

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Area G Advisory Planning and Heritage Commission OPEN MEETING AGENDA

7:00 pm Wednesday, April 24th, 2024 Online via WebEx

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=me86136abfc8b9c68576e6e217ebb2781

Join by Phone:

+1-604-449-3026 Canada Toll (Vancouver)

Meeting Number (access code): 2770 538 4546

Meeting Password: rqMeAMDk255 (77632635 from phones)

In-Person Location: Online only

- 1. CALL TO ORDER Chair Lang called the meeting to order at _____ p.m.
- 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 Area G Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried/Defeated/Referred

Page 2 Agenda –April 24th, 2024 RDCK – Area G APHC

4. RECEIPT OF MINUTES

The March 27th, 2024 Area G Advisory Planning and Heritage Commission minutes, have been received.

5. STAFF REPORTS- APPLICATIONS

5.1 Zoning Bylaw Amendments Referral – RDCK all zoned areas

The Referral Package dated March 28th, 2024 from Dana Hawkins, Planner, regarding the proposed bylaw amendments to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act, has been received.

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

That the Area G Advisory Planning and Heritage Commission SUPPORT/NOT SUPPORT the proposed RDCK bylaw amendments, specific to Area G, to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act.

Carried/Defeated/Referred

6. PUBLIC TIME

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

7. NEXT MEETING

The next Area G Advisory Planning and Heritage Commission meeting is scheduled for May 29th, 2024 at 7:00pm.

8. ADJOURNMENT

MOVED and seconded, AND Resolved:

The Area G Advisory Planning and Heritage Commission meeting be adjourned at _____ p.m.

Carried/Defeated/Referred



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	Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958,
Bylaw No. 1675, 2004	2024
(Full existing hylaws can be found here, and amend	ing hylaws can be found here)

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

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

DANA HAWKINS, MCIP, RPP, PLANNER

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

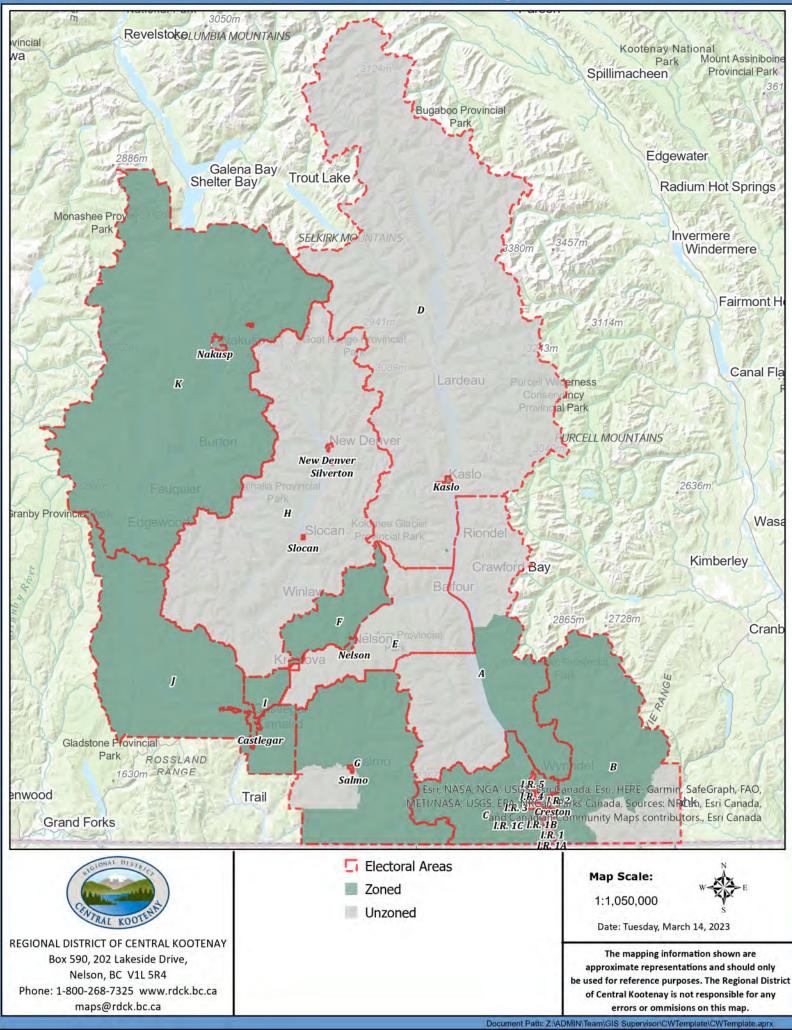
The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection,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

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

Name:	Date:	
Agency:	Title:	

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

RDCK Areas with Zoning



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

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

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

Interpretation	DWELLING, MULTI-FAMILY means a	below each other. This type of development is designed and constructed as two dwelling units at initial construction.	Modernize definition.
17.0	building or portion thereof containing three (3) or more dwelling units;	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;	
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 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.

		 marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities; in addition, a household may also include up to one housekeeper or 	
Interpretation	GROUP CARE FACILITIES means a	nanny. AMEND	Household is a more modern term and
Interpretation 17.0	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;	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;	will be used throughout the bylaw.
Interpretation		NEW	Important definition for enforcement on
17.0		KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking	what constitutes a dwelling unit.

Interpretation 17.0	PRINCIPAL DWELLING means a principal residential unit that consists 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	appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances; AMEND PRINCIPAL DWELLING means a 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	Keep terminology consistent.
	bathroom facilities that are intended to be exclusive to the unit; and is not a secondary or accessory dwelling unit, or any vehicle.	contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle.	
Interpretation 17.0	SHORT TERM RENTAL means the use of a one-family dwelling or two- family dwelling for temporary accommodation (less than 30 days) on a commercial basis;	AMEND SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (less than 30 days) on a commercial basis;	Update terms.
Interpretation 17.0		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.

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

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

18.100	maintained as open space	purposes shall be maintained as open	
	landscaped area in a permeable	space landscaped area in a permeable	
	state.	state.	
Development	Pursuant to Section 498 of the Local	AMEND	Update term.
Permit Variances	Government Act variances to	Pursuant to Section 498 of the Local	
18.107	setback, height, landscaping or	Government Act variances to setback,	
	parking requirements may be	height, landscaping or parking	
	approved by the Regional District in	requirements may be approved by the	
	conjunction with the issuance of a	Regional District in conjunction with	
	Development Permit where	the issuance of a Development Permit	
	community plan objectives for the	where community plan objectives for	
	form and character of commercial,	the form and character of commercial,	
	industrial and multi-family	industrial and multi-unit developments	
	developments can be achieved	can be achieved provided that no	
	provided that no siting variances	siting variances cross a property line.	
	cross a property line.		
Accessory		NEW	General regulations to apply to all zones
Dwelling Units		An accessory dwelling unit is subject to	permitting accessory dwelling units.
18.108		the following regulations:	
		a. The maximum number of	
		accessory dwelling units per	
		lot is one.	
		b. The minimum lot size for an	
		accessory dwelling unit shall	
		be 1.0 hectare.	
		c. Notwithstanding section	
		108(b) secondary suites are	
		permitted an all lots subject to	
		approval from the regional	
		health authority for sewerage	
		disposal and water supply.	
		d. The maximum gross floor area	
		is 90.0 m ² .	
		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. 	
Suburban	Dwellings:	AMEND	Update terms.
Residential (R1)	- One-family	Dwellings:	
Permitted Uses	- Two-family	- Single Detached Housing	
19.1	Accessory Uses:	- Duplex Housing	
	- Accessory Buildings or Structures	Accessory Uses:	
	- Accessory Tourist Accommodation	- Accessory Buildings or Structures	
	- Day Care Facility	- Accessory Tourist Accommodation	
	- Home Based Business	- Day Care Facility	
	- Horticulture	- Home Based Business	
	- Keeping of Farm Animals	- Horticulture	
	- Sale of Site Grown Horticultural	- Keeping of Farm Animals	
	Produce	- Sale of Site Grown Horticultural	
	- Accessory Dwelling	Produce	
		- Accessory Dwelling Unit	
Suburban	The minimum site area for the	AMEND	As all lots are now required to permit 2
Residential (R1)	following uses shall be required as	The minimum lot size for the following	dwelling units, the lot sizes have been
Development	follows:	uses shall be required as follows:	updated using minimum lot size.
Regulations			
19.2	LEVEL OF SERVICES PROVIDED	LEVEL OF SERVICES PROVIDED	
	Community Water and Sewer	Community Water and Sewer	

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

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

Country Residential (R2) Development Regulations 20.2 Country Residential (R2) Development	The minimum site area for each permitted use shall be one (1) hectare.	AMEND The minimum lot size is 1.0 hectare. 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. To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Regulations 20.2B 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.

