker Housing</p>	<p>AMEND</p> <p>Dwellings: - Single Detached Housing - Duplex Housing</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics</p> <p>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</p>	<p>Updated terms and add accessory dwelling unit.</p>

Concurrence Table

Rural Resource (R4) 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 Resource (R4) Development Regulations 21.2B		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 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-Family 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 ² Two-family/Unit 500 m ² Multi-Family/Unit 300 m ² Community Water Supply Only One-family 0.2 hectare Two-family/Unit 0.4 hectare	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 Single Detached and Duplex Housing 0.1 hectare Multi-Family/ Dwelling Unit 300 m ² Community Water Supply Only	As all lots are now required to permit 2 dwelling units, the site areas have been updated.

Concurrence Table

	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-Family Unit Residential (R6) Permitted Uses 23.5		NEW 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		NEW 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) Permitted Uses 25.1	... Single Family Dwelling ...	AMEND ... Single Detached Housing ...	Use consistent language.
Agriculture 2 (AG2)		NEW	Add clarity.

Concurrence Table

Development Regulations 25.2B		The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	
Agriculture 2 (AG2) Development Regulations 25.6	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 3 (AG3) Permitted Uses 26.1	... Single Family Dwelling ...	AMEND ... Single Detached Housing ...	Use consistent language.
Agriculture 3 (AG3) Development Regulations 26.2B		NEW The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 3 (AG3) Development Regulations 26.6	The Maximum Gross Floor Area of the Single Family Dwelling is 375.0 square metres.	The Maximum Gross Floor Area of the Single Detached Housing is 375.0 square metres.	Use consistent language.
Neighbourhood Commercial (C1) Permitted Uses 27.1	Accessory Uses: - Accessory Buildings or Structures - One dwelling unit	AMEND Accessory Uses: - Accessory Buildings or Structures - Caretaker Suite	Update term.
General Commercial (C2) Permitted Uses 28.1	Accessory Uses: - Accessory Buildings or Structures - One dwelling unit	AMEND Accessory Uses: - Accessory Buildings or Structures - Caretaker Suite	Update term.
Light Industrial (M1) Permitted Uses 29.1	Accessory Uses: - Accessory Buildings or Structures - One dwelling unit - business office	AMEND Accessory Uses: - Accessory Buildings or Structures - Caretaker Suite	Update term.

Concurrence Table

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

Concurrence Table

Permitted Uses 35.1	<ul style="list-style-type: none"> - one dwelling unit - concession booth - club house(s) - storage facilities 	<ul style="list-style-type: none"> - Accessory Buildings or Structures - Caretaker Suite - concession booth - club house(s) - storage facilities 	
Forest Resource (FR) Permitted Uses 37.1	<p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - One dwelling unit 	<p>AMEND</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Caretaker Suite 	Update term.
Environmental Reserve (ER) Permitted Uses 38.1	<p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Interpretive facilities - One dwelling unit 	<p>AMEND</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> - Accessory Buildings or Structures - Interpretive facilities - Caretaker Suite 	Update term.

Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Interpretation 21.0		NEW 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.	New definition to facilitate additional forms besides secondary suites.
Interpretation 21.0	BED AND BREAKFAST means an accessory use located wholly within a principal single family dwelling that provides temporary lodging for tourists and visitors;	AMEND BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;	Updated terms.
Interpretation 21.0		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 21.0	DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care,	AMEND DAY CARE FACILITY means a building Provincially licensed as a community	Household is a more modern term and will be used throughout the bylaw.

Concurrence Table

	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 (7) or more children under six (6) years of age not forming part of the operator's family ;	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 ;	
Interpretation 21.0	DENSITY means the number of dwelling, 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 ;	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 site area required per unit;	Amend definition to align with how density is calculated within this bylaw.
Interpretation 21.0	DWELLING, MULTI-FAMILY means a detached building, used exclusively for residential purposes, consisting of 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 21.0	DWELLING, ONE-FAMILY means a detached building used exclusively for residential purposes, consisting of one (1) 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. This use includes manufactured homes.	Clarify and modernize.

Concurrence Table

<p>Interpretation 21.0</p>	<p>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;</p>	<p>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.</p>	<p>Clarify and modernize.</p>
<p>Interpretation 21.0</p>	<p>DWELLING UNIT means one (1) or more rooms in a detached building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) family;</p>	<p>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;</p>	<p>Use a consistent definition.</p>
<p>Interpretation 21.0</p>		<p>NEW HOUSEHOLD means: <ul style="list-style-type: none"> 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 </p>	<p>Household is a more modern term and will be used throughout the bylaw.</p>

Concurrence Table

		<p>household using common cooking facilities; or</p> <p>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;</p> <p>in addition, a household may also include up to one housekeeper or nanny.</p>	
Interpretation 21.0		<p>NEW</p> <p>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.</p>	Define term used currently in bylaw.
Interpretation 21.0	SECONDARY SUITE means a dwelling unit contained within a building containing only one other dwelling unit and having a total floor space of not more than 90 square metres in area or 40% of the habitable floor space of the building;	<p>AMEND</p> <p>SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling.</p>	Update to align with new accessory dwelling regulations.
Site Areas 22.4	The minimum parcel size for a parcel subdivided under Section 514 of the	AMEND	Use the defined term 'minimum lot area' consistently throughout bylaw.

Concurrence Table

	Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated	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	
Reduction of Minimum Site Lot Areas 22.9	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 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.	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.	Use the defined term 'minimum lot area' consistently throughout bylaw.
Reduction of Minimum Site Lot Areas 22.10	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:	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:	Use the defined term 'minimum lot area' consistently throughout bylaw.
Reduction of Minimum Site Lot Areas 22.11	The minimum site 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.	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.	Use the defined term 'minimum lot area' consistently throughout bylaw.
Reduction of Minimum Site Areas -Lot Sizes 18.12	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	AMEND 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	Use consistent terms when referring to subdivision.

Concurrence Table

	owners to legitimize the structure as long as no lot is reduced in site area .	be adjusted so as to allow property 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		NEW An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> 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 on 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 m². 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 a bed and breakfast or a vacation rental. 	New regulations for accessory dwelling units.

Concurrence Table

		<ul style="list-style-type: none"> 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. 	
Town-Site Residential 23.1	<p>Permitted uses, buildings and structures:</p> <p>Principal Uses Dwelling, One Family Dwelling, Two Family</p> <p>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)</p>	<p>AMEND</p> <p>Permitted uses, buildings and structures: Principal Uses Single Detached Housing Duplex Housing</p> <p>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)</p>	Updated terms and include accessory dwelling units.
Town-Site Residential 23.2	<p>Minimum site area for each Principal Use: Community Water System and Community Wastewater System 0.1 hectares</p>	<p>AMEND</p> <p>The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.

