



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

## **AREA I ADVISORY PLANNING AND HERITAGE COMMISSION OPEN MEETING AGENDA**

**6:30PM**

**Tuesday, January 5, 2024**

**Hybrid Meeting**

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

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/98440624910?pwd=9JQyXil1Zannf7mif5hF90fAswn5qj.1>

**Join by Phone:**

1 778 907 2071 Canada

**Meeting ID:** 984 4062 4910

**Passcode:** 640628

**Meeting Location:**

Brilliant Cultural Centre

1876 Brilliant Rd, Castlegar, BC

**1. CALL TO ORDER**

Director Davidoff called the meeting to order at \_\_\_\_ p.m

**2. ELECTION OF CHAIR**

Call for nomination (3 times)

**DECLARATION OF ELECTED OR ACCLAIMED CHAIR**

Director Davidoff ratifies the appointed Commissioner \_\_\_\_\_ as Chair of the Area I Advisory Planning and Heritage Commission for the remainder of their term.

**3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

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

**4. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the January 5, 2026 Electoral Area I Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried/Defeated**

**5. RECEIPT OF MINUTES**

The December 10, 2024 Electoral Area I Advisory Planning and Heritage Commission minutes, have been received.

**6. STAFF REPORTS**

**6.1 DEVELOPMENT VARIANCE PERMIT APPLICATION (V25071) – Stacy Johnston**

The Development Variance Application dated December 1, 2025, from Sadie Chezenko, Planner 1, has been received.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT/NOT SUPPORT** the Development Variance Permit Application to Stacy Johnston for the property located at 2270 Lower Gibson Road, Pass Creek LOT 2 DISTRICT LOT 7448 KOOTENAY DISTRICT PLAN NEP76618.

**Carried/Defeated**

**6.2 BYLAW AMENDMENT APPLICATION (Z22111) – Harold Chernoff**

The Bylaw Amendment Application dated December 1, 2025, from Sadie Chezenko, Planner 1, has been received.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT/NOT SUPPORT** the Bylaw Amendment Application to Harold Chernoff for the property located at 1757/1875 Terrace Road, Castlegar, Electoral Area I, That part of SUBLOT 28 DISTRICT LOT 4598 KOOTENAY DISTRICT PLAN X34.

**Carried/Defeated**

**6.3 BYLAW AMENDMENT APPLICATION – RDCK Planning Department**

The Bylaw Amendment Application dated August 7, 2025, from Sadie Chezenko, Planner 1, has been received.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT/NOT SUPPORT** the Regional District of Central Kootenay Zoning Amendment Bylaw No. 3053, 2025 to further implement the requirements of Provincial Bill 44 – Housing Statutes (Residential Development) Amendment Act.

**Carried/Defeated**

**7. PUBLIC TIME**

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

**8. NEXT MEETING**

The next Electoral Area I Advisory Planning and Heritage Commission Meeting has yet to be scheduled.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area I Advisory Planning and Heritage Commission meeting be adjourned at \_\_\_\_ p.m.

**Carried/Defeated**



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**AREA I ADVISORY PLANNING AND HERITAGE  
COMMISSION  
OPEN MEETING MINUTES**

**6:30PM**

**Tuesday, December 10, 2024**

**Hybrid Meeting**

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

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/99002357367?pwd=JSmrCDU0ACZUQmeGhyqbRzgjtFdB9m.1&from=addon>

**Join by Phone:**

1 778 907 2071 Canada

**Meeting ID:** 990 0235 7367

**Passcode:** 376113

**Meeting Location:**

Brilliant Cultural Centre -Youth Room (Downstairs)  
1876 Brilliant Rd, Castlegar, BC

**COMMISSIONERS**

Commissioner Brian Bebelman  
Commissioner Kelly Poznikoff  
Commissioner Andy Ozeroff

Electoral Area I, Chair  
Electoral Area I  
Electoral Area I

**DIRECTORS**

Andy Davidoff

Electoral Area I, Director

**STAFF**

Stephanie Johnson  
Shelly Kindred

Planner  
Administrative Assistant

**PUBLIC**

Debra Randall

Observer (online)



**1. CALL TO ORDER**

Chair Bebelman called the meeting to order at 6:32 p.m.

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

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

**3. ADOPTION OF AGENDA**

The Agenda for the December 10, 2024 Electoral Area I Advisory Planning and Heritage Commission meeting, be adopted with the inclusion of Item No. 6.0 Director's Update.

**Carried**

**4. RECEIPT OF MINUTES**

The May 6, 2024 Electoral Area I Advisory Planning and Heritage Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 OFFICIAL COMMUNITY PLAN (OCP) REVIEW PROJECT**

The Committee Report dated October 30, 2024 from Stephanie Johnson, Planner, was received .

- Attachment A – Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2024
- Attachment B – Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024
- Attachment C – RDCK Zoning Amendment Bylaw No. 2968, 2024
- Attachment D – Area I Official Community Plan Review, Interim Engagement Summary "What We Heard" Report

Stephanie Johnson, Planner gave a presentation on the OCP review project and draft plan content.

Director Davidoff would like to hold a public hearing that includes notification to all Electoral Area I households by mail out to let residents know about the public hearing.

**MOVED** and seconded,  
AND Resolved:

That Area I APHC support the Sentinel Mountain Electoral Areas I Official Community Plan Bylaw No. 2821, 2024, the Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024, and the Regional District of Central Kootenay Zoning Amendment Bylaw No. 2968, 2024.

**Carried**

**6. OLD BUSINESS**

**6.1 DIRECTOR'S UPDATE**

Director Davidoff gave a detailed report on the following items providing a background, describing why they were initiated and what he hoped to achieve:

- Reimagining recreation
- Non-market housing projects
- Kalesnikoff – Noise complaints from Loff Road residents
- Cellular services – Shaw / Rogers
- Community Works Grant Funding

Director Davidoff introduced projects and their objectives, sharing the outcomes and next steps.

**7. PUBLIC TIME**

The Chair called for questions from the public at 7:42p.m.  
There were no questions.