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

	 Temporary Guest Accommodation Temporary Farmworker Housing 	 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: - One-family - Two-family Horse Riding Stables and Boarding Stables Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels Accessory Uses:	AMEND Dwellings: - Single Detached Housing - Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels	Updated terms and add accessory dwelling unit.
	- Accessory Buildings or Structures	Accessory Uses:	

	 Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Agricultural Produce Portable Sawmills Temporary Guest Accommodation Temporary Farmworker Housing 	 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	Dwellings: - One-family - Two-family - Multiple Family Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business - Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails) - Maintenance and Utility Buildings	AMEND Dwellings: - Single Detached Housing - Duplex Housing - Multi-Unit Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Home Based Business - Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails)	Updated terms and add accessory dwelling unit.

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

Development		The maximum density is 2 Dwelling	
Regulations		Units not including a Farmworker	
25.2B		Dwelling Unit.	
Agriculture 1	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG1)	the Single Family Dwelling is 185.0	Single Detached Housing is 185.0	
Development	square metres.	square metres.	
Regulations	square metres.	square metres.	
25.6			
Agriculture 2		AMEND	Use consistent language.
(AG2)	Single Family Dwelling		0 0
Permitted Uses		Single Detached Housing	
26.1			
Agriculture 2		NEW	Add clarity.
(AG2)		The maximum density is 2 Dwelling	
Development		Units not including a Farmworker	
Regulations		Dwelling Unit.	
26.2B			
Agriculture 2	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG2)	the Single Family Dwelling is 300.0	Single Detached Housing is 300.0	
Development	square metres.	square metres.	
Regulations			
26.6			
Neighbourhood	Accessory Uses:	AMEND	Update term.
Commercial (C1)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
27.1		- Caretaker Suite	
General	Accessory Uses:	AMEND	Update term.
Commercial (C2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
28.1		- Caretaker Suite	
Tourist	Accessory Uses:	AMEND	Update term.
Commercial (C3)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
29.1		- Caretaker Suite	

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

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

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

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

Interpretation 15.0	 six (6) years of age not forming part of the operator's family; 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; 	six years of age not forming part of the operator's household; AMEND DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the 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.

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

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

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

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

	owners to legitimize the structure as	owners to legitimize the structure as	
	long as no lot is reduced in site area.	long as no lot is reduced in lot size.	
Off-Street Parking and Loading Space Requirements	Single-family 2 spaces per dwelling unit Two-family 2 spaces per dwelling unit /4 spaces total	AMEND Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space	Update terms and include requirements for accessory dwelling unit.
	Multi-family Residential 1.2 spaces per dwelling unit	Multi-Unit Housing 1.2 spaces per dwelling unit	
Accessory Dwelling Units 16.108		 NEW An accessory dwelling unit is subject to the following regulations: a. The maximum number of accessory dwelling units per lot is one. b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare. c. Notwithstanding section 108(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply. d. The maximum gross floor area is 90.0 m². e. 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.

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

	On Site Only One-family 1 hectare Two-family 1 hectare		
Suburban 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	 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: a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing; b. a maximum gross floor area of 90 square meters (m2); c. the accessory dwelling shall not be a vehicle; and/or d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling. 14. The minimum separation distance between an accessory dwelling, inclusive of attached 	DELETE	See general use regulations 16.108.

Country Residential (R2) Permitted Uses 18.1	 decks and porches, and another dwelling shall be three (3) metres. 15. One (1) additional off-street parking space shall be provided for an accessory dwelling. 16. Accessory dwellings shall not be used as tourist accommodation. Dwellings: One-family Two-family Horticulture 	AMEND Dwellings: - Single Detached Housing - Duplex Housing	Update terms.
	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)	Horticulture 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)	
Country Residential (R2) Development Regulations 18.2	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)		NEW The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum

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

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

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

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

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

	Multi-Family/Unit 0.1 hectare On Site Only One-family 1.0 hectare Two-family/Unit 0.75 hectare	Single Detached and Duplex Housing 0.8 hectare Multi-Family/Dwelling Unit 0.1 hectare On Site Only	
	Multi-Family/Unit 0.4 hectare	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.

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

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

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

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

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

	hectare, or alternatively as the site area required per dwelling unit;	expressed as a maximum number of units per lot, or alternatively as the site area required per unit;	
Interpretation 16.0	DWELLING means one or more rooms that are self-contained, 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.

Interpretation 16.0	DWELLING, MULTI-FAMILY means a building or portion thereof containing three (3) or more dwelling units;	below each other. This type of development is designed and constructed as two dwelling units at initial construction. AMEND MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of	Modernize definition.
		three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;	
Interpretation 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 person; or b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or c) a group of not more than five persons, including boarders, 	Household is a more modern term and will be used throughout the bylaw.

Interpretation 16.0	PRINCIPAL DWELLING means a principal residential unit that consists	appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances; AMEND PRINCIPAL DWELLING means a	Keep terminology consistent.
	of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not a secondary or accessory dwelling unit, or any vehicle.	principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle.	
Interpretation 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.

17.10	site area required by this bylaw, the	bylaw have less than the minimum lot	
	lots may be consolidated into fewer	size required by this bylaw, the lots	
	lots than exist at the time of	may be consolidated into fewer lots	
	application as long as no new lot	than exist at the time of application as	
	created is smaller than any	long as no new lot created is smaller	
	previously existing lot.	than any previously existing lot.	
Reduction of	Where it is not possible to create a	AMEND	Use consistent terms when referring to
Minimum Site	lot that has the minimum site area	Where it is not possible to create a lot	subdivision.
Areas- Lot Sizes	required for a zone, the minimum	that has the minimum lot size required	
17.11	site area requirement may be	for a zone, the minimum lot size	
	reduced where the proposed	requirement may be reduced where	
	subdivision involves any one of the	the proposed subdivision involves any	
	following and meets local health	one of the following and meets local	
	authority requirements:	health authority requirements:	
Reduction of	The minimum site area for a lot	AMEND	Use consistent terms when referring to
Minimum Site	created under Section 16.0(11) shall	The minimum lot size for a lot created	subdivision.
Areas-Lot Sizes	be 0.2 hectares where serviced by a	under Section 16.0(11) shall be 0.2	
17.12	community water system and 0.4	hectares where serviced by a	
	hectares where not serviced by a	community water system and 0.4	
	community water system.	hectares where not serviced by a	
		community water system.	
Reduction of	Despite Section 17.0(2), where a	AMEND	Use consistent terms when referring to
Minimum Site	dwelling has been constructed across	Despite Section 17.0(2), where a	subdivision.
Areas Lot Sizes	a legal property line prior to the	dwelling has been constructed across	
17.13	adoption of this bylaw, lot lines may	a legal property line prior to the	
	be adjusted so as to allow property	adoption of this bylaw, lot lines may	
	owners to legitimize the structure as	be adjusted so as to allow property	
	long as no lot is reduced in site area.	owners to legitimize the structure as	
		long as no lot is reduced in lot size.	
Off-Street	Single-family 2 spaces per dwelling	AMEND	Update terms and include requirements
Parking and	unit	Single Detached Housing 2 spaces	for accessory dwelling unit.
Loading Space	Two-family 2 spaces per dwelling	Duplex Housing 4 spaces	
Requirements	unit /4 spaces total	Accessory Dwelling Unit 1 space	

	Multi-family Residential 1.2 spaces	Multi-Unit Housing 1.2 spaces per	
	per dwelling unit	dwelling unit	
Accessory Dwelling Units 17.107		dwelling unitNEWAn accessory dwelling unit is subject to the following regulations:a. The maximum number of accessory dwelling units per lot is one.b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.c. Notwithstanding section 107(b) secondary suites are	General regulations to apply to all zones permitting accessory dwelling units.
		 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. h. The accessory dwelling unit shall not be a recreational 	
		vehicle or other vehicle. i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.	

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

18.2B			
Suburban Residential (R1) Development Regulations 18.13-16	 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: a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing; b. a maximum gross floor area of 90 square meters (m2); c. the accessory dwelling shall not be a vehicle; and/or d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling. 14. The minimum separation distance between an accessory dwelling shall be three (3) metres. 15. One (1) additional off-street parking space shall be provided for an accessory dwelling. 	DELETE	See general use regulations 17.107.

	16. Accessory dwellings shall not be used as tourist accommodation.		
Country Residential (R2) Permitted Uses 19.1	Dwellings: - One-family - Two-family Horticulture 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	AMEND Dwellings: - Single Detached Housing - Duplex Housing Horticulture 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	Update terms.
	- Portable Sawmills (for processing of materials harvested on-site only)	 Accessory Dwelling Unit Portable Sawmills (for processing of materials harvested on-site only) 	
Country Residential (R2) Development Regulations 19.2	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 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.
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.