Concurrence Table

	<p>Community Water System and On-site Wastewater Disposal 0.2 hectares</p> <p>Individual Water Source and Community Wastewater System 0.2 hectares</p> <p>Individual Water Source and On-site Wastewater Disposal 1.0 hectares</p>		
Town-Site Residential 23.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Country Residential 24.1	<p>Permitted uses, buildings and structures: Principal Uses Dwelling, One Family Dwelling, Two Family Horticulture</p> <p>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) Vacation Rentals see Section 22(23)</p>	<p>AMEND Permitted uses, buildings and structures: Principal Uses Single Detached Housing Duplex Housing Horticulture</p> <p>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)</p>	Updated terms and include accessory dwelling units.
Country Residential	Minimum site area for each Principal Use 1.0 hectares	AMEND	To accommodate accessory dwelling units, staff recommend using minimum

Concurrence Table

24.2		The maximum density is 2 Dwelling Units.	lot size and maximum density to control development on a residential lot.
Country Residential 24.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Rural Residential 25.1	Permitted uses, buildings and structures: Principal Uses Dwelling, One Family Dwelling, Two Family Horticulture Outdoor Recreational Activities Parks Resource Based Activities 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) Vacation Rentals see Section 22(23)	AMEND 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)	Updated terms and include accessory dwelling units.
Rural Residential 25.2	Minimum site area for each Principal Use 2.0 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.
Rural Residential 25.8	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.

Concurrence Table

Town Site Commercial 26.1	Accessory Uses Accessory Building or Structures One Dwelling Unit	AMEND Accessory Uses Accessory Building or Structures Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Town Site Commercial 26.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Tourist Commercial 27.1	Accessory Uses Accessory Building or Structures One Dwelling Unit	AMEND Accessory Uses Accessory Building or Structures Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Tourist Commercial 27.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Ainsworth Resort Commercial 28.1	Accessory Uses Accessory Building or Structures One Dwelling Unit	AMEND Accessory Uses Accessory Building or Structures Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Ainsworth Resort Commercial 28.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Community Service 29.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Parks and Recreation 30.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Parks and Recreation Ainsworth Resort 31.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Environmental Reserve 32.7	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.

Concurrence Table

Resource Area 33.7	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
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Amendments to Electoral Area 'G' Land Use Bylaw No. 2452, 2018

Section Number	Existing Item / Wording	Change	Rationale
Interpretation 17.0		NEW BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;	Updated to add clarity to accessory tourist accommodation.
Interpretation 17.0		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 17.0	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 (7) or more children under six (6) years of age not forming part of the operator's family . Care of less than seven (7) children under six (6)	AMEND 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	Household is a more modern term and will be used throughout the bylaw.

Concurrence Table

	years of age is considered under home based business regulations;	than seven children under six years of age is considered under home based business regulations;	
Interpretation 17.0		NEW 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;	Add clarity.
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;	AMEND ACCESSORY DWELLING UNIT means a building, or part of a building, that: <ul style="list-style-type: none"> 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 of 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	AMEND SINGLE DETACHED HOUSING means a detached building containing only one	Clarify and modernize.

Concurrence Table

	one dwelling unit used or intended to be used as the residence of one (1) family;	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 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	Household is a more modern term and will be used throughout the bylaw.

Concurrence Table

		<p>as a single household using common cooking facilities; or</p> <p>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</p> <p>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;</p> <p>in addition, a household may also include up to one housekeeper or nanny.</p>	
<p>Interpretation 17.0</p>		<p>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 accessory dwelling unit, or any vehicle.</p>	<p>Define term used currently in bylaw.</p>

Concurrence Table

Interpretation 17.0		NEW PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used;	Define term used currently in bylaw.
Interpretation 17.0	SECONDARY SUITE means a dwelling unit having a total floor space of not more than 90 square metres in area or 40% of the habitable floor space of 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;	AMEND SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling.	Clarify and modernize.
Permitted and Prohibited Uses 18.13	The minimum site 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.	AMEND 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.	Use consistent terms when referring to subdivision.
Density Regulations 18.16	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 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.	AMEND 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.	Use consistent terms when referring to subdivision.
Density Regulations 18.17	Where it is not possible to create a lot that has the minimum site area required for a zone, the minimum site area requirement will be reduced where the proposed subdivision	AMEND 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	Use consistent terms when referring to subdivision.

Concurrence Table

	involves any one of the following and meets regional health authority requirements:	where the proposed subdivision involves any one of the following and meets regional health authority requirements:	
Density Regulations 18.18	The minimum site 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.	AMEND 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.	Use consistent terms when referring to subdivision.
Density Regulations 18.19	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 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 .	Use consistent terms when referring to subdivision.
Accessory Dwelling 18.37-38	37. Subject to approval from the regional health authority for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use subject to the following: <ul style="list-style-type: none"> a. the minimum site area for the accessory dwelling shall be the same as for a two family dwelling, depending on the level of servicing, and can be either attached or detached from the principal dwelling; 	AMEND An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> 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 37(b) secondary suites are permitted on all lots subject to approval from the regional health authority for sewerage disposal and water supply. 	Update.

Concurrence Table

	<p>b. the maximum gross floor area is limited to 90 square metres; and</p> <p>c. the accessory dwelling shall not be a recreational vehicle or other vehicle.</p> <p>38. One (1) additional off street parking space must be provided for an accessory dwelling</p>	<p>d. The maximum gross floor area is 90.0 m².</p> <p>e. The maximum height is 8.0 m.</p> <p>f. The maximum number of storeys is 2.</p> <p>g. An accessory dwelling unit is not permitted to be used as a bed and breakfast or a vacation rental.</p> <p>h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</p> <p>i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</p>	
<p>Accessory Tourist Accommodation 18.41.a</p>	<p>operations shall be confined to the principal dwelling or to an accessory dwelling;</p>	<p>AMEND operations shall be confined to the principal dwelling;</p>	<p>Clarify the intent of Bed and Breakfasts versus Short Term Rentals.</p>
<p>Off-Street Parking and Loading Facilities 18.54</p>	<p>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</p>	<p>AMEND Single Detached Housing 2 spaces Duplex Housing 4 spaces Multi-Unit Housing 1.5 spaces per dwelling unit Accessory Dwelling Unit 1 space</p>	<p>Update terms.</p>
<p>Town-Site Residential (R1) 19.1</p>	<p>Principal Uses Dwelling, One Family Dwelling, Two Family Dwelling, Multi-Family</p> <p>Accessory Uses</p>	<p>AMEND Principal Uses Single Detached Housing Duplex Housing Multi-Unit Housing</p>	<p>Update terms.</p>