**8. NEXT MEETING**

The next Electoral Area I Advisory Planning and Heritage Commission Meeting is not yet scheduled.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area I Advisory Planning and Heritage Commission meeting be adjourned at 8:01 p.m.

**Carried**

*Approved by*

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*Brian Bebelman*



# Development Variance Permit Application

Referral Form – RDCK File V25071

Date: December 01, 2025

**You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO January 01, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.**

## LEGAL DESCRIPTION & GENERAL LOCATION:

### Parcel 1

2285 Lower Gibson Road, Pass Creek, Electoral Area I  
LOT 3 DISTRICT LOT 7448 KOOTENAY DISTRICT PLAN 5002 EXCEPT  
PLAN NEP73270 (PID: 005-477-590)  
Owners: Shelley and George Soukeroff  
Shown outlined in Green →

### Parcel 2

2270 Lower Gibson Road, Pass Creek, Electoral Area I  
LOT 2 DISTRICT LOT 7448 KOOTENAY DISTRICT PLAN NEP76618  
(PID: 026-078-627)  
Owner: Stacy Johnston  
Shown outlined in Pink →



## PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

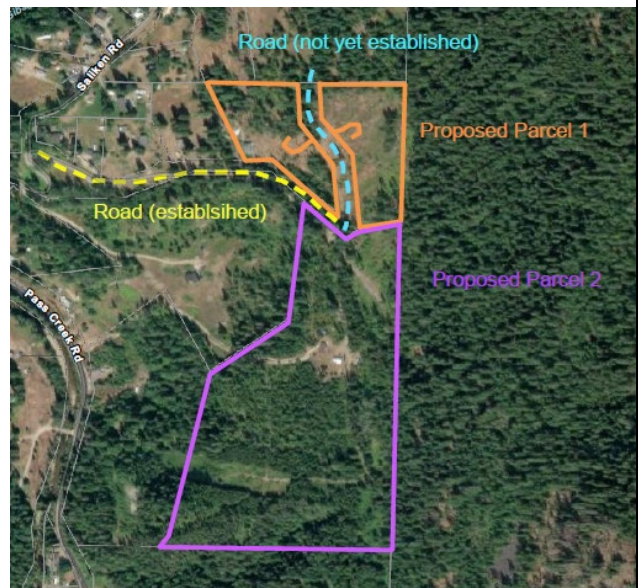
Existing Parcel 1 has been developed with a residence and existing Parcel 2 has a park model RV and a covered camping trailer on the property.

The neighbouring property owners have applied to the Ministry of Transportation and Transit (MOTT) to complete a boundary adjustment subdivision of their parcels. The two parcels are proposed to be reconfigured as shown in the diagram here →

Section 602(7) of RDCK Zoning Bylaw no. 1675, 2004 specifies that "No newly created lot shall be bisected by a legally dedicated road." As can be seen in the diagram, Proposed Parcel 1 would be bisected by a legally dedicated road. This road is currently undeveloped as shown in the attached photos in this package.

As such, the applicant has applied for this DVP in order to seek relief from this regulation so that a lot may be created which is bisected by a legally dedicated road.

The existing and proposed parcel sizes are listed below:



	Existing Parcel Size	Proposed Parcel Size
Parcel 1	1.86 ha	4.33 ha (1.85ha/2.48ha)
Parcel 2	15.5 ha	13.6ha

These neighbours are pursuing the subdivision in order so that the water source (and easements) for Parcel 1 may be located on the same parcel that they serve. These are currently located on the northern portion of Parcel 2. The owner of Parcel 2 is amenable to this as the funds received from the sale of that portion of their property will allow them to finance having power run to their property.

The water source for Parcel 1 is "Bessie Spring" which is on existing Parcel 2 and there are two active water licenses (C121299 and C121300) which authorize the property owners to use and divert water from this source. There is also a third water licence (C121298) issued off existing Parcel 2 (Strelaw Spring) which provides water to a third property to the west of Parcel 1.

The applicant has noted that the waterworks do not currently comply with the easement and that this is partially the reason for the subdivision. Staff note that the easement could be refined to accommodate different conditions rather than subdividing if that was the sole issue. However, staff note that there are broader concerns from the applicant including wanting more control over the land and conditions affecting the water supply.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
~17 ha	n/a	Country Residential I (R2I) Zoning Bylaw no. 1675	Rural Residential (RR) OCP Bylaw No. 2821