19.3	Health Authority, shall be 0.8	the approval of the Interior Health	
	hectares.	Authority, shall be 0.8 hectares.	
19.3 Country Residential (R2) Accessory Dwelling 19.11-14	 hectares. 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: 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. 16. The minimum separation distance between an accessory dwelling, inclusive of attached 		See general use regulations 17.107.
	 decks and porches, and another dwelling shall be three (3) metres. 17. One (1) additional off-street parking space shall be provided for an accessory dwelling. 		

	Accessory dwellings shall not be used		
	as tourist accommodation.		
Rural Residential	Dwellings:	Dwellings:	Updated terms.
(R3)	- One-family	- Single Detached Housing	
Permitted Uses	- Two-family	- Duplex Housing	
20.1	Horse Riding Stables and Boarding	Horse Riding Stables and Boarding	
	Stables	Stables	
	Horticulture	Horticulture	
	Kennels	Kennels	
	Micro Cultivation, Cannabis	Micro Cultivation, Cannabis	
	Micro Processing, Cannabis	Micro Processing, Cannabis	
	Nursery, Cannabis	Nursery, Cannabis	
	Nurseries, Greenhouses and Florists	Nurseries, Greenhouses and Florists	
	Veterinary Clinics	Veterinary Clinics	
	Accessory Uses:	Accessory Uses:	
	- Accessory Buildings or Structures	- Accessory Buildings or Structures	
	- Accessory Tourist Accommodation	- Accessory Dwelling Unit	
	- Daycare facility	- Accessory Tourist Accommodation	
	- Home Based Business	- Daycare facility	
	- Keeping of Farm Animals	- Home Based Business	
	- Sale of Site Grown Horticultural	- Keeping of Farm Animals	
	Produce	- Sale of Site Grown Horticultural	
	- Accessory Dwelling	Produce	
	- Portable Sawmills	- Portable Sawmills	
	- Small Scale Wood Product	- Small Scale Wood Product	
	Manufacturing	Manufacturing	
	- Temporary Farmworker Housing	- Temporary Farmworker Housing	
Rural Residential	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R3)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations			development on a residential lot.
20.2			

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

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

Rural Resource	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R4)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations			development on a residential lot.
21.2			
Rural Resource		NEW	To accommodate accessory dwelling
(R4)		The maximum density is 2 Dwelling	units, staff recommend using minimum
Development		Units.	lot size and maximum density to control
Regulations			development on a residential lot.
21.2B			
Multi- Family	Dwellings:	AMEND	Updated terms and add accessory
Unit Residential	- One-family	Dwellings:	dwelling unit.
(R6)	- Two-family	- Single Detached Housing	
Permitted Uses	- Multiple Family	- Duplex Housing	
23.1		- Multi-Unit Housing	
	Accessory Uses:		
	- Accessory Buildings or Structures	Accessory Uses:	
	- Accessory Tourist Accommodation	- Accessory Buildings or Structures	
	- Home Based Business	- Accessory Dwelling Unit	
		- Accessory Tourist Accommodation	
		- Home Based Business	
Multi- Family	The minimum site area (per unit) for	AMEND	As all lots are now required to permit 2
Unit Residential	the following uses shall be required	The minimum site area for the	dwelling units, the site areas have been
(R6)	as follows:	following uses shall be required as	updated.
Permitted Uses	LEVEL OF SERVICES PROVIDED	follows:	
23.2	Community Water Supply and	LEVEL OF SERVICES PROVIDED	
	Community Water System	Community Water Supply and	
	One-family 700 m ²	Community Water System	
	Two-family/Unit 500 m ²	Single Detached and Duplex Housing	
	Multi-Family/Unit 300 m ²	0.1 hectare	
		Multi-Family/ Dwelling Unit 300 m ²	
	Community Water Supply Only		
	One-family 0.2 hectare	Community Water Supply Only	
	Two-family/Unit 0.4 hectare		

	Multi-Family/Unit 0.1 hectare On Site Only One-family 1.0 hectare Two-family/Unit 0.75 hectare Multi-Family/Unit 0.4 hectare	Single Detached and Duplex Housing 0.8 hectare Multi-Family/Dwelling Unit 0.1 hectare On Site Only Single Detached and Duplex Housing 1.0 hectare	
		Multi-Family/Dwelling Unit 0.4 hectare	
Multi- 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.

Development		The maximum density is 2 Dwelling	
Regulations		Units not including a Farmworker	
25.2B		Dwelling Unit.	
Agriculture 2	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG2)	the Single Family Dwelling is 300.0	Single Detached Housing is 300.0	
Development	square metres.	square metres.	
Regulations	square metres.	square metres.	
25.6			
Agriculture 3		AMEND	Use consistent language.
(AG3)	Single Family Dwelling		
Permitted Uses		Single Detached Housing	
26.1			
Agriculture 3		NEW	Add clarity.
(AG3)		The maximum density is 2 Dwelling	,
Development		Units not including a Farmworker	
Regulations		Dwelling Unit.	
26.2B			
Agriculture 3	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG3)	the Single Family Dwelling is 375.0	Single Detached Housing is 375.0	
Development	square metres.	square metres.	
Regulations			
26.6			
Neighbourhood	Accessory Uses:	AMEND	Update term.
Commercial (C1)	 Accessory Buildings or Structures 	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
27.1		- Caretaker Suite	
General	Accessory Uses:	AMEND	Update term.
Commercial (C2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
28.1		- Caretaker Suite	
Light Industrial	Accessory Uses:	AMEND	Update term.
(M1)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
29.1	- business office	- Caretaker Suite	

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

Permitted Uses	- one dwelling unit	- Accessory Buildings or Structures	
35.1	- concession booth	- Caretaker Suite	
	- club house(s)	- concession booth	
	- storage facilities	- club house(s)	
		- storage facilities	
Forest Resource	Accessory Uses:	AMEND	Update term.
(FR)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
37.1		- Caretaker Suite	
Environmental	Accessory Uses:	AMEND	Update term.
Reserve (ER)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- Interpretive facilities	- Accessory Buildings or Structures	
38.1	- One dwelling unit	- Interpretive facilities	
		- Caretaker Suite	

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

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.

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

Interpretation	DWELLING, TWO-FAMILY means a	AMEND	Clarify and modernize.
21.0	detached building used exclusively	DUPLEX HOUSING means a building	
	for residential purposes, as a duplex	designed exclusively to accommodate	
	or dwelling separated by a common	two households living independently	
	wall or floor where one unit may be a	in separate dwelling units above or	
	secondary suite intended to be used	below each other. This type of	
	as a residence by two (2) families	development is designed and	
	living independently of each other;	constructed as two dwelling units at	
		initial construction.	
Interpretation	DWELLING UNIT means one (1) or	AMEND	Use a consistent definition.
21.0	more rooms in a detached building	DWELLING UNIT means one or more	
	with self-contained eating, living,	rooms with self-contained eating,	
	sleeping and sanitary facilities and	living, sleeping and sanitary facilities,	
	not more than one kitchen, used or	used or intended to be used as a	
	intended to be used as a residence	residence for no more than one	
	for no more than one (1) family;	household;	
Interpretation		NEW	Household is a more modern term and
21.0		HOUSEHOLD means:	will be used throughout the bylaw.
		a) a person; or	
		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	
i i i i i i i i i i i i i i i i i i i			

		 household using common cooking facilities; or d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities; in addition, a household may also include up to one housekeeper or nanny. 	
Interpretation 21.0		NEW PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be	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;	exclusive to the unit; and is not an accessory dwelling unit, or any vehicle. AMEND SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling.	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.