Concurrence Table

	<p>Accessory Building or Structures Accessory Dwellings Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals</p>	<p>Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals</p>	
<p>Town-Site Residential (R1) 19.2</p>	<p>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 or Individual Water Source and Community Wastewater System 0.2 hectares Individual Water Source and On-site Wastewater Disposal 1.0 hectares</p>	<p>AMEND 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 m² 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</p>	<p>Adjust site area to reflect permitted densities.</p>
<p>Country Residential (R2) 20.1</p>	<p>Principal Uses Dwelling, One Family Dwelling, Two Family</p>	<p>AMEND Principal Uses Single Detached Housing</p>	<p>Update terms and permit an accessory dwelling unit everywhere.</p>

Concurrence Table

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

Concurrence Table

	Small Scale Wood Product Manufacturing	Nursery, Cannabis Small Scale Wood Product Manufacturing	
Rural Residential (R3) 21.2	Minimum lot area for each Principal Use 2.0 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.
Remote Residential (R4) 22.1	Principal Uses Cabin Dwelling, One Family Dwelling, Two Family Horticulture Portable Sawmill Accessory Uses Accessory Building or Structures Accessory Dwellings 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	AMEND Principal Uses Cabin Single Detached Housing Duplex Housing Horticulture Portable Sawmill 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	Update terms.
Remote Residential (R4) 22.2	Minimum lot area for each Principal Use 4.0 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.

Concurrence Table

<p>Multi Unit Residential (R5) 23.1</p>	<p>Principal Uses Dwelling, Multi-Family Manufactured Home Park</p> <p>Accessory Uses Accessory Building or Structures Home-based Business Horticulture</p>	<p>AMEND Principal Uses Multi-Unit Residential Manufactured Home Park</p> <p>Accessory Uses Accessory Building or Structures Home-based Business Horticulture</p>	<p>Update terms.</p>
<p>Multi Unit Residential (R5) 23.2</p>	<p>Minimum site area for Dwelling, Multi-Family: Community Water System and Community Wastewater System 0.1 hectares</p> <p>Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System 0.2 hectares</p> <p>Individual Water Source and On-site Wastewater Disposal 1.0 hectares</p> <p>Minimum site area for Manufactured Home Park 0.8 hectares</p> <p>DEVELOPMENT REGULATIONS FOR DWELLING, MULTI-FAMILY</p>	<p>AMEND Minimum site area for Multi-Unit Residential (per unit): Community Water System and Community Wastewater System 300 m²</p> <p>Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System 0.1 hectare</p> <p>Individual Water Source and On-site Wastewater Disposal 0.4 hectare</p> <p>Minimum site area for Manufactured Home Park 0.8 hectares</p> <p>DEVELOPMENT REGULATIONS FOR MULTI-UNIT HOUSING</p>	<p>Update terms and adjust site area to reflect permitted densities.</p>
<p>Tourist Commercial (C2) 25.1</p>	<p>Principal Uses Artisan Craft Production and Sales Breweries and Distilleries Campground</p>	<p>AMEND Principal Uses Artisan Craft Production and Sales Breweries and Distilleries Campground</p>	<p>Update terms.</p>

Concurrence Table

	<p>Commercial Back Country Recreation Dwellings, Multi-Family Eating and Drinking Establishment Golf Course Tourist Accommodation Interpretive Facilities Mixed Use Development Museum Outdoor Recreational Activities Resort Vacation Rental</p> <p>Accessory Uses to 'Tourist Accommodation' and 'Campgrounds' Laundromat Liquor Store Personal Service Establishment Retail Store</p> <p>Accessory Uses Accessory Building or Structures Accessory Dwelling</p>	<p>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</p> <p>Accessory Uses to 'Tourist Accommodation' and 'Campgrounds' Laundromat Liquor Store Personal Service Establishment Retail Store</p> <p>Accessory Uses Accessory Building or Structures Caretaker Suite</p>	
<p>Light Industrial (M1) 26.1</p>	<p>Accessory Uses Accessory Building or Structures Accessory Dwelling</p>	<p>AMEND Accessory Uses Accessory Building or Structures Caretaker Suite</p>	<p>Update term.</p>
<p>Medium Industrial (M2) 27.1</p>	<p>Accessory Uses Accessory Building or Structures Accessory Dwelling</p>	<p>AMEND Accessory Uses Accessory Building or Structures Caretaker Suite</p>	<p>Update term.</p>
<p>Heavy Industrial (M3) 28.1</p>	<p>Accessory Uses Accessory Building or Structures Accessory Dwelling</p>	<p>AMEND Accessory Uses Accessory Building or Structures Caretaker Suite</p>	<p>Update term.</p>

Concurrence Table

<p>Agriculture (AG) 30.1</p>	<p>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 Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable</p> <p>Accessory Uses Accessory Building or Structures Accessory Dwellings (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation) Accessory Manufactured Home (for the use of an immediate family member) Accessory Secondary Suites Accessory Tourist Accommodation</p>	<p>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</p> <p>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)</p>	<p>Update term and comply with Agricultural Land Commission regulations regarding residential use.</p>
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Concurrence Table

	<p>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)</p>		
<p>Agriculture (AG) 30.2B</p>		<p>NEW The maximum density is 2 Dwelling Units.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>
<p>Quarry (Q) 33.1</p>	<p>Accessory Uses Accessory Building or Structures Accessory Dwelling</p>	<p>AMEND Accessory Uses Accessory Building or Structures Caretaker Suite</p>	<p>Update term.</p>

Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Division 5 Interpretation	ACCESSORY DWELLING 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;	AMEND 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.
Division 5 Interpretation	BED AND BREAKFAST means an accessory use located wholly within a principal one-family dwelling that provides temporary lodging for tourists and visitors;	AMEND BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;	Keep consistent with other definitions.
Division 5 Interpretation	-	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.
Division 5 Interpretation	CARRIAGE HOUSE means a secondary and self contained dwelling unit located within a building used or	DELETE	See Accessory Dwelling Unit definition.

Concurrence Table

	intended to be used as a residence for one (1) family where the dwelling unit is built over an existing garage or car-port and is either purpose built or a conversion of an existing building;		
Division 5 Interpretation	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 six (6) years of age not forming part of the operator's family ;	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 six years of age not forming part of the operator's household ;	Household is a more modern term and will be used throughout the bylaw.
Division 5 Interpretation	DENSITY means the number of dwelling, 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;	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 site area required per unit;	Align with how bylaw calculates density.
Division 5 Interpretation	DWELLING UNIT means one (1) or more rooms in a detached building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) family;	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.
Division 5 Interpretation	DWELLING, MULTI-FAMILY means a detached building, used exclusively for residential purposes, consisting of	AMEND MULTI-UNIT HOUSING means a detached building, used exclusively for	Modernize definition.