**APPLICANT:** Stacy Johnston

**Please provide your response via email.**

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

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

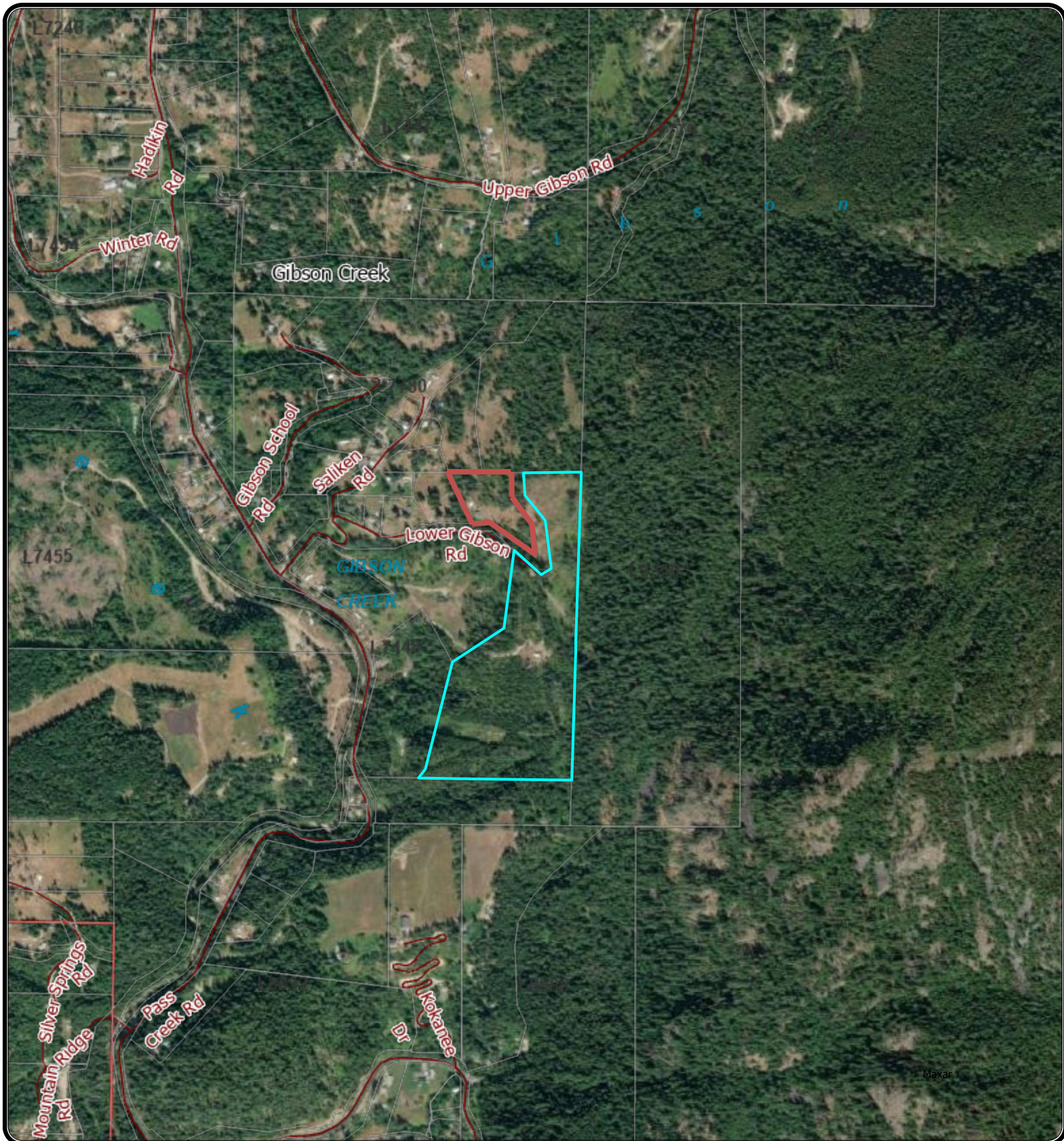
<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input checked="" type="checkbox"/> HABITAT BRANCH (Environment) <input checked="" type="checkbox"/> FRONTCOUNTER BC (MFLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST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

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



# RDCK Map



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

## Legend

- Place Names
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

## Map Scale:

1:18,056

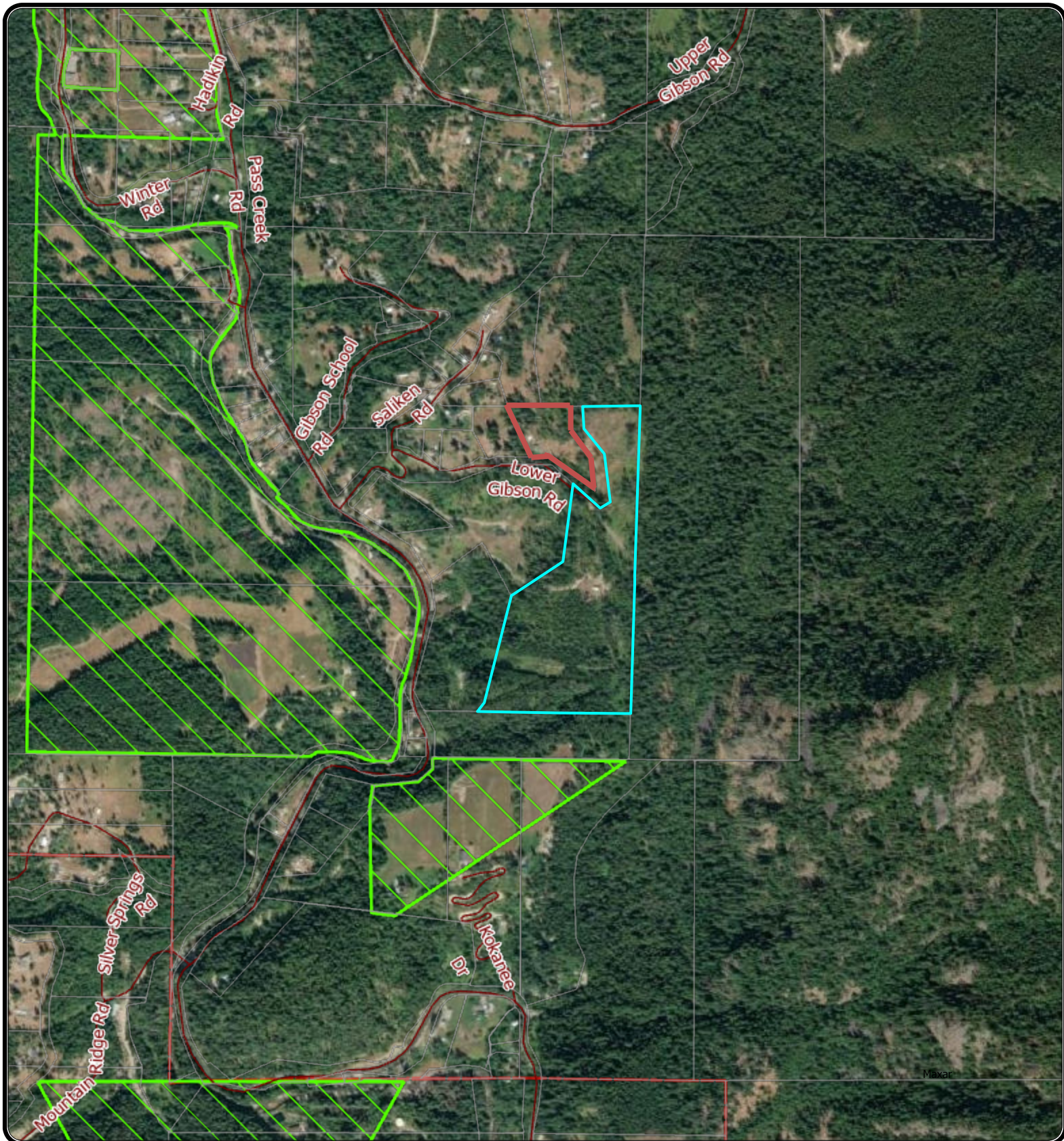
Date: May 28, 2025



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







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[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Legend