	Local Government Act shall be the	The minimum lot area for a parcel	
	minimum site area of the zone in	subdivided under Section 514 of the	
	which the parcel is located unless	Local Government Act shall be the	
	otherwise stated	minimum site area of the zone in	
		which the parcel is located unless	
		otherwise stated	
Reduction of	Where two or more contiguous lots	Where two or more contiguous lots	Use the defined term 'minimum lot area'
Minimum Site	registered prior to adoption of this	registered prior to adoption of this	consistently throughout bylaw.
Lot Areas	bylaw have less than the minimum	bylaw have less than the minimum lot	
22.9	site area required by this bylaw, the	area required by this bylaw, the lots	
	lots may be consolidated into fewer	may be consolidated into fewer lots	
	lots than exist at the time of	than exist at the time of application as	
	application as long as no new lot	long as no new lot created is smaller	
	created is smaller than any	than any previously existing lot.	
	previously existing lot.		
Reduction of	Where it is not possible to create a	Where it is not possible to create a lot	Use the defined term 'minimum lot area'
Minimum Site	lot that has the minimum site area	that has the minimum lot area	consistently throughout bylaw.
Lot Areas	required for a zone, the minimum	required for a zone, the minimum lot	
22.10	site area requirement may be	area requirement may be reduced	
	reduced where the proposed	where the proposed subdivision	
	subdivision involves any one of the	involves any one of the following and	
	following and meets local health	meets local health authority	
	authority requirements:	requirements:	
Reduction of	The minimum site area for a lot	The minimum lot area for a lot created	Use the defined term 'minimum lot area'
Minimum Site	created under sub-section 10 shall be	under sub-section 10 shall be 0.2	consistently throughout bylaw.
Lot Areas	0.2 hectares where serviced by a	hectares where serviced by a	
22.11	community water system and 0.4	community water system and 0.4	
	hectares where not serviced by a	hectares where not serviced by a	
	community water system.	community water system.	
Reduction of	Despite sub-section 11, where a	AMEND	Use consistent terms when referring to
Minimum Site	dwelling has been constructed across	Despite sub-section 12, where a	subdivision.
Areas-Lot Sizes	a legal property line prior to the	dwelling has been constructed across	
18.12	adoption of this bylaw, lot lines may	a legal property line prior to the	
	be adjusted so as to allow property	adoption of this bylaw, lot lines may	

Off Street Parking Requirements Residential	owners to legitimize the structure as long as no lot is reduced in site area. 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	be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area. 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: a. The maximum number of accessory dwelling units per lot is one. b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare. c. Notwithstanding section 46(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply. d. The maximum mumber 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.

	Wastewater System 0.1 hectares		
23.2	Community Water System and Community	Units.	lot size and maximum density to control development on a residential lot.
Residential	Use:	The maximum density is 2 Dwelling	units, staff recommend using minimum
Town-Site	Minimum site area for each Principal		To accommodate accessory dwelling
Taura Cita	Minimum eite enee fen eeste Driveinet	Vacation Rentals see Section 22(23) AMEND	
		22(35)	
		Keeping of Farm Animals see Section	
	Vacation Rentals see Section 22(23)	Horticulture	
	22(35)	22(21)	
	Keeping of Farm Animals see Section	Home-based Business see Section	
	Horticulture	see Section 22(22)	
	22(21)	Bed and Breakfast Accommodation	
	Home-based Business see Section	22(46)	
	see Section 22(22)	Accessory Dwelling Unit see Section	
	Bed and Breakfast Accommodation	Accessory Building or Structures	
	Accessory Building or Structures	Accessory Uses	
	Accessory Uses		
	- 0, ,	Duplex Housing	
	Dwelling, Two Family	Single Detached Housing	
	Dwelling, One Family	Principal Uses	
23.1	Principal Uses	structures:	
Residential	structures:	Permitted uses, buildings and	dwelling units.
Town-Site	Permitted uses, buildings and	breezeway or carport.	Updated terms and include accessory
		detached house by a	
		connected to a single	
		i. A secondary suite shall not be	
		vehicle or other vehicle.	
		shall not be a recreational	
		h. The accessory dwelling unit	

	Community Water System and On- site Wastewater Disposal 0.2 hectares Individual Water Source and Community Wastewater System 0.2 hectares Individual Water Source and On-site Wastewater Disposal 1.0 hectares		
Town-Site Residential 23.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Country Residential 24.1	Permitted uses, buildings and structures: Principal Uses Dwelling, One Family Dwelling, Two Family Horticulture 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 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.
Country Residential	Minimum site area for each Principal Use 1.0 hectares	AMEND	To accommodate accessory dwelling units, staff recommend using minimum

24.2		The maximum density is 2 Dwelling	lot size and maximum density to control
		Units.	development on a residential lot.
Country	Minimum site area for Subdivision:	AMEND	Correct term.
Residential		Minimum lot area for Subdivision:	
24.9			
Rural Residential	Permitted uses, buildings and	AMEND	Updated terms and include accessory
25.1	structures:	Permitted uses, buildings and	dwelling units.
	Principal Uses	structures:	
	Dwelling, One Family	Principal Uses	
	Dwelling, Two Family	Single Detached Housing	
	Horticulture	Duplex Housing	
	Outdoor Recreational Activities	Horticulture	
	Parks	Outdoor Recreational Activities	
	Resource Based Activities	Parks	
		Resource Based Activities	
	Accessory Uses		
	Accessory Building or Structures	Accessory Uses	
	Bed and Breakfast Accommodation	Accessory Building or Structures	
	see Section 22(22)	Accessory Dwelling Unit see Section	
	Home-based Business see Section	22(46)	
	22(21)	Bed and Breakfast Accommodation	
	Keeping of Farm Animals see Section	see Section 22(22)	
	22(35)	Home-based Business see Section	
	Vacation Rentals see Section 22(23)	22(21)	
		Keeping of Farm Animals see Section	
		22(35)	
		Vacation Rentals see Section 22(23)	
Rural Residential	Minimum site area for each Principal	AMEND	To accommodate accessory dwelling
25.2	Use 2.0 hectares	The maximum density is 2 Dwelling	units, staff recommend using minimum
		Units.	lot size and maximum density to control
			development on a residential lot.
Rural Residential	Minimum site area for Subdivision:	AMEND	Correct term.
25.8		Minimum lot area for Subdivision:	

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

Resource Area	Minimum site area for Subdivision:	AMEND	Correct term.
33.7		Minimum lot area for Subdivision:	

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.

Interpretation 17.0	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; 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: a) is a self-contained residential accommodation unit, and b) has cooking, sleeping and bathroom facilities, and c) is secondary to a principal dwelling located on the same property. 	Updated and consistent definition across all bylaws.
Interpretation 17.0	DWELLING, MULTI-FAMILY means a detached building, used exclusively for residential purposes, consisting or three (3) or more dwelling units, either with private individual access or common access intended to be used as a residence by three (3) or more families living independently of each other;	AMEND MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;	Modernize definition.
Interpretation 17.0	DWELLING, ONE FAMILY means a detached building used exclusively for residential purposes, consisting of	AMEND SINGLE DETACHED HOUSING means a detached building containing only one	Clarify and modernize.

	one dwelling unit used or intended to be used as the residence of one (1)	dwelling unit, designed exclusively for occupancy by one household. Where a	
	family;	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.

r			
		as a single household using	
		common cooking facilities; or	
	0	e) 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	
	C	l) a combination of (b) and (c),	
		provided that the combined	
		total does not include more	
		than 3 persons unrelated by	
		blood, marriage or adoption or	
		associated through foster	
		care; all living together in one	
		dwelling unit as a single	
		household using common	
		cooking facilities;	
	in ad	dition, a household may also	
	inclu	de up to one housekeeper or	
	nann	у.	
Interpretation	NEW	,	Define term used currently in bylaw.
17.0	PRIN	CIPAL DWELLING means a	
	princ	ipal dwelling unit that consists of	
	a sel	f-contained set of rooms located	
	in a l	ouilding; is used or intended for	
	use a	is a residential premises, and	
	cont	ains kitchen and bathroom	
	facili	ties that are intended to be	
	exclu	isive to the unit; and is not an	
	acce	ssory dwelling unit, or any vehicle.	

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

Density Regulations 18.18	 involves any one of the following and meets regional health authority requirements: 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. 	where the proposed subdivision involves any one of the following and meets regional health authority requirements: 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	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.	system. 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 latence	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: 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; 	 reduced in lot area. AMEND An accessory dwelling unit is subject to the following regulations: a. The maximum number of accessory dwelling units per lot is one. b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare. c. Notwithstanding section 37(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply. 	Update.

Accessory	 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. 38. One (1) additional off street parking space must be provided for an accessory dwelling 	 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. 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. 	Clarify the intent of Bed and Breakfasts
Tourist Accommodation 18.41.a	principal dwelling or to an accessory dwelling;	operations shall be confined to the principal dwelling;	versus Short Term Rentals.
Off-Street Parking and Loading Facilities 18.54	Dwelling (one family) 2 spaces per dwelling unit Dwelling (two-family) 2 spaces per dwelling unit Dwelling (multi-family) 1.5 spaces per dwelling unit Dwelling (accessory) 1 space per dwelling unit	AMEND Single Detached Housing 2 spaces Duplex Housing 4 spaces Multi-Unit Housing 1.5 spaces per dwelling unit Accessory Dwelling Unit 1 space	Update terms.
Town-Site Residential (R1) 19.1	Principal Uses Dwelling, One Family Dwelling, Two Family Dwelling, Multi-Family Accessory Uses	AMEND Principal Uses Single Detached Housing Duplex Housing Multi-Unit Housing	Update terms.