Concurrence Table

	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;	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;	
Division 5 Interpretation	DWELLING, ONE-FAMILY means a detached building used exclusively for residential purposes, consisting of one (1) 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. This use includes manufactured homes.	Clarify and modernize.
Division 5 Interpretation	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.
Division 5 Interpretation	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	Household is a more modern term and will be used throughout the bylaw.

Concurrence Table

		<p>as a single household using common cooking facilities; or</p> <p>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</p> <p>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;</p> <p>e) in addition, a household may also include up to one housekeeper or nanny.</p>	
<p>Division 5 Interpretation</p>	<p>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;</p>	<p>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;</p>	<p>Household is a more modern term and will be used throughout the bylaw.</p>

Concurrence Table

Division 5 Interpretation	IMMEDIATE FAMILY means father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents, and great-grandparents.	DELETE	Term no longer referenced in bylaw.
Division 5 Interpretation	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 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.	AMEND 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.	Keep terminology consistent.
Division 5 Interpretation	SECONDARY SUITE means a self-contained, accessory dwelling unit within a one-family dwelling that has its own separate entrance and provides living accommodation. A secondary suite does not include a multi-family dwelling, tourist accommodation, or a recreational vehicle;	AMEND SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling.	Clarify and modernize.
Division 5 Interpretation	VACATION RENTAL means the use of a self contained dwelling for the purposes of providing temporary lodging for tourists and visitors;	DELETE	Duplicate definition not referenced in bylaw. Refer to Short Term Rentals.
Site Areas 602.2	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 site area of the zone in	For consistency lot size will be used throughout the bylaw when discussing subdivision.

Concurrence Table

		which the parcel is located unless otherwise stated.	
Reduction of Minimum Site Areas -Lot 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 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.	AMEND 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.	For consistency lot size will be used throughout the bylaw when discussing subdivision.
Reduction of Minimum Site Areas -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 Site Areas -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 Site Areas -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.

Concurrence Table

Off Street Parking and Loading Space Requirements Residential	One-Family Dwelling: 2 spaces per dwelling unit	AMEND Single Detached Housing: 2 spaces Accessory Dwelling Unit: 1 space	Updated term and require parking for Accessory Dwelling Units.
Off Street Parking and Loading Space Requirements Residential	Two-Family Dwelling: 2 spaces per dwelling unit / 4 spaces total	AMEND Duplex Housing: 4 spaces	Updated term.
Off Street Parking and Loading Space Requirements Residential	Multi-Family Dwelling: 1.2 spaces per dwelling unit	AMEND Multi-Unit Housing: 1.2 spaces per dwelling unit	Updated term.
Development Permit Variances 622	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-family developments can be achieved provided that no siting variances cross a property line.	AMEND 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.	Updated term.
Secondary Suites Accessory Dwelling Units 623	A secondary suite is subject to the following regulations: <ol style="list-style-type: none"> 1. No more than one secondary suite is permitted per one family dwelling. 2. A secondary suite shall not exceed 90 square metres gross floor area. 	AMEND An accessory dwelling unit is subject to the following regulations: <ol style="list-style-type: none"> a. The maximum number of accessory dwelling units per lot is one. 	Update to include desired regulations for Accessory Dwelling Units to apply in all zones.

Concurrence Table

	<p>3. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</p> <p>4. A secondary suite is not permitted in conjunction with accessory tourist accommodation.</p> <p>5. One parking space for the secondary suite is required in addition to those required for the principal dwelling.</p>	<p>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</p> <p>c. Notwithstanding section 623(b) secondary suites are permitted on all lots subject to approval from the regional health authority for sewerage disposal and water supply.</p> <p>d. The maximum gross floor area is 90.0 m².</p> <p>e. The maximum height is 8.0 m.</p> <p>f. The maximum number of storeys is 2.</p> <p>g. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.</p> <p>h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</p> <p>i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</p>	
<p>Suburban Residential (R1) Permitted Uses 700</p>	<p>Dwellings: One-Family Two-Family</p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business</p>	<p>AMEND Dwellings: Single Detached Housing Duplex Housing</p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit</p>	<p>Updated terms and include Accessory Dwelling Units.</p>

Concurrence Table

	Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	
Suburban Residential (R1) Development Regulations 701.1	The minimum site area for the following uses shall be required as follows: Community Water Supply and Community Sewer System: One-Family Dwelling 700 square metres Two-Family Dwelling 1,000 square metres Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare	AMEND 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	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.
Suburban Residential (R1) Development Regulations 701.1B		NEW 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	AMEND Dwellings: Single Detached Housing Duplex Housing Accessory Uses:	Updated terms and include Accessory Dwelling Units.

Concurrence Table

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

Concurrence Table

	Sale of Site Grown Farm Products	Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	
Suburban Residential F (R1F) Development Regulations 901.1	The minimum site area for the following uses shall be required as follows: Community Water Supply and Community Sewer System: One-Family Dwelling 700 square metres Two-Family Dwelling 1,000 square metres Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare	AMEND 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	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.
Suburban Residential F (R1F) Development Regulations 901.1B		NEW 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	AMEND Dwellings: Single Detached Housing Duplex Housing Accessory Uses: Accessory Buildings and Structures	Updated terms and include Accessory Dwelling Units.

Concurrence Table

	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	Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	
Suburban Residential K (R1K) Development Regulations 1001.1	The minimum site area for the following uses shall be required as follows: Community Water Supply and Community Sewer System: One-Family Dwelling 700 square metres Two-Family Dwelling 1,000 square metres Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare	AMEND 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	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.
Suburban Residential K (R1K) Development Regulations 1001.1B		NEW 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)	1. Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one	DELETE	As this use is now permitted in all zones, this has been moved to general use regulations and updated.

Concurrence Table

<p>Secondary Suites and Carriage Houses 1002</p>	<p>(1) secondary suite OR carriage house per lot is permitted as an accessory use to a one-family dwelling subject to the following:</p> <ul style="list-style-type: none"> 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. <p>2. The minimum separation distance between a carriage house, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>3. A secondary suite shall not comprise more than 40 percent of the total floor area of the dwelling.</p>		
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Concurrence Table

	<p>4. One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house.</p> <p>5. Recreation vehicles shall not be used as rental accommodation.</p> <p>6. Secondary suites and Carriage Houses shall not be used as tourist accommodation.</p>		
Country Residential (R2) Permitted Uses 1100	<p>Dwellings: One-Family Two-Family</p> <p>Accessory Uses: Accessory Buildings and Structures 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</p>	<p>AMEND Dwellings: Single Detached Housing Duplex Housing</p> <p>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</p>	Updated terms and include accessory dwelling units.
Country Residential (R2) Development Regulations 1101.1	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.
Country Residential (R2) Development Regulations 1101.2	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.