-  Agriculture Land Reserve
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines

## Map Scale:

1:18,056

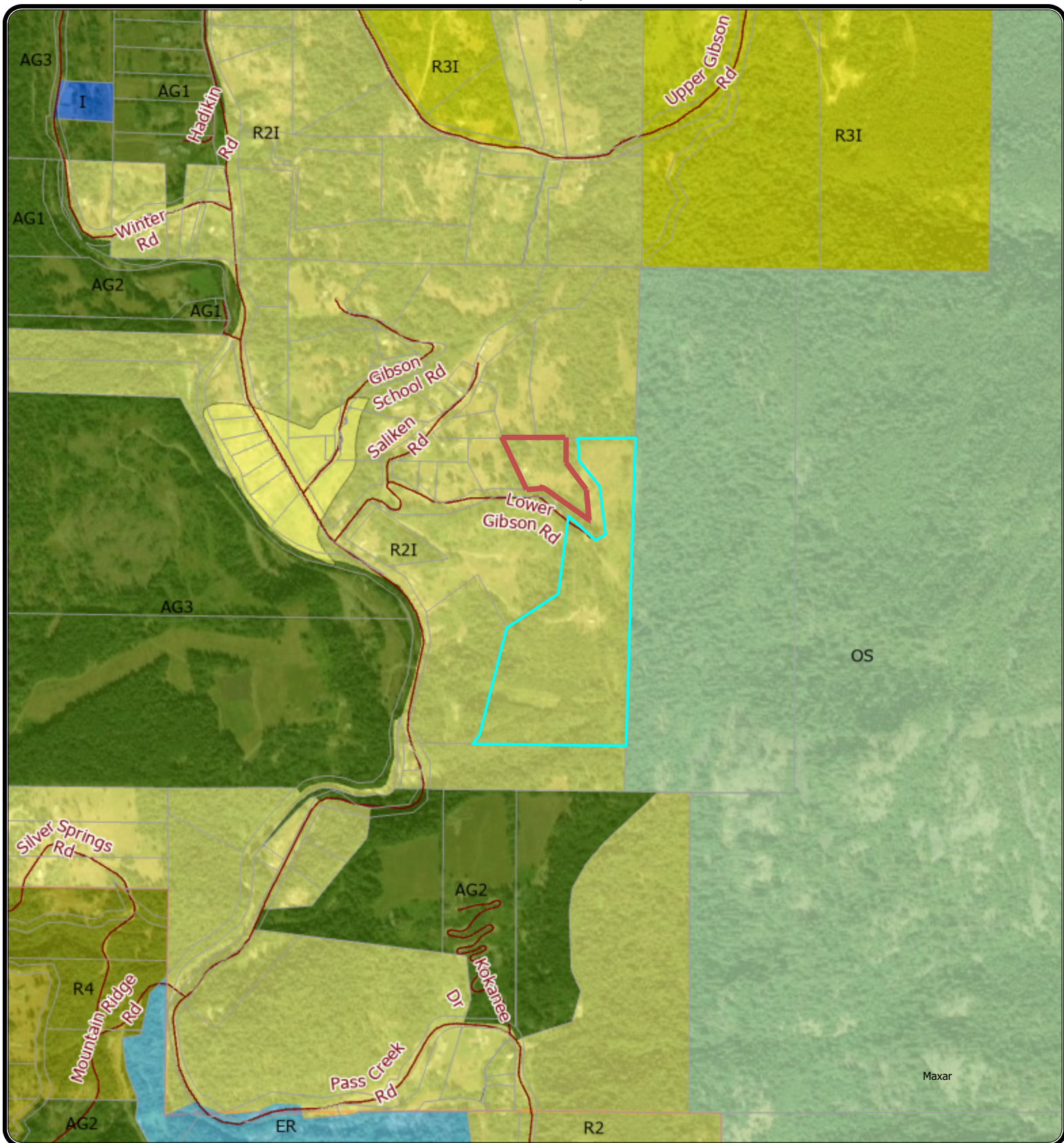
Date: May 28, 2025



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## Zoning Class

- Agriculture
- Environmental Reserve
- Institutional
- Open Space
- Residential 2
- Residential 3

## Legend

- Residential 4
- Non Standard Flooding Erosion Area
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