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

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

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

Multi Unit	Principal Uses	AMEND	Update terms.
Residential (R5)	Dwelling, Multi-Family	Principal Uses	
23.1	Manufactured Home Park	Multi-Unit Residential	
		Manufactured Home Park	
	Accessory Uses		
	Accessory Building or Structures	Accessory Uses	
	Home-based Business	Accessory Building or Structures	
	Horticulture	Home-based Business	
		Horticulture	
Multi Unit	Minimum site area for Dwelling,	AMEND	Update terms and adjust site area to
Residential (R5)	Multi-Family:	Minimum site area for Multi-Unit	reflect permitted densities.
23.2	Community Water System and	Residential (per unit):	
	Community Wastewater System 0.1	Community Water System and	
	hectares	Community Wastewater System 300	
		m ²	
	Community Water System and On-		
	site Wastewater Disposal or	Community Water System and On-site	
	Individual Water Source and	Wastewater Disposal or Individual	
	Community Wastewater System 0.2	Water Source and Community	
	hectares	Wastewater System 0.1 hectare	
	Individual Water Source and On-site	Individual Water Source and On-site	
	Wastewater Disposal 1.0 hectares	Wastewater Disposal 0.4 hectare	
	Minimum site area for Manufactured	Minimum site area for Manufactured	
	Home Park 0.8 hectares	Home Park 0.8 hectares	
	DEVELOPMENT REGULATIONS FOR	DEVELOPMENT REGULATIONS FOR	
	DWELLING, MULTI-FAMILY	MULTI-UNIT HOUSING	
Tourist	Principal Uses	AMEND	Update terms.
Commercial (C2)	Artisan Craft Production and Sales	Principal Uses	
25.1	Breweries and Distilleries	Artisan Craft Production and Sales	
	Campground	Breweries and Distilleries Campground	

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

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

	Accessory Camping Accommodation Home Based Business Secondary Dwellings (subject to a lot being at least 50 hectares) Non-Farm Uses (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)		
Agriculture (AG) 30.2B		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.
Quarry (Q) 33.1	Accessory Uses Accessory Building or Structures Accessory Dwelling	AMEND Accessory Uses Accessory Building or Structures Caretaker Suite	Update term.

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

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

intended to be used as a residence		
0		
-		Household is a more modern term and
	_	will be used throughout the bylaw.
5		
provided under the School Act is	training not provided under the School	
provided for any portion of the day	Act is provided for any portion of the	
to three (3) or more children under	day to three or more children under	
six (6) years of age not forming part	six years of age not forming part of the	
of the operator's family;	operator's household;	
DENSITY means the number of	AMEND	Align with how bylaw calculates density.
dwelling, visitor or resort	DENSITY means the number of	
accommodation units on a site	dwelling, visitor or resort	
expressed in units per acre or	accommodation units on a site	
hectare, or alternatively as the site	expressed as a maximum number of	
area required per dwelling unit;	units per lot, or alternatively as the	
	site area required per unit;	
DWELLING UNIT means one (1) or	AMEND	Use a consistent definition.
more rooms in a detached building	DWELLING UNIT means one or more	
with self-contained eating, living,	rooms with self-contained eating,	
. .	C .	
facilities and not more than one	used or intended to be used as a	
kitchen, used or intended to be used	residence for no more than one	
as a residence for no more than one		
	,	
	AMEND	Modernize definition.
DWELLING, MULTI-FAMILY means a		i wodernize definition.
DWELLING, MULTI-FAMILY means a detached building, used exclusively	MULTI-UNIT HOUSING means a	Modernize definition.
	 to three (3) or more children under six (6) years of age not forming part of the operator's family; 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; 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; 	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;AMENDDAY 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 (3) or more children under six (6) years of age not forming part of the operator's family;AMEND 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 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;DWELLING UNIT means one or more trained to be used as a residence for no more than one household;

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

		1		1
			as a single household using	
			common cooking facilities; or	
		c)	a group of not more than five	
			persons, including boarders,	
			who are not related by blood,	
			marriage, or adoption, or	
			associated through foster	
			care, all living together in one	
			dwelling unit as a single	
			household using common	
			cooking facilities; or	
		d)	a combination of (b) and (c),	
			provided that the combined	
			total does not include more	
			than 3 persons unrelated by	
			blood, marriage or adoption or	
			associated through foster	
			care; all living together in one	
			dwelling unit as a single	
			household using common	
			cooking facilities;	
		e)	in addition, a household may	
			also include up to one	
			housekeeper or nanny.	
Division 5	GROUP CARE FACILITIES means a	GROUF	P CARE FACILITIES means a type	Household is a more modern term and
Interpretation	type of facility, which provides a	of facil	ity, which provides a living	will be used throughout the bylaw.
	living environment for up to eight (8)	enviro	nment for up to eight persons	
	persons under care who operate as	under	care who operate as the	
	the functional equivalent of a family;	functio	nal equivalent of a household;	
	including such supervision and care	includi	ng such supervision and care by	
	by supportive staff as may be	suppor	tive staff as may be necessary	
	necessary to meet the physical,	to mee	et the physical, emotional, and	
	emotional, and social needs of the	social r	needs of the residents;	
	residents;			

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

		which the parcel is located unless otherwise stated.	
Reduction of Minimum 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	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	For consistency lot size will be used throughout the bylaw when discussing subdivision.
	lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	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 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.

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: 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: 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.

			1
	3. A secondary suite shall not	b. The minimum lot size for an	
	be connected to a single	accessory dwelling unit shall	
	detached house by a	be 1.0 hectare.	
	breezeway or carport.	c. Notwithstanding section	
	4. A secondary suite is not	623(b) secondary suites are	
	permitted in conjunction	permitted an all lots subject to	
	with accessory tourist	approval from the regional	
	accommodation.	health authority for sewerage	
	5. One parking space for the	disposal and water supply.	
	secondary suite is required in	d. The maximum gross floor area	
	addition to those required	is 90.0 m².	
	for the principal dwelling.	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.	
Suburban	Dwellings:	AMEND	Updated terms and include Accessory
Residential (R1)	One-Family	Dwellings:	Dwelling Units.
Permitted Uses	Two-Family	Single Detached Housing	
700		Duplex Housing	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	

	Horticulture	Accessory Tourist Accommodation	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Products	Horticulture	
		Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
Suburban	The minimum site area for the	AMEND	As all lots are now required to permit 2
Residential (R1)	following uses shall be required as	The minimum lot size shall be required	dwelling units, the site areas have been
Development Regulations	follows:	as follows:	updated using minimum lot size.
701.1	Community Water Supply and	Community Water Supply and	
	Community Sewer System:	Community Sewer System:	
	One-Family Dwelling 700 square metres	1,000 square metres	
	Two-Family Dwelling 1,000 square	Community Water Supply Only:	
	metres	0.4 hectare	
	Community Water Supply Only:	On-Site Servicing Only:	
	One-Family Dwelling 0.2 hectare	1.0 hectare	
	Two-Family Dwelling 0.4 hectare		
	On-Site Servicing Only:		
	One-Family Dwelling 1.0 hectare		
	Two-Family Dwelling 1.0 hectare		
Suburban		NEW	New density provision. This would allow
Residential (R1)		The maximum density is 2 Dwelling	the property owner to decide the
Development		Units.	housing form(s) they desire but limit the
Regulations			density.
701.1B			
Ootischenia	Dwellings:	AMEND	Updated terms and include Accessory
Suburban	One-Family	Dwellings:	Dwelling Units.
Residential (R1A)	Two-Family	Single Detached Housing	
Permitted Uses		Duplex Housing	
800	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	

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

	Sale of Site Grown Farm Products	Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	
Suburban 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	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:	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.
	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	0.4 hectare On-Site Servicing Only: 1.0 hectare	
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.