Concurrence Table

Country Residential (R2) Development Regulations 1101.5	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1101(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 I (R2I) Permitted Uses 1200	Dwellings: One-Family Two-Family Horticulture 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	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 Portable Sawmills for processing of material harvested on site only	Updated terms and include accessory dwelling units. Ensure the principal uses are residential.
Country Residential I (R2I) Development Regulations 1201.1	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.
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	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.

Concurrence Table

	for immediate family of the occupant of the principal dwelling.		
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 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	AMEND 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	Updated terms and include accessory dwelling units. Ensure the principal uses are residential.
Country Residential K (R2K) Development Regulations 1301.1	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.
Country Residential K (R2K)	The minimum parcel size for a parcel subdivided for a relative under Section 514 of the Local Government	AMEND The minimum lot size for a parcel subdivided for a relative under Section	Use consistent language.

Concurrence Table

Development Regulations 1301.2	Act with the approval of the Interior Health Authority shall be 0.8 hectare.	514 of the Local Government Act with the approval of the Interior Health Authority shall be 0.8 hectare.	
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) Secondary Suites and Carriage Houses 1302	<ol style="list-style-type: none"> 1. Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) secondary suite OR carriage house per lot is permitted as an accessory use to a one-family dwelling subject to the following: <ol style="list-style-type: none"> 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 	DELETE	As this use is now permitted in all zones, this has been moved to general use regulations and updated.

Concurrence Table

	<p>house, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>3. A secondary suite shall not comprise more than 40 percent of the total floor area of the primary dwelling.</p> <p>4. One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house.</p> <p>5. Recreation vehicles shall not be used as rental accommodation.</p> <p>6. Secondary suites and Carriage Houses shall not be used as tourist accommodation.</p>		
<p>Country Residential K (R2K) Temporary Guest Accommodation 1303.1</p>	<p>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 two-family dwelling subject to the following:</p> <p>a. the minimum site area for the guest cabin shall be 1.4 hectares; and</p> <p>b. a maximum gross floor area for a cabin of 100 square metres.</p>	<p>AMEND</p> <p>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:</p> <p>a. the minimum site area for the guest cabin shall be 1.4 hectares; and</p> <p>b. a maximum gross floor area for a cabin of 100 square metres.</p>	<p>Use consistent language.</p>
<p>Country Residential SA</p>	<p>Dwellings: One-Family Two-Family</p>	<p>AMEND</p> <p>Dwellings: Single Detached Housing</p>	<p>Updated terms and include accessory dwelling units.</p>

Concurrence Table

<p>(R2SA – South Arrow) Permitted Uses 1400</p>	<p>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</p>	<p>Duplex Housing</p> <p>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</p>	
<p>Country Residential SA (R2SA – South Arrow) Development Regulations 1401.1</p>	<p>The minimum site area for each permitted use shall be one (1) hectare.</p>	<p>AMEND The minimum lot size is 1.0 hectare.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>
<p>Country Residential SA (R2SA – South Arrow) Development Regulations 1401.2</p>	<p>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.</p>	<p>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</p>	<p>Use consistent language.</p>
<p>Country Residential SA (R2SA – South Arrow) Development Regulations 1401.5</p>	<p>One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1401(1).</p>	<p>AMEND The maximum density is 2 Dwelling Units.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>

Concurrence Table

<p>Country Residential SA (R2SA – South Arrow) Temporary Guest Accommodation 1402.1</p>	<p>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 the following:</p> <ul style="list-style-type: none"> 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. 	<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Use consistent language.</p>
<p>Rural Residential (R3) Permitted Uses 1500</p>	<p>Dwellings: One-Family Two-Family</p> <p>Horticulture Veterinary Clinics</p> <p>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 material harvested on site only</p>	<p>AMEND</p> <p>Dwellings: Single Detached Housing Duplex Housing</p> <p>Horticulture Veterinary Clinics</p> <p>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</p>	<p>Updated terms and include accessory dwelling units.</p>

Concurrence Table

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: 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 material harvested on site only	AMEND 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	Updated terms and include accessory dwelling units.
Rural Residential I (R3I) Development Regulations	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.

Concurrence Table

1601.1			
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: Accessory Buildings and Structures 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	AMEND 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	Updated terms and include accessory dwelling units.

Concurrence Table

		Temporary Guest Accommodation subject to Section 1703	
Rural Residential K (R3K) Development Regulations 1701.1	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 K (R3K) Development Regulations 1701.5	Despite Section 1701(1), a manufactured home on a non-permanent foundation may be permitted in addition to a one-family dwelling.	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. Accessory dwelling units are no longer limited by form.
Rural Residential K (R3K) Small Scale Wood Product Manufacturing 1702.1	The minimum parcel size shall be 2.0 hectares.	AMEND The minimum lot size shall be 2.0 hectares.	Use consistent language.
Rural Residential K (R3K) Temporary Guest Accommodation 1703.1	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, two (2) cabins per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family or twofamily dwelling 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.	AMEND 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	Use consistent language.

Concurrence Table

		b. a maximum gross floor area for a cabin of 100 square metres.	
Rural Resource (R4) Permitted Uses 1800	<p>Dwellings: One-Family Two-Family</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>Accessory Uses: Accessory Buildings and Structures 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</p>	<p>AMEND Dwellings: Single Detached Housing Duplex Housing</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>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</p>	Updated terms and include accessory dwelling units.
Rural Resource (R4) Development Regulations 1801.1	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 Resource (R4) Development Regulations 1801.4	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.

Concurrence Table

<p>Rural Resource K (R4K) Permitted Uses 1900</p>	<p>Dwellings: One-Family Two-Family</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>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 Temporary Guest Accommodation as per Section 1902</p>	<p>AMEND Dwellings: Single Detached Housing Duplex Housing</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>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 1902</p>	<p>Updated terms and include accessory dwelling units.</p>
<p>Rural Resource K (R4K) Development Regulations 1901.1</p>	<p>The minimum site area for each permitted use shall be two (2) hectares.</p>	<p>AMEND The minimum lot size is 2.0 hectares.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>
<p>Rural Resource K (R4K) Development Regulations 1901.4</p>	<p>One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of section 1901(1).</p>	<p>AMEND The maximum density is 2 Dwelling Units.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>

Concurrence Table

<p>Rural Resource K (R4K) Temporary Guest Accommodation 1902.1</p>	<p>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.</p>	<p>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.</p>	<p>Use consistent language.</p>
<p>Rural Resource (R4SA – South Arrow) Permitted Uses 2000</p>	<p>Dwellings: One-Family Two-Family</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>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 Temporary Guest Accommodation as per Section 2002</p>	<p>AMEND</p> <p>Dwellings: Single Detached Housing Duplex Housing</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>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</p>	<p>Updated terms and include accessory dwelling units.</p>

Concurrence Table

Rural Resource (R4SA – South Arrow) Development Regulations 2001.1	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 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: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture	AMEND 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	Updated terms and include accessory dwelling units.