## Map Scale:

1:18,056

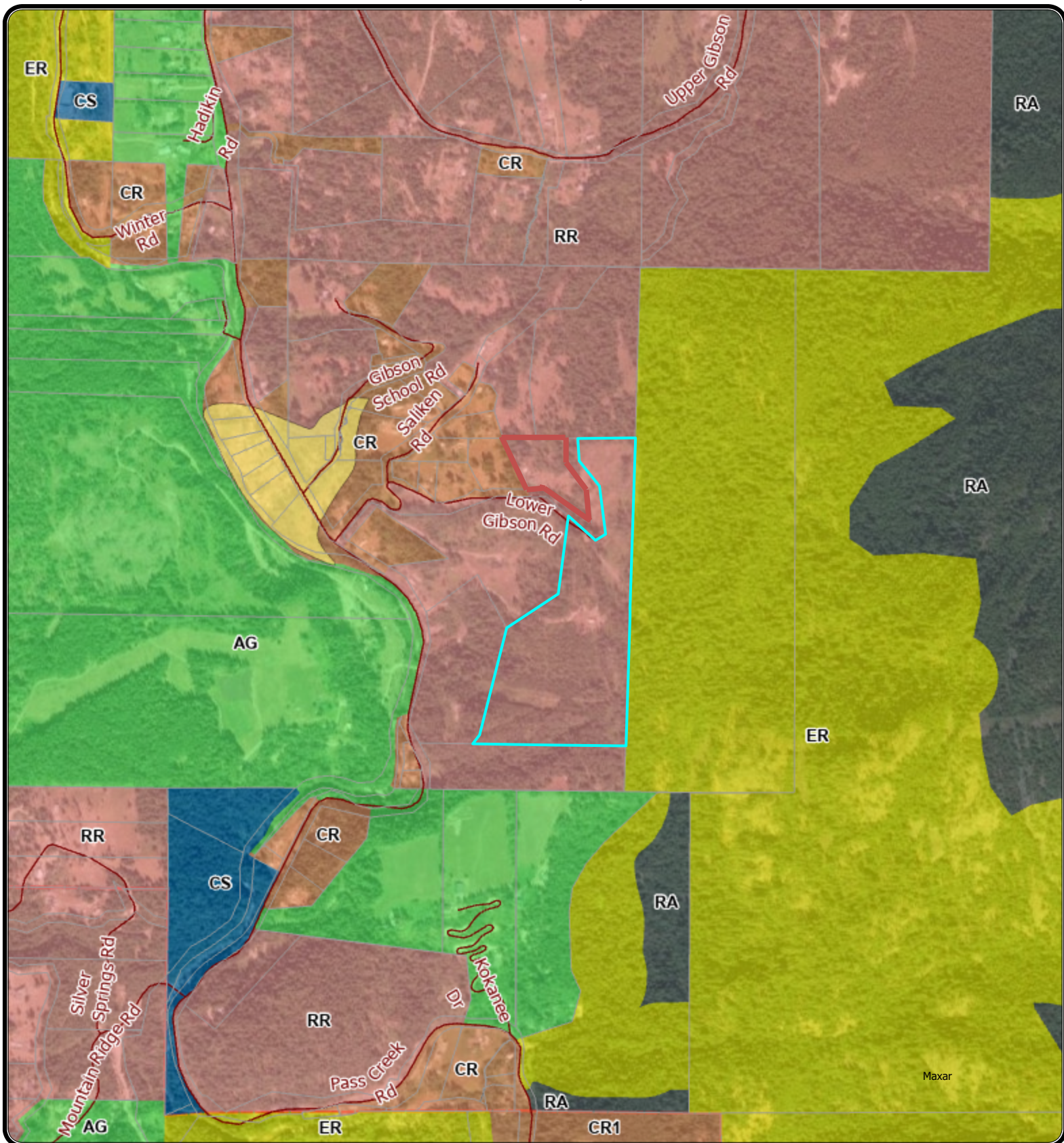
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[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Official Community Plan

- Agriculture
- Community Services
- Country Residential
- Environmental Reserve
- Resource Area

## Legend

- Rural Residential
- Non Standard Flooding Erosion Area
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

## Map Scale:

1:18,056

Date: May 28, 2025



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# RDCK Map



Maxar



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[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Legend

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

## Map Scale:

1:9,028

Date: May 28, 2025



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[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Legend

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

## 20 Meter Contours

## Map Scale:

1:9,028

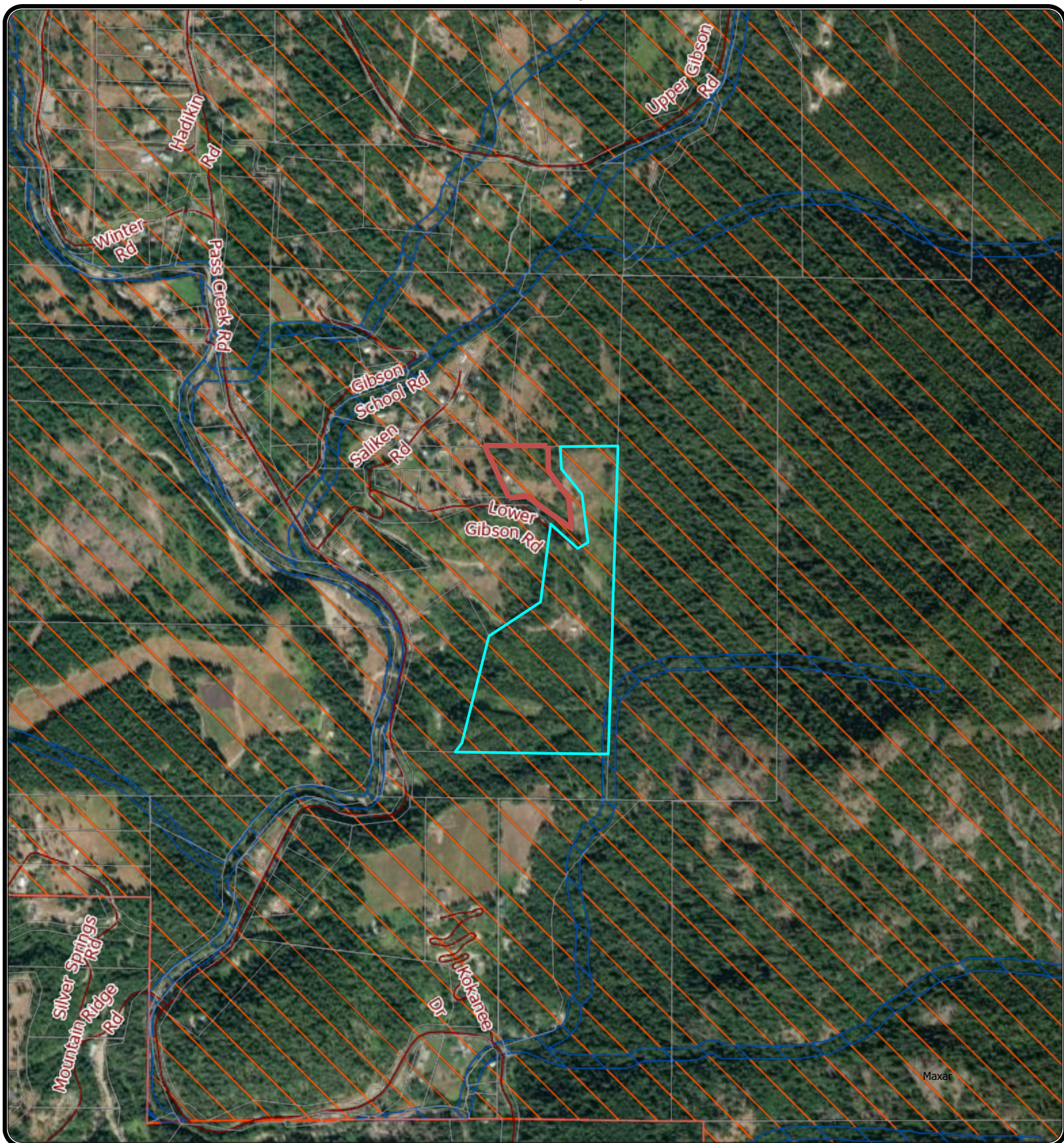
Date: May 28, 2025



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[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Development Permit Areas