	Day Care Facility Home Based	Accessory Dwelling Unit	
	Business Horticulture Keeping of	Accessory Tourist Accommodation	
	Farm Animals Sale of Site Grown	Home Based Business	
	Farm Products Secondary Suite or	Horticulture	
	Carriage House as per Section 1002	Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
Suburban	The minimum site area for the	AMEND	As all lots are now required to permit 2
Residential K	following uses shall be required as	The minimum lot size shall be required	dwelling units, the site areas have been
(R1K)	follows:	as follows:	updated using minimum lot size.
Development			
Regulations	Community Water Supply and	Community Water Supply and	
1001.1	Community Sewer System:	Community Sewer System:	
	One-Family Dwelling 700 square	1,000 square metres	
	metres		
	Two-Family Dwelling 1,000 square	Community Water Supply Only:	
	metres	0.4 hectare	
	Community Water Supply Only:	On-Site Servicing Only:	
	One-Family Dwelling 0.2 hectare	1.0 hectare	
	Two-Family Dwelling 0.4 hectare		
	On-Site Servicing Only:		
	One-Family Dwelling 1.0 hectare		
	Two-Family Dwelling 1.0 hectare		
Suburban		NEW	New density provision. This would allow
Residential K		The maximum density is 2 Dwelling	the property owner to decide the
(R1K)		Units.	housing form(s) they desire but limit the
Development			density.
Regulations			
1001.1B			
Suburban	1. Subject to compliance with the	DELETE	As this use is now permitted in all zones,
Residential K	requirements of the Interior		this has been moved to general use
(R1K)	Health Authority for sewage		regulations and updated.
	disposal and water supply, one		

Secondary Suites	(1) secondary suite OR carriage
and Carriage	house per lot is permitted as an
Houses 1002	accessory use to a one-family
	dwelling subject to the following:
	a. the minimum site area
	for the suite shall be the
	same as for two-family
	dwelling above
	depending on level of
	servicing;
	b. a maximum gross floor
	area of 90 square
	metres;
	c. the secondary suite or
	carriage house shall not
	be a vehicle; and
	d. the secondary suite or
	carriage house shall have
	a separate entrance and
	separate living, sleeping
	sanitary and kitchen
	facilities from the one-
	family dwelling.
	2. The minimum separation
	distance between a carriage
	house, inclusive of attached
	decks and porches, and another
	dwelling shall be three (3)
	metres.
	3. A secondary suite shall not
	comprise more than 40 percent
	of the total floor area of the
	dwelling.

	 One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house. Recreation vehicles shall not be used as rental accommodation. Secondary suites and Carriage Houses shall not be used as tourist accommodation. 		
Country Residential (R2) Permitted Uses 1100	Dwellings: One-Family Two-Family	AMEND Dwellings: Single Detached Housing Duplex Housing	Updated terms and include accessory dwelling units.
	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	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	
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.

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)	Dwellings: One-Family Two-Family	AMEND Dwellings: Single Detached Housing	Updated terms and include accessory dwelling units.
Permitted Uses 1200	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	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	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.

	for immediate family of the occupant of the principal dwelling.		
Country Residential I	The minimum parcel size for a parcel subdivided for a relative under	AMEND The minimum lot size for a parcel	Use consistent language.
(R2I)	Section 514 of the Local Government	subdivided for a relative under Section	
Development	Act, with the approval of the Interior	514 of the Local Government Act, with	
Regulations	Health Authority shall be 0.8 hectare.	the approval of the Interior Health	
1201.3		Authority shall be 0.8 hectare.	
Country	Dwellings:	AMEND	Updated terms and include accessory
Residential K	One-Family	Dwellings:	dwelling units.
(R2K)	Two-Family	Single Detached Housing	
Permitted Uses		Duplex Housing	Ensure the principal uses are residential.
1300	Horticulture		
		Accessory Uses:	
	Accessory Uses:	Accessory Buildings and Structures	
	Accessory Buildings and Structures	Accessory Dwelling Unit	
	Accessory Tourist Accommodation	Accessory Tourist Accommodation	
	Day Care Facility	Day Care Facility	
	Home Based Business	Home Based Business	
	Keeping of Farm Animals	Horticulture	
	Sale of Site Grown Farm Products	Keeping of Farm Animals	
	Secondary Suites and Carriage	Sale of Site Grown Farm Products	
	Houses as per Section 1302	Temporary Guest Accommodation as	
	Temporary Guest Accommodation as per Section 1303	per Section 1303	
Country	The minimum site area for each	AMEND	To accommodate accessory dwelling
Residential K	permitted use shall be one (1)	The minimum lot size is 1.0 hectare.	units, staff recommend using minimum
(R2K)	hectare		lot size and maximum density to control
Development			development on a residential lot.
Regulations 1301.1			
Country	The minimum parcel size for a parcel	AMEND	Use consistent language.
Residential K	subdivided for a relative under	The minimum lot size for a parcel	
(R2K)	Section 514 of the Local Government	subdivided for a relative under Section	

Development	Act with the approval of the Interior	514 of the Local Government Act with	
Regulations	Health Authority shall be 0.8 hectare.	the approval of the Interior Health	
1301.2		Authority shall be 0.8 hectare.	
Country	One-family dwellings and two-family	AMEND	To accommodate accessory dwelling
Residential K	dwellings shall be permitted subject	The maximum density is 2 Dwelling	units, staff recommend using minimum
(R2K)	to conformance with the density	Units.	lot size and maximum density to control
Development	provisions of Section 1301(1).		development on a residential lot.
Regulations			
1301.5			
Country	1. Subject to compliance with the	DELETE	As this use is now permitted in all zones,
Residential K	requirements of the Interior		this has been moved to general use
(R2K)	Health Authority for sewage		regulations and updated.
Secondary Suites	disposal and water supply, one		
and Carriage	(1) secondary suite OR carriage		
Houses	house per lot is permitted as an		
1302	accessory use to a one-family		
	dwelling subject to the following:		
	a. the minimum site area		
	shall be 1 hectare;		
	b. a maximum gross floor		
	area of 90 square		
	metres;		
	c. the secondary suite or		
	carriage house shall not		
	be a vehicle; and		
	d. the secondary suite or		
	carriage house shall have		
	a separate entrance and		
	separate living, sleeping		
	sanitary and kitchen		
	facilities from the one-		
	family dwelling.		
	2. The minimum separation		
	distance between a carriage		

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

(R2SA – South		Duplex Housing	
•	Accessory Uses:	Duplex nousing	
Arrow) Permitted Uses 1400	Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only Temporary Guest Accommodation as per Section 1402	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	
Country		per Section 1402	
Country Residential SA (R2SA – South Arrow) Development Regulations 1401.1	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 SA (R2SA – South Arrow) Development Regulations 1401.2	The minimum parcel size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.	AMEND The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare	Use consistent language.
Country Residential SA (R2SA – South Arrow) Development Regulations 1401.5	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1401(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	Subject to compliance with the	Subject to compliance with the	Use consistent language.
Residential SA	requirements of the Interior Health	requirements of the Interior Health	
(R2SA – South	Authority for sewage disposal and	Authority for sewage disposal and	
Arrow)	water supply, one (1) cabin per lot	water supply, one cabin per lot for the	
Temporary	for the temporary accommodation of	temporary accommodation of guests is	
Guest	guests is permitted as an accessory	permitted as an accessory use to a	
Accommodation	use to a one-family or twofamily	single detached housing or duplex	
1402.1	dwelling subject to the following:	housing subject to the following:	
	a. the minimum site area for the	a. the minimum site area for the	
	guest cabin shall be 1.4 hectares;	guest cabin shall be 1.4 hectares;	
	and	and	
	b. a maximum gross floor area per	b. a maximum gross floor area per	
	cabin of 75 square metres.	cabin of 75 square metres.	
Rural Residential	Dwellings:	AMEND	Updated terms and include accessory
(R3)	One-Family	Dwellings:	dwelling units.
Permitted Uses	Two-Family	Single Detached Housing	
1500		Duplex Housing	
	Horticulture		
	Veterinary Clinics	Horticulture	
		Veterinary Clinics	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Keeping of Farm Animals	Accessory Tourist Accommodation	
	Micro Cultivation, Cannabis	Home Based Business	
	Micro Processing, Cannabis	Keeping of Farm Animals	
	Nursery, Cannabis	Micro Cultivation, Cannabis	
	Sale of Site Grown Farm Products	Micro Processing, Cannabis	
	Portable Sawmills for processing of	Nursery, Cannabis	
	material harvested on site only	Sale of Site Grown Farm Products	
		Portable Sawmills for processing of	
		material harvested on site only	

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

1601.1			
Rural Residential	One one-family dwelling or two-	AMEND	To accommodate accessory dwelling
I (R3I)	family dwelling is permitted and one	The maximum density is 2 Dwelling	units, staff recommend using minimum
Development	additional one-family dwelling or	Units.	lot size and maximum density to control
Regulations	two-family dwelling shall be		development on a residential lot.
1601.2	permitted per every additional four		
	(4) hectares of lot area.		
Rural Residential	The minimum parcel size for a parcel	AMEND	Use consistent language.
I (R3I)	subdivided for a relative under	The minimum lot size for a parcel	
Development	Section 514 of the Local Government	subdivided for a relative under Section	
Regulations	Act, with the approval of the Interior	514 of the Local Government Act, with	
1601.3	Health Authority shall be 1.6	the approval of the Interior Health	
	hectares.	Authority shall be 1.6 hectares.	
Rural Residential	Dwellings:	AMEND	Updated terms and include accessory
K (R3K)	One-Family	Dwellings:	dwelling units.
Permitted Uses	Two-Family	Single Detached Housing	
1700		Duplex Housing	
	Horticulture		
	Veterinary Clinics	Horticulture	
		Veterinary Clinics	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Micro Cultivation, Cannabis	Accessory Tourist Accommodation	
	Micro Processing, Cannabis	Home Based Business	
	Nursery, Cannabis	Micro Cultivation, Cannabis	
	Keeping of Farm Animals	Micro Processing, Cannabis	
	Sale of Site Grown Farm Products	Nursery, Cannabis	
	Small Scale Wood Product	Keeping of Farm Animals	
	Manufacturing subject to Section	Sale of Site Grown Farm Products	
	1702	Small Scale Wood Product	
	Temporary Guest Accommodation	Manufacturing subject to Section 1702	
	subject to Section 1703		