Concurrence Table

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

Concurrence Table

		1.0 hectare	
High Density Residential (R6F) Permitted Uses 2300	Dwellings: One-Family Accessory Uses: Accessory Buildings and Structures	AMEND Dwellings: Single Detached Housing Accessory Uses: Accessory Buildings and Structures Secondary Suite	Updated terms and include accessory dwelling units. 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 Community Water Supply Only: One-Family Dwelling 0.2 hectare On-Site Servicing Only: One-Family Dwelling 0.5 hectare	AMEND 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	Use consistent terms. Increase minimum lot size for on-site servicing only to reflect Interior Health best practices.
High Density Residential (R6F) Development Regulations 2301.1B		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 Residential – F (MFR-F) Multi-Unit Residential F (MUR-F) Permitted Uses	Land, buildings and structures in the Multi-Family Residential – F (MFR-F) zone shall be used for the following purposes only: Dwellings: One-Family	AMEND Land, buildings and structures in the Multi-Unit Residential – F (MUR-F) zone shall be used for the following purposes only: Dwellings:	Updated terms and include accessory dwelling units.

Concurrence Table

<p>2400</p>	<p>Two-Family Multi-Family</p> <p>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 Product</p>	<p>Single Detached Housing Duplex Housing Multi-Unit Housing</p> <p>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</p>	
<p>Multi-Family Residential – F (MFR-F) Multi-Unit Residential F (MUR-F) Development Regulations 2401.1</p>	<p>The minimum lot size for Multi-Family Residential – F (MFR-F) shall be a follows: Community Water Supply and Community Sewer System: First Dwelling 0.25 hectare Each Additional Dwelling Unit 200 square metres</p> <p>Community Water Supply Only: First Dwelling 0.25 hectare Each Additional Dwelling Unit 400 square metres</p> <p>On-Site Servicing Only: First Dwelling 0.5 hectare Each Additional Dwelling Unit 0.1 hectare</p>	<p>AMEND 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</p> <p>Community Water Supply Only: First Dwelling Unit 0.25 hectare Each Additional Dwelling Unit 400 square metres</p> <p>On-Site Servicing Only: First Dwelling Unit 1.0 hectare Each Additional Dwelling Unit 0.1 hectare</p>	<p>Updated terms.</p> <p>Increase minimum site area for on-site servicing to reflect Interior Health best practices.</p>

Concurrence Table

<p>Multi-Family Residential – F (MFR-F) Multi-Unit Residential F (MUR-F) Development Regulations 2401.2</p>	<p>One-family dwellings, two-family dwellings, or multi-family dwellings shall be permitted subject to conformance with the above site area requirements.</p>	<p>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</p>	<p>Add clarity.</p>
<p>Multi-Family Residential – F (MFR-F) Multi-Unit Residential F (MUR-F) Development Regulations 2401.4</p>	<p>Accessory Tourist Accommodation is permitted in both the principal and accessory dwellings.</p>	<p>DELETE</p>	<p>Staff recommend that Accessory Tourist Accommodation is not permitted in accessory dwellings. They should be utilized for housing. Refer to s. 608.</p>
<p>Seasonal Residential (R7) Permitted Uses 2500</p>	<p>Dwellings: One-Family Two-Family Horticulture Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products</p>	<p>AMEND 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</p>	<p>Updated terms and include accessory dwelling units.</p>

Concurrence Table

		Sale of Site Grown Farm Products	
Seasonal Residential (R7) Development Regulations 2501.1	<p>The minimum site area for the following uses shall be required as follows:</p> <p>Community Water Supply and Community Sewer System: One-Family Dwelling 700 square metres Two-Family Dwelling 1,000 square metres</p> <p>Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare</p> <p>On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare</p>	<p>AMEND The minimum lot size shall be required as follows:</p> <p>Community Water Supply and Community Sewer System: 0.1 hectare</p> <p>Community Water Supply Only: 0.4 hectare</p> <p>On-Site Servicing Only: 1.0 hectare</p>	As all lots are now required to permit 2 dwelling units, the lot sizes have been updated using minimum lot size.
Seasonal Residential (R7) Development Regulations 2501.1B		<p>NEW The maximum density is 2 Dwelling Units.</p>	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Seasonal Residential (R7) Development Regulations 2501.12	<p>One-family dwellings may be used for short term rentals.</p>	<p>AMEND Single Detached Housing may be used for short term rentals.</p>	Updated terms.
Heritage Residential – I (HR-I) Permitted Uses 2600	<p>Dwellings: One-Family Two-Family</p> <p>Accessory Uses:</p>	<p>AMEND Dwellings: Single Detached Housing Duplex Housing</p>	Updated terms and include accessory dwelling units.

Concurrence Table

	<p>Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products</p>	<p>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</p>	
<p>Heritage Residential – I (HR-I) Development Regulations 2601.1</p>	<p>The minimum site area for each permitted use shall be one (1) hectare.</p>	<p>AMEND The minimum lot size is 1.0 hectare.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>
<p>Country Heritage Residential – I (HR-I) Development Regulations 2601.1B</p>		<p>NEW The maximum density is 2 Dwelling Units.</p>	<p>To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.</p>
<p>Agriculture 1 (AG1) Permitted Uses 2700</p>	<p>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 Dwelling, One Family Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis</p>	<p>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</p>	<p>Use consistent language.</p>

Concurrence Table

	<p>Veterinary Clinic (may require ALC non-farm use approval)</p> <p>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 harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	<p>Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>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)</p>	
<p>Agriculture 1 (AG1) Development Regulations 2701.1</p>	<p>The minimum lot area shall be 4 hectares in the Agricultural Land Reserve and 2 hectares outside the Agricultural Land Reserve.</p>	<p>The minimum lot size shall be 4.0 hectares in the Agricultural Land Reserve and 2.0 hectares outside the Agricultural Land Reserve.</p>	<p>Use consistent language.</p>
<p>Agriculture 1 (AG1) Development Regulations 2701.1B</p>		<p>NEW The maximum density is 2 Dwelling Units.</p>	<p>New density provision for clarity.</p>
<p>Agriculture 1 (AG1) Development Regulations</p>	<p>The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.</p>	<p>AMEND The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.</p>	<p>Use consistent language.</p>