-  Watercourse
-  Wildfire

## Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines

## Map Scale:

1:18,056

Date: May 28, 2025



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SUBDIVISION PLAN OF: LOT 3 DISTRICT  
LOT 7448 KOOTENAY DISTRICT PLAN  
5002 EXCEPT PLAN NEP73270; AND  
PART OF LOT 2 DISTRICT LOT 7448  
KOOTENAY DISTRICT PLAN NEP76618.  
BCGS 82F.032

UTM NAD83 (CSRS) 2002.0 Zone 11  
  
CP A1 N 5467937.030 E 452095.996  
Point combined factor: 0.999526  
Absolute accuracy 0.04  
  
IP A2 N 5467945.952 E 451776.106  
Point combined factor: 0.999538  
Absolute accuracy 0.04

PLAN EPP149425

The intended plot size of this plan is  
560mm in width by 432mm in height  
(C size) when plotted at a scale of 1:1000.



**LEGEND**

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North. The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service. This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.999526. The combined scale factor has been determined based on an ellipsoidal elevation of 654 metres.

S.M. Stone mound  
Mp Metal reference post

Found Set  
● ○ Standard iron post  
⊗ Standard capped post

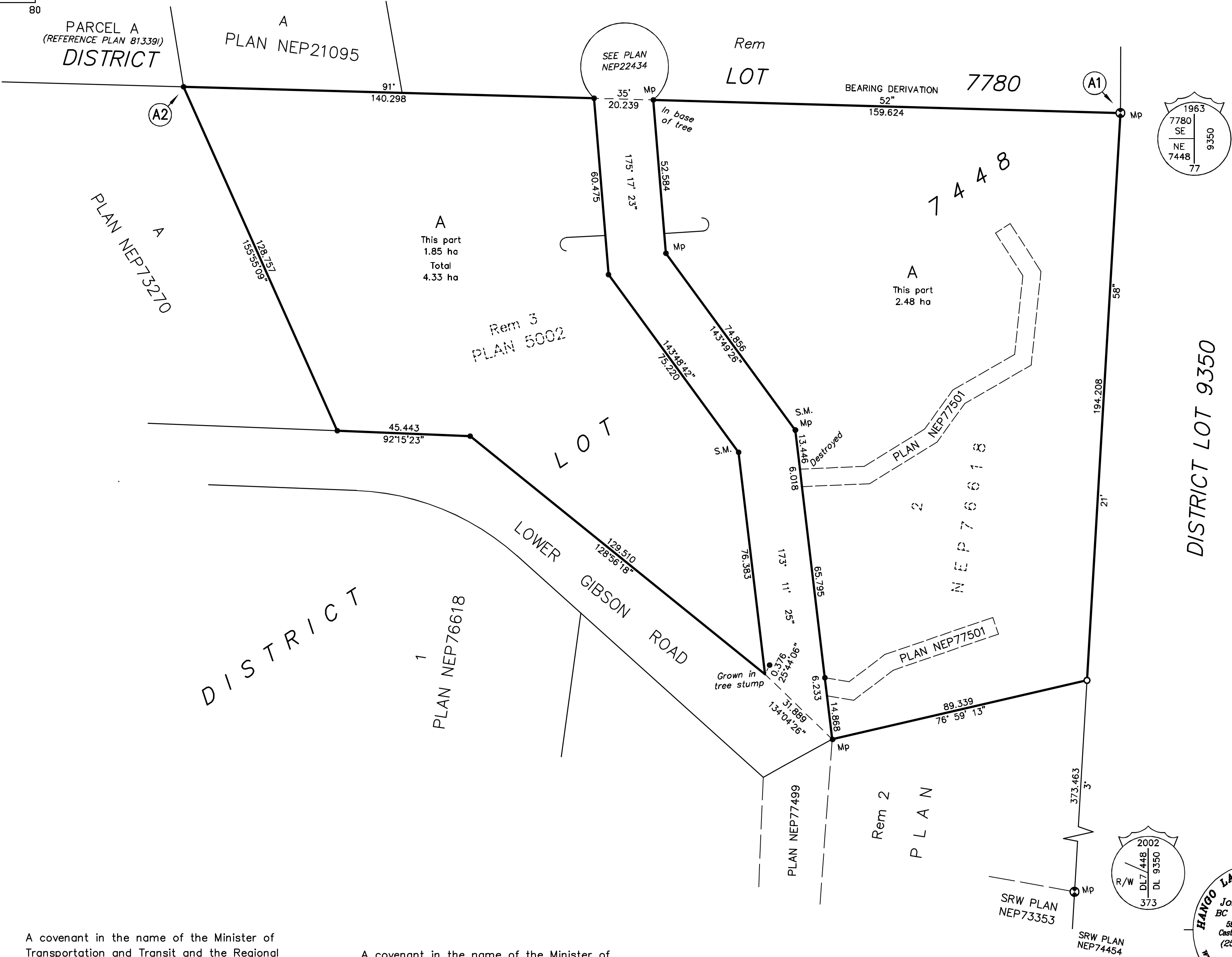
This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Transit.  
File No. 2025-00292

A covenant in the name of the Minister of Transportation and Transit and the Regional District of Central Kootenay, pursuant to Section 219 of the Land Title Act is a condition of approval for subdivision.

A covenant in the name of the Minister of Transportation and Transit, pursuant to Section 218 of the Land Title Act is a condition of approval for subdivision.