		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
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.	limited by form. 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.

		b. a maximum gross floor area for a cabin of 100 square metres.	
Rural Resource	Dwellings:	AMEND	Updated terms and include accessory
(R4)	One-Family	Dwellings:	dwelling units.
Permitted Uses	Two-Family	Single Detached Housing	
1800		Duplex Housing	
	Horse Riding Stables and Boarding		
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Veterinary Clinics	Kennels	
		Veterinary Clinics	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Micro Cultivation, Cannabis	Accessory Tourist Accommodation	
	Micro Processing, Cannabis	Home Based Business	
	Nursery, Cannabis	Micro Cultivation, Cannabis	
	Keeping of Farm Animals	Micro Processing, Cannabis	
	Sale of Site Grown Farm Products	Nursery, Cannabis	
	Portable Sawmills	Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
		Portable Sawmills	
Rural Resource	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R4)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations			development on a residential lot.
1801.1			
Rural Resource	One-family dwellings and two-family	AMEND	To accommodate accessory dwelling
(R4)	dwellings shall be permitted subject	The maximum density is 2 Dwelling	units, staff recommend using minimum
Development	to conformance with the density	Units.	lot size and maximum density to control
Regulations	provisions of section 1801(1).		development on a residential lot.
1801.4			

Rural Resource K	Dwellings:	AMEND	Updated terms and include accessory
(R4K)	One-Family	Dwellings:	dwelling units.
Permitted Uses	Two-Family	Single Detached Housing	
1900		Duplex Housing	
	Horse Riding Stables and Boarding		
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Veterinary Clinics	Kennels	
		Veterinary Clinics	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Keeping of Farm Animals	Accessory Tourist Accommodation	
	Micro Cultivation, Cannabis	Home Based Business	
	Micro Processing, Cannabis	Keeping of Farm Animals	
	Nursery, Cannabis	Micro Cultivation, Cannabis	
	Sale of Site Grown Farm Products	Micro Processing, Cannabis	
	Portable Sawmills	Nursery, Cannabis	
	Temporary Guest Accommodation as	Sale of Site Grown Farm Products	
	per Section 1902	Portable Sawmills	
		Temporary Guest Accommodation as	
		per Section 1902	
Rural Resource K	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R4K)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations			development on a residential lot.
1901.1			
Rural Resource K	One-family dwellings and two-family	AMEND	To accommodate accessory dwelling
(R4K)	dwellings shall be permitted subject	The maximum density is 2 Dwelling	units, staff recommend using minimum
Development	to conformance with the density	Units.	lot size and maximum density to control
Regulations	provisions of section 1901(1).		development on a residential lot.
1901.4			

Rural Resource K	Subject to compliance with the	Subject to compliance with the	Use consistent language.
(R4K)	requirements of the Interior Health	requirements of the Interior Health	
Temporary	Authority for sewage disposal and	Authority for sewage disposal and	
Guest	water supply one (1) cabin per lot for	water supply one cabin per lot for the	
Accommodation	the temporary accommodation of	temporary accommodation of guests is	
1902.1	guests is permitted as an accessory	permitted as an accessory use to single	
	use to a one-family dwelling or two-	detached housing or duplex housing	
	family dwelling subject to a	subject to a maximum gross floor area	
	maximum gross floor area of 75	of 75 square metres.	
	square metres.		
Rural Resource	Dwellings:	AMEND	Updated terms and include accessory
(R4SA – South	One-Family	Dwellings:	dwelling units.
Arrow)	Two-Family	Single Detached Housing	
Permitted Uses		Duplex Housing	
2000	Horse Riding Stables and Boarding		
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Veterinary Clinics	Kennels	
		Veterinary Clinics	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Keeping of Farm Animals	Accessory Tourist Accommodation	
	Micro Cultivation, Cannabis	Home Based Business	
	Micro Processing, Cannabis	Keeping of Farm Animals	
	Nursery, Cannabis	Micro Cultivation, Cannabis	
	Sale of Site Grown Farm Products	Micro Processing, Cannabis	
	Portable Sawmills	Nursery, Cannabis	
	Temporary Guest Accommodation as	Sale of Site Grown Farm Products	
	per Section 2002	Portable Sawmills	
		Temporary Guest Accommodation as	
		per Section 2002	

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

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

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

2400	Two-Family	Single Detached Housing	
	Multi-Family	Duplex Housing	
		Multi-Unit Housing	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Day Care Facility	Accessory Dwelling Unit	
	Home Based Business	Accessory Tourist Accommodation Day	
	Horticulture	Care Facility	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Product	Horticulture	
		Keeping of Farm Animals	
		Sale of Site Grown Farm Product	
Multi-Family	The minimum lot size for Multi-	AMEND	Updated terms.
Residential – F	Family Residential – F (MFR-F) shall	The minimum site area for Multi-Unit	
(MFR-F)	be a follows:	Residential – F (MUR-F) shall be a	Increase minimum site area for on-site
Multi-Unit	Community Water Supply and	follows:	servicing to reflect Interior Health best
Residential F	Community Sewer System:	Community Water Supply and	practices.
(MUR-F)	First Dwelling 0.25 hectare	Community Sewer System:	
Development	Each Additional Dwelling Unit 200	First Dwelling Unit 0.25 hectare	
Regulations	square metres	Each Additional Dwelling Unit 200	
2401.1		square metres	
	Community Water Supply Only:		
	First Dwelling 0.25 hectare	Community Water Supply Only:	
	Each Additional Dwelling Unit 400	First Dwelling Unit 0.25 hectare	
	square metres	Each Additional Dwelling Unit 400	
		square metres	
	On-Site Servicing Only:		
	First Dwelling 0.5 hectare	On-Site Servicing Only:	
	Each Additional Dwelling Unit 0.1	First Dwelling Unit 1.0 hectare	
	hectare	Each Additional Dwelling Unit 0.1	
		hectare	

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

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

	Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	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	
Heritage Residential – I (HR-I) Development Regulations 2601.1	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 Heritage Residential – I (HR-I) Development Regulations 2601.1B		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.
Agriculture 1 (AG1) Permitted Uses 2700	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 Standard Cultivation, Cannabis Standard Processing, Cannabis	AMEND Agriculture All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time Single Detached Housing Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis	Use consistent language.

	Veterinary Clinic (may require ALC non-farm use approval) 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	Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the	
	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)	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)	
Agriculture 1 (AG1) Development Regulations 2701.1	The minimum lot area shall be 4 hectares in the Agricultural Land Reserve and 2 hectares outside the Agricultural Land Reserve.	The minimum lot size shall be 4.0 hectares in the Agricultural Land Reserve and 2.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 1 (AG1) Development Regulations 2701.1B		NEW The maximum density is 2 Dwelling Units.	New density provision for clarity.
Agriculture 1 (AG1) Development Regulations	The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.	AMEND The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.	Use consistent language.

2701.5			
Agriculture 1 (AG1) Development Regulations 2701.6	Subject to approval from the regional health authority for sewage disposal and water supply, 1 accessory dwelling per lot is permitted as an accessory use subject to the following: a. the minimum site area for the accessory dwelling shall be 1 hectare; b. the maximum gross floor area is limited to 90 square metres; and c. the accessory dwelling shall not be a recreational vehicle or other vehicle.	DELETE	As accessory dwelling units are permitted in all zones this has been moved to general use regulations.
Agriculture 2 (AG2) Permitted Uses 2800	AgricultureAll activities designated as "FarmUse" as defined in the AgriculturalLand Commission Act and Part 2 ofthe Agricultural Land Reserve UseRegulation as amended or replacedfrom time to timeDwelling, One FamilyKennelMicro Cultivation, CannabisMicro Processing, CannabisNursery, CannabisStandard Cultivation, CannabisStandard Processing, CannabisVeterinary Clinic (may require ALCnon-farm use approval)	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)	Use consistent language.