Concurrence Table

2701.5			
<p>Agriculture 1 (AG1) Development Regulations 2701.6</p>	<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>DELETE</p>	<p>As accessory dwelling units are permitted in all zones this has been moved to general use regulations.</p>
<p>Agriculture 2 (AG2) Permitted Uses 2800</p>	<p>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 Dwelling, One Family Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:</p>	<p>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 Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p>	<p>Use consistent language.</p>

Concurrence Table

	<p>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 harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	<p>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)</p>	
<p>Agriculture 2 (AG2) Development Regulations 2801.1</p>	<p>The minimum lot area shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.</p>	<p>The minimum lot size shall be 8.0 hectares in the Agricultural Land Reserve and 4.0 hectares outside the Agricultural Land Reserve.</p>	<p>Use consistent language.</p>
<p>Agriculture 2 (AG2) Development Regulations 2801.1B</p>		<p>NEW The maximum density is 2 Dwelling Units.</p>	<p>New density provision for clarity.</p>
<p>Agriculture 2 (AG2) Development Regulations 2801.5</p>	<p>The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.</p>	<p>AMEND The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.</p>	<p>Use consistent language.</p>
<p>Agriculture 2 (AG2) Development Regulations</p>	<p>Subject to approval from the regional health authority for sewage disposal and water supply, 1 accessory dwelling per lot is permitted as an</p>	<p>DELETE</p>	<p>As accessory dwelling units are permitted in all zones this has been moved to general use regulations.</p>

Concurrence Table

2801.6	<p>accessory use subject to the following:</p> <ul style="list-style-type: none"> 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. where two accessory dwellings are present, one of the accessory dwellings shall be a secondary suite; and d. the accessory dwelling shall not be a recreational vehicle or other vehicle. 		
<p>Agriculture 3 (AG3) Permitted Uses 2900</p>	<p>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 Dwelling, One Family Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses: Accessory Buildings or Structures Accessory Dwelling</p>	<p>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 Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:</p>	<p>Use consistent language.</p>

Concurrence Table

	<p>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)</p>	<p>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)</p>	
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		NEW 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 (AG3) Development Regulations 2901.6	Subject to approval from the regional health authority for sewage disposal and water supply, 2 accessory dwellings per lot is permitted as an	DELETE	As accessory dwelling units are permitted in all zones this has been moved to general use regulations.

Concurrence Table

	<p>accessory use subject to the following:</p> <ol style="list-style-type: none"> the minimum site area for each accessory dwelling shall be 1.0 hectare; the maximum gross floor area is limited to 90.0 square metres; one of the accessory dwellings shall be a secondary suite; and the accessory dwelling shall not be a recreational vehicle or other vehicle. 		
Neighbourhood Commercial (C1) Permitted Uses 3200	<p>Accessory Uses: Accessory Buildings and Structures One Dwelling Unit</p>	<p>AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite</p>	Clarify the accessory residential use in industrial and commercial zones.
General Commercial (C2) Permitted Uses 3300	<p>Accessory Uses: Accessory Buildings and Structures One Dwelling Unit</p>	<p>AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite</p>	Clarify the accessory residential use in industrial and commercial zones.
Tourist Commercial (C3) Permitted Uses 3400	<p>Accessory Uses: Accessory Buildings and Structures One Dwelling Unit</p>	<p>AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite</p>	Clarify the accessory residential use in industrial and commercial zones.
Small-Scale Tourism Accommodation (C5) Permitted Uses 3600	<p>Dwellings: One-Family Two-Family</p> <p>Rental Cabin for Tourist Accommodation</p> <p>Accessory Uses: Accessory Buildings and Structures</p>	<p>AMEND Dwellings: Single Detached Housing Duplex Housing</p> <p>Rental Cabin for Tourist Accommodation</p> <p>Accessory Uses: Accessory Buildings and Structures</p>	Updated terms.

Concurrence Table

	<p>Accessory Tourist Accommodation Home Based Business Horticulture Sale of Site Grown Farm Product</p>	<p>Accessory Tourist Accommodation Home Based Business Horticulture Sale of Site Grown Farm Product</p>	
<p>Small-Scale Tourism Accommodation (C5) Development Regulations 3601.1</p>	<p>The minimum lot size for Small Scale Tourism Accommodation (C5) shall be one (1) hectare:</p> <p>Community Water Supply and Community Sewer System: Cabin or Dwelling First Cabin or Dwelling 0.5 hectare Each Additional Cabin or Unit 200 square metres</p> <p>Community Water Supply Only: Cabin or Dwelling First Cabin or Dwelling 0.5 hectare Each Additional Cabin or Unit 400 square metres</p> <p>On-Site Servicing Only: Cabin or Dwelling First Cabin or Dwelling 1.0 hectare Each Additional Cabin or Unit 0.1 hectare</p>	<p>AMEND The minimum lot size shall be 1.0 hectare.</p>	<p>Clarify regulation for better interpretation.</p>
<p>Small-Scale Tourism Accommodation (C5) Development Regulations 3601.1</p>	<p>One-family dwellings, two-family dwellings, cabin for tourist accommodation shall be permitted subject to conformance with the above site area requirements.</p>	<p>AMEND 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:</p>	<p>Clarify regulation for better interpretation.</p>

Concurrence Table

		<p>Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 200 square metres</p> <p>Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 400 square metres</p> <p>On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare Each Additional Cabin or Dwelling Unit 0.1 hectare</p>	
<p>Small Scale Tourism Accommodation K (C5K) Permitted Uses 3700</p>	<p>Dwellings: One-Family Two-Family</p> <p>Rental Cabin for Tourist Accommodation</p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Product</p>	<p>AMEND Dwellings: Single Detached Housing Duplex Housing</p> <p>Rental Cabin for Tourist Accommodation</p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Product</p>	<p>Updated terms.</p>

Concurrence Table

<p>Small Scale Tourism Accommodation K (C5K) Development Regulations 3701.1</p>	<p>The minimum lot size for Small Scale Tourism Accommodation K (C5K) shall be one (1) hectare:</p> <p>Community Water Supply and Community Sewer System: Cabin or Dwelling First Cabin or Dwelling 0.5 hectare Each Additional Cabin or Unit 200 square metres</p> <p>Community Water Supply Only: Cabin or Dwelling First Cabin or Dwelling 0.5 hectare Each Additional Cabin or Unit 400 square metres</p> <p>On-Site Servicing Only: Cabin or Dwelling First Cabin or Dwelling 1.0 hectare Each Additional Cabin or Unit 0.1 hectare</p>	<p>AMEND</p> <p>The minimum lot size shall be 1.0 hectare.</p>	<p>Clarify regulation for better interpretation.</p>
<p>Small Scale Tourism Accommodation K (C5K) Development Regulations 3701.2</p>	<p>One-family dwellings, two-family dwellings, cabin for tourist accommodation shall be permitted subject to conformance with the above site area requirements.</p>	<p>AMEND</p> <p>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:</p> <p>Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare</p>	<p>Clarify regulation for better interpretation.</p>