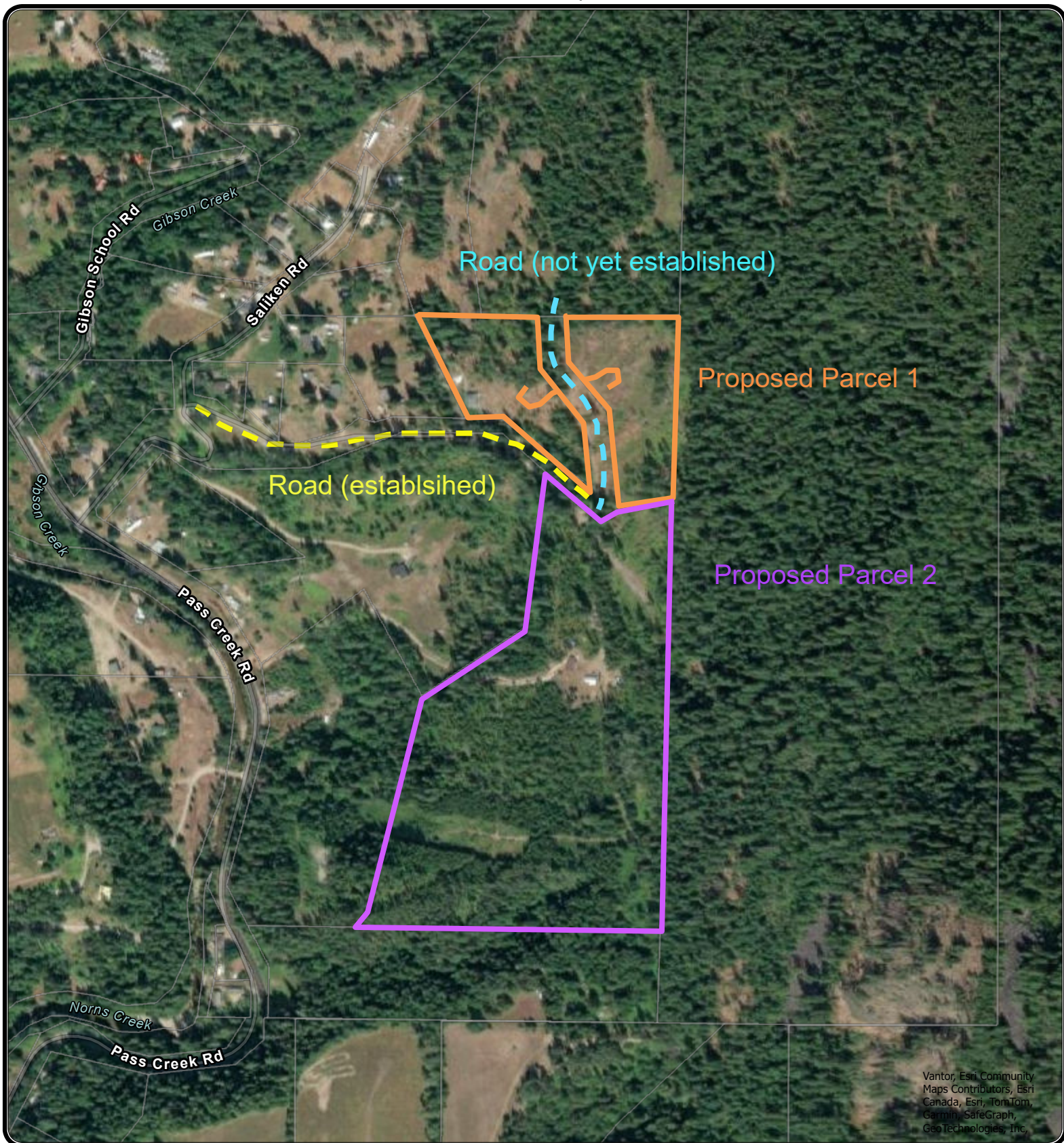
This plan lies within the Regional District of Central Kootenay.

The field survey represented by this plan was completed on the 31st day of October, 2025  
Joshua G. Hango, BCLS 953.