	Accessory Buildings or Structures Accessory Dwelling	Accessory Uses: Accessory Buildings or Structures	
	Accessory Tourist Accommodation Farm Product Processing of farm	Accessory Dwelling Unit Accessory Tourist Accommodation	
	product from another parcel in the	Farm Product Processing of farm	
	Regional District of Central Kootenay (may require ALC non-farm use	product from another parcel in the Regional District of Central Kootenay	
	approval)	(may require ALC non-farm use	
	Home Based Business	approval)	
	Portable Sawmills for processing of	Home Based Business	
	material harvested on site only	Portable Sawmills for processing of	
	Temporary Farm Worker Housing	material harvested on site only	
	(may require ALC non adhering residential use approval)	Temporary Farm Worker Housing (may	
		require ALC non adhering residential use approval)	
Agriculture 2	The minimum lot area shall be 8	The minimum lot size shall be 8.0	Use consistent language.
(AG2)	hectares in the Agricultural Land	hectares in the Agricultural Land	
Development	Reserve and 4 hectares outside the	Reserve and 4.0 hectares outside the	
Regulations	Agricultural Land Reserve.	Agricultural Land Reserve.	
2801.1		NEW	Now density provision for elevity
Agriculture 2 (AG2)		The maximum density is 2 Dwelling	New density provision for clarity.
Development		Units.	
Regulations			
2801.1B			
Agriculture 2	The Maximum Gross Floor Area of	AMEND	Use consistent language.
(AG2)	the Single Family Dwelling is 300.0	The Maximum Gross Floor Area of	
Development	square metres.	Single Detached Housing is 300.0	
Regulations 2801.5		square metres.	
Agriculture 2	Subject to approval from the regional	DELETE	As accessory dwelling units are
(AG2)	health authority for sewage disposal		permitted in all zones this has been
Development	and water supply, 1 accessory		moved to general use regulations.
Regulations	dwelling per lot is permitted as an		, ,

2801.6	 accessory use subject to the following: a. the minimum site area for each accessory dwelling shall be 1.0 hectare; b. the maximum gross floor area is limited to 90.0 square metres; c. 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. 		
Agriculture 3	Agriculture	AMEND	Use consistent language.
(AG3)	All activities designated as "Farm	Agriculture	
Permitted Uses	Use" as defined in the Agricultural	All activities designated as "Farm Use"	
2900	Land Commission Act and Part 2 of	as defined in the Agricultural Land	
	the Agricultural Land Reserve Use	Commission Act and Part 2 of the	
	Regulation as amended or replaced	Agricultural Land Reserve Use	
	from time to time	Regulation as amended or replaced	
	Dwelling, One Family	from time to time	
	Kennel	Single Detached Housing	
	Micro Cultivation, Cannabis	Kennel	
	Micro Processing, Cannabis	Micro Cultivation, Cannabis	
	Nursery, Cannabis	Micro Processing, Cannabis	
	Standard Cultivation, Cannabis	Nursery, Cannabis	
	Standard Processing, Cannabis	Standard Cultivation, Cannabis	
	Veterinary Clinic (may require ALC non-farm use approval)	Standard Processing, Cannabis Veterinary Clinic (may require ALC	
		non-farm use approval)	
	Accessory Uses:		
	Accessory Buildings or Structures	Accessory Uses:	
	Accessory Dwelling		

	Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the	Accessory Buildings or Structures Accessory Dwelling Unit Accessory Tourist Accommodation	
	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	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	
	(may require ALC non adhering residential use approval)	material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)	
Agriculture 3 (AG3) Development Regulations 2901.1	The minimum lot area shall be 60 hectares in the Agricultural Land Reserve and 8 hectares outside the Agricultural Land Reserve.	The minimum lot size shall be 60.0 hectares in the Agricultural Land Reserve and 8.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 3 (AG3) Development Regulations 2901.1B		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.

	 accessory use subject to the following: a. the minimum site area for each accessory dwelling shall be 1.0 hectare; b. the maximum gross floor area is limited to 90.0 square metres; c. one of the accessory dwellings shall be a secondary suite; and 		
	d. the accessory dwelling shall not be a recreational vehicle or other vehicle.		
Neighbourhood	Accessory Uses:	AMEND	Clarify the accessory residential use in
Commercial (C1)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
3200		Caretaker Suite	
General	Accessory Uses:	AMEND	Clarify the accessory residential use in
Commercial (C2)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
3300		Caretaker Suite	
Tourist	Accessory Uses:	AMEND	Clarify the accessory residential use in
Commercial (C3)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
3400		Caretaker Suite	
Small-Scale	Dwellings:	AMEND	Updated terms.
Tourism	One-Family	Dwellings:	
Accommodation	Two-Family	Single Detached Housing	
(C5)		Duplex Housing	
Permitted Uses	Rental Cabin for Tourist		
3600	Accommodation	Rental Cabin for Tourist	
		Accommodation	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
		Accessory Buildings and Structures	

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

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

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

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

	One-family dwelling 1.5 parking	Single Detached Housing 1.5 parking	
	stalls/unit	stalls/unit	
	Two-family dwelling 1.5 parking	Duplex Housing 1.5 parking stalls/unit	
	stalls/unit	Multi-Unit Housing 1.0 parking	
	Multi-family dwelling 1.0 parking	stalls/unit	
	stalls/unit	Cabins 1.0 parking stalls/cabin	
	Cabins 1.0 parking stalls/cabin	Campground 1.0 parking stalls/site	
	Campground 1.0 parking stalls/site		
Resort	Cluster development shall be defined	AMEND	Updated terms.
Commercial (C6)	as development consisting of a	Cluster development shall be defined	
Development	combination of one-family dwellings,	as development consisting of a	
Regulations	two-family dwellings and/or cabins	combination of single detached	
3801.6	arranged in clusters with a minimum	housing, duplex housing and/or cabins	
	of four dwelling units.	arranged in clusters with a minimum	
		of four dwelling units.	
Resort	All development shall be subject to	AMEND	Updated terms.
Commercial (C6)	the following minimum site area	All development shall be subject to the	
Development	requirements:	following minimum site area	
Regulations	One-family dwellings 400 square	requirements:	
3801.7	metres (4306 square feet)	Single Detached Housing 400 square	
	Two-family dwellings 300 square	metres (4306 square feet)	
	metres (3229 square feet)	Duplex Housing 300 square metres	
	Cabins (no kitchen facility) 250	(3229 square feet)	
	square metres (2691 square feet)	Cabins (no kitchen facility) 250 square	
	Campgrounds 4000 square metres	metres (2691 square feet)	
	(1.0 acre)	Campgrounds 4000 square metres (1.0	
	Lodges, Seasonal Resorts and Hotels	acre)	
	60 units/gross ha (24.3 units/gross	Lodges, Seasonal Resorts and Hotels	
	acre)	60 units/gross ha (24.3 units/gross	
	Multi-family Dwelling 30 units/gross	acre)	
	ha (12.15 units/gross acre)	Multi-family Dwelling 30 units/gross	
		ha (12.15 units/gross acre)	

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

		arranged in clusters with a minimum of four dwelling units.	
Resort	All development shall be subject to	AMEND	Updated terms.
Commercial (C6)	the following minimum site area	All development shall be subject to the	
Development	requirements:	following minimum site area	
Regulations	One-family dwellings 400 square	requirements:	
3901.7	metres (4306 square feet)	Single Detached Housing 400 square	
3901.7	Two-family dwellings 300 square	metres (4306 square feet)	
	metres (3229 square feet)	Duplex Housing 300 square metres	
	Cabins (no kitchen facility) 250	(3229 square feet)	
	square metres (2691 square feet)	Cabins (no kitchen facility) 250 square	
	Campgrounds 4000 square metres	metres (2691 square feet)	
	(1.0 acre)	Campgrounds 4000 square metres (1.0	
	Lodges, Seasonal Resorts and Hotels	acre)	
	60 units/gross ha (24.3 units/gross	Lodges, Seasonal Resorts and Hotels	
	acre)	60 units/gross ha (24.3 units/gross	
	Multi-family Dwelling 30 units/gross	acre)	
	ha (12.15 units/gross acre)	Multi-family Dwelling 30 units/gross	
		ha (12.15 units/gross acre)	
Light Industrial	Accessory Uses:	AMEND	Clarify the accessory residential use in
(M1)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	Business Office	Accessory Buildings and Structures	
4000	One Dwelling Unit	Business Office	
		Caretaker Suite	
Medium	Accessory Uses:	AMEND	Clarify the accessory residential use in
Industrial (M2)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	Business Office	Accessory Buildings and Structures	
4100	One Dwelling Unit	Business Office	
		Caretaker Suite	
Heavy Industrial	Accessory Uses:	AMEND	Clarify the accessory residential use in
(M3)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	Business Office	Accessory Buildings and Structures	
4200	One Dwelling Unit	Business Office	
		Caretaker Suite	

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

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