Concurrence Table

		<p>Each Additional Cabin or Dwelling Unit 200 square metres</p> <p>Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 400 square metres</p> <p>On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare Each Additional Cabin or Dwelling Unit 0.1 hectare</p>	
<p>Resort Commercial (C6) Permitted Uses 3800</p>	<p>Cluster Development One-Family Dwelling Two-Family Dwelling Multi-Family Dwelling Lodges and Seasonal Resorts Hotels Cabins Campgrounds Pubs Restaurants Spa, Health Club and Wellness Facilities Personal Service Establishments Recreation Facilities</p>	<p>AMEND 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</p>	<p>Updated terms.</p>
<p>Resort Commercial (C6) Development Regulations 3801.5</p>	<p>In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:</p>	<p>AMEND In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:</p>	<p>Updated terms.</p>

Concurrence Table

	<p>One-family dwelling 1.5 parking stalls/unit</p> <p>Two-family dwelling 1.5 parking stalls/unit</p> <p>Multi-family dwelling 1.0 parking stalls/unit</p> <p>Cabins 1.0 parking stalls/cabin</p> <p>Campground 1.0 parking stalls/site</p>	<p>Single Detached Housing 1.5 parking stalls/unit</p> <p>Duplex Housing 1.5 parking stalls/unit</p> <p>Multi-Unit Housing 1.0 parking stalls/unit</p> <p>Cabins 1.0 parking stalls/cabin</p> <p>Campground 1.0 parking stalls/site</p>	
Resort Commercial (C6) Development Regulations 3801.6	Cluster development shall be defined as development consisting of a combination of one-family dwellings , two-family dwellings and/or cabins arranged in clusters with a minimum of four dwelling units.	AMEND 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.	Updated terms.
Resort Commercial (C6) Development Regulations 3801.7	All development shall be subject to the following minimum site area requirements: One-family dwellings 400 square metres (4306 square feet) Two-family dwellings 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-family Dwelling 30 units/gross ha (12.15 units/gross acre)	AMEND 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-family Dwelling 30 units/gross ha (12.15 units/gross acre)	Updated terms.

Concurrence Table

<p>Resort Commercial 2 (C7) Permitted Uses 3900</p>	<p>Cluster Development One-Family Dwelling Two-Family Dwelling Multi-Family Dwelling Lodges and Seasonal Resorts Hotels Cabins Campgrounds Pubs Restaurants Spa, Health Club and Wellness Facilities Personal Service Establishments Recreation Facilities</p>	<p>AMEND 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</p>	<p>Updated terms.</p>
<p>Resort Commercial 2 (C7) Development Regulations 3901.5</p>	<p>In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply: One-family dwelling 1.5 parking stalls/unit Two-family dwelling 1.5 parking stalls/unit Multi-family dwelling 1.0 parking stalls/unit Cabins 1.0 parking stalls/cabin Campground 1.0 parking stalls/site</p>	<p>AMEND 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</p>	<p>Updated terms.</p>
<p>Resort Commercial 2 (C7) Development Regulations 3901.6</p>	<p>Cluster development shall be defined as development consisting of a combination of one-family dwellings, two-family dwellings and/or cabins arranged in clusters with a minimum of four dwelling units.</p>	<p>AMEND Cluster development shall be defined as development consisting of a combination of single detached housing, duplex housing and/or cabins</p>	<p>Updated terms.</p>

Concurrence Table

		arranged in clusters with a minimum of four dwelling units.	
Resort Commercial (C6) Development Regulations 3901.7	All development shall be subject to the following minimum site area requirements: One-family dwellings 400 square metres (4306 square feet) Two-family dwellings 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-family Dwelling 30 units/gross ha (12.15 units/gross acre)	AMEND 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-family Dwelling 30 units/gross ha (12.15 units/gross acre)	Updated terms.
Light Industrial (M1) Permitted Uses 4000	Accessory Uses: Accessory Buildings and Structures Business Office One Dwelling Unit	AMEND Accessory Uses: Accessory Buildings and Structures Business Office Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Medium Industrial (M2) Permitted Uses 4100	Accessory Uses: Accessory Buildings and Structures Business Office One Dwelling Unit	AMEND Accessory Uses: Accessory Buildings and Structures Business Office Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Heavy Industrial (M3) Permitted Uses 4200	Accessory Uses: Accessory Buildings and Structures Business Office One Dwelling Unit	AMEND Accessory Uses: Accessory Buildings and Structures Business Office Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.

Concurrence Table

Industrial – Logging (M4) Permitted Uses 4300	Accessory Uses: Accessory Buildings and Structures Business Office One Dwelling Unit	AMEND Accessory Uses: Accessory Buildings and Structures Business Office Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Industrial – Railway (M5) Permitted Uses 4400	Accessory Uses: Accessory Buildings and Structures One Dwelling Unit Warehousing	AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite Warehousing	Clarify the accessory residential use in industrial and commercial zones.
Industrial – Airport (M6) Permitted Uses 4500	Accessory Uses: Accessory Buildings and Structures One Dwelling Unit Warehousing	AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite Warehousing	Clarify the accessory residential use in industrial and commercial zones.
Industrial – Airport (M6) Permitted Uses 4500	Accessory Uses: Accessory Buildings and Structures One Dwelling Unit Warehousing	AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite Warehousing	Clarify the accessory residential use in industrial and commercial zones.
Institutional (I) Permitted Uses 4600	Accessory Uses: Accessory Buildings and Structures One Dwelling Unit	AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Park and Recreation (PR) Permitted Uses 4700	Accessory Uses: Accessory Buildings and Structures Concession Booth One Dwelling Unit	AMEND Accessory Uses: Accessory Buildings and Structures Caretaker Suite Concession Booth	Clarify the accessory residential use in industrial and commercial zones.
Special Recreation 1 (PR1) Permitted Uses 4800	Accessory Uses: Accessory Buildings and Structures Club House(s) Storage Facilities One Dwelling Unit (for a caretaker)	AMEND Accessory Uses: Accessory Buildings and Structures Club House(s) Storage Facilities	Clarify the accessory residential use in industrial and commercial zones.

Concurrence Table

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