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## Legend

- Electoral Areas
- Cadastre - Property Lines

## Map Scale:

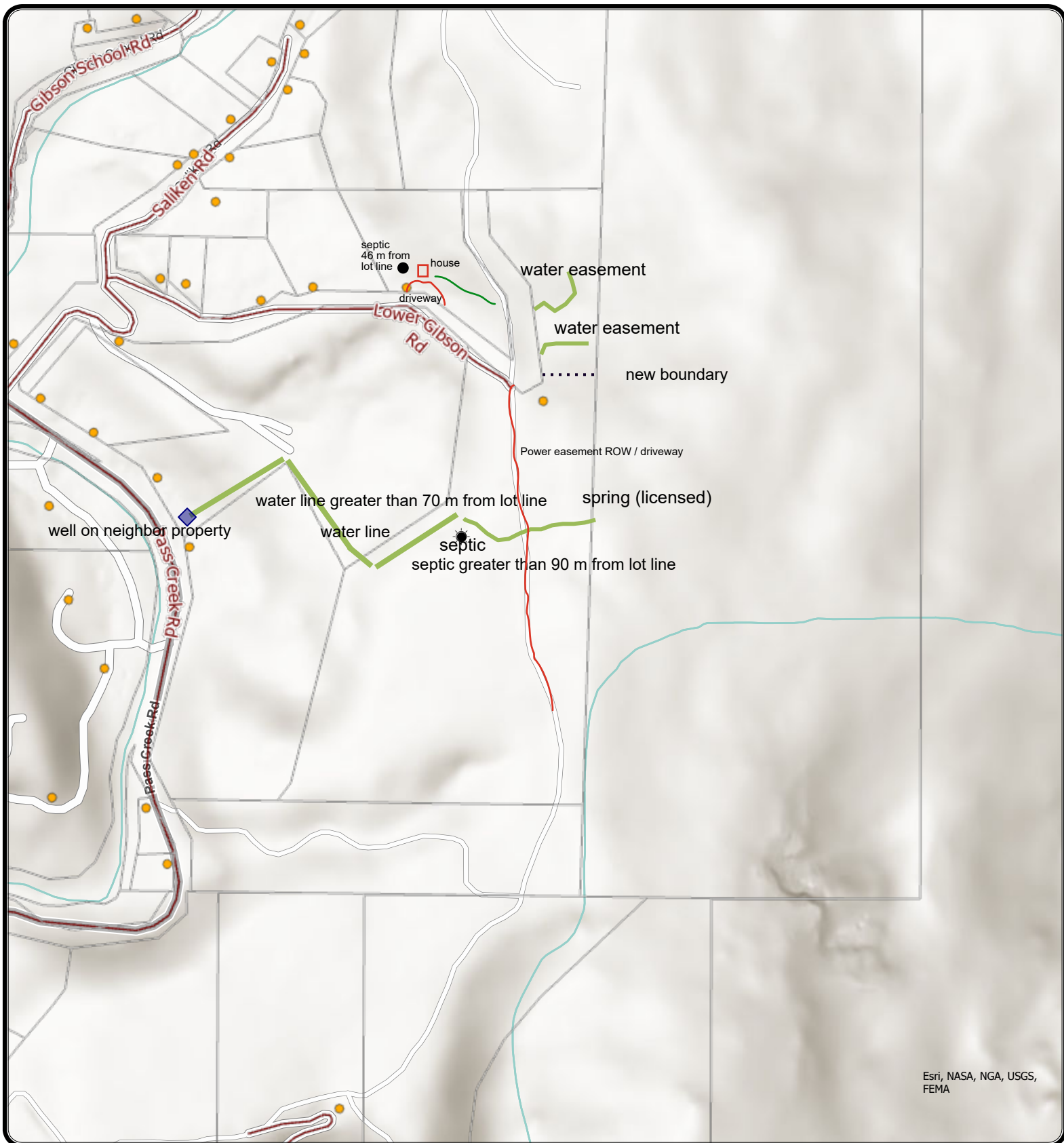
1:9,028

Date: November 28, 2025



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Esri, NASA, NGA, USGS, FEMA



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maps@rdck.bc.ca

#### Legend

- ▬ Electoral Areas
- ▬ RDCK Streets
- Cadastre - Property Lines
- Address Points

#### Map Scale:

1:9,028

Date: November 10, 2025



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November 3, 2025

Development Variance Permit Application  
Proposal Summary

We are requesting to do a “boundary adjustment” subdivide of 4.57 acres from PID 026-078-627 (Johnston) to neighboring property PID 005-477-590 (Soukeroff).

Reasons:

- Soukeroff would like water rights and easements to be a part of his property
  - o Water easement currently does not comply with agreement
  - o Very rocky and sloped terrain making it impossible to put waterworks underground as stated in agreement
  - o Soukeroff would like water security and not have to be out of compliance with easement agreement as it currently is
  - o Johnston logged the area previously which was very settling to Soukeroff due to potential impact to water supply
- This section of property can not be built on; very sloped and rocky; septic not feasible
- Johnston's would like to get power to the property and the sale of this portion to Soukeroff will go towards that possibility
- A photo of the “road” is included showing it is completely unmaintained and barely passable with an ATV; MOTI is in agreement with this subdivide

(Note: MOTT has not communicated this to staff)



# Bylaw Amendment Application

Referral Form – RDCK File Z22111

Amendment to Zoning Bylaw No. 1675, 2004

Date: December 01, 2025

**You are requested to comment on the attached DEVELOPMENT PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO JANUARY 01, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.**

**PRESENT USE AND PURPOSE OF THE BYLAW AMENDMENT:** A previous iteration of this referral was sent out on January 04, 2022. The proposal itself has not significantly changed, however, the specific zoning amendments to accommodate the proposal have changed due to a revised zoning bylaw, and as such, this amendment is being re-referred. If your previous response is still relevant, please indicate this, or provide your new response to replace your previous response. If no response is received, it will be assumed that your agency's interests are unaffected.

The subject property is located in Brilliant, north of Highway 3A and Verigin Memorial Park. There are archeological considerations for this area. The subject property is 34.4 hectares in size and is currently used for residential purposes and has three dwellings. There is a 511m<sup>2</sup> principal residence and two 103m<sup>2</sup> manufactured homes on the property. Note that at the time of the previous referral, the third manufactured home had not yet been placed on the property.

Under a previous iteration of the zoning bylaw, the first and second residences were permitted, but the third was not. Currently, the bylaw permits two residences only, and the second residence is now limited to 90m<sup>2</sup>. Both the second and third residences are over 90m<sup>2</sup>, but not significantly, and can be considered as accessory dwelling units, subject to site specific amendments.

Consequently, the applicant is seeking to rezone from Country Residential I (R2I) to Country Residential I (R2I) Site-Specific to accommodate the three residences (one principal dwelling, and two accessory dwellings) on his property. All other development regulations are proposed to remain the same.

To achieve this, the applicant is proposing the following site-specific amendments in RDCK Zoning Bylaw no. 1675:

## **Country Residential I (R2I) Development Regulations**

- **From:** 1201 (2) The maximum density is **2** Dwelling Units.
- **To:** 1201 (2) The maximum density is **3** Dwelling Units.

## **General Regulations, Accessory Dwelling Units**

- **From:** 623 (1) The maximum number of accessory dwelling units per lot is **one**.
- **To:** 623 (1) The maximum number of accessory dwelling units per lot is **two**.
- **From:** 623 (4) The maximum gross floor area is **90.0** square metres.
- **To:** 623 (4) The maximum gross floor area is **103.0** square metres.

These amendments would be specific to this lot and affect this lot only.

## **LEGAL DESCRIPTION & GENERAL LOCATION:**

1757/1845 Terrace Road, Castlegar, Electoral Area 'I'

THAT PART OF SUBLOT 28 DISTRICT LOT 4598 KOOTENAY DISTRICT PLAN X34 SHOWN OUTLINED IN RED ON REFERENCE PLAN 54686I EXCEPT PART INCLUDED IN PLAN 6755 (PID: 017-087-040)

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: [info@rdck.ca](mailto:info@rdck.ca) | Fax: 250.352.9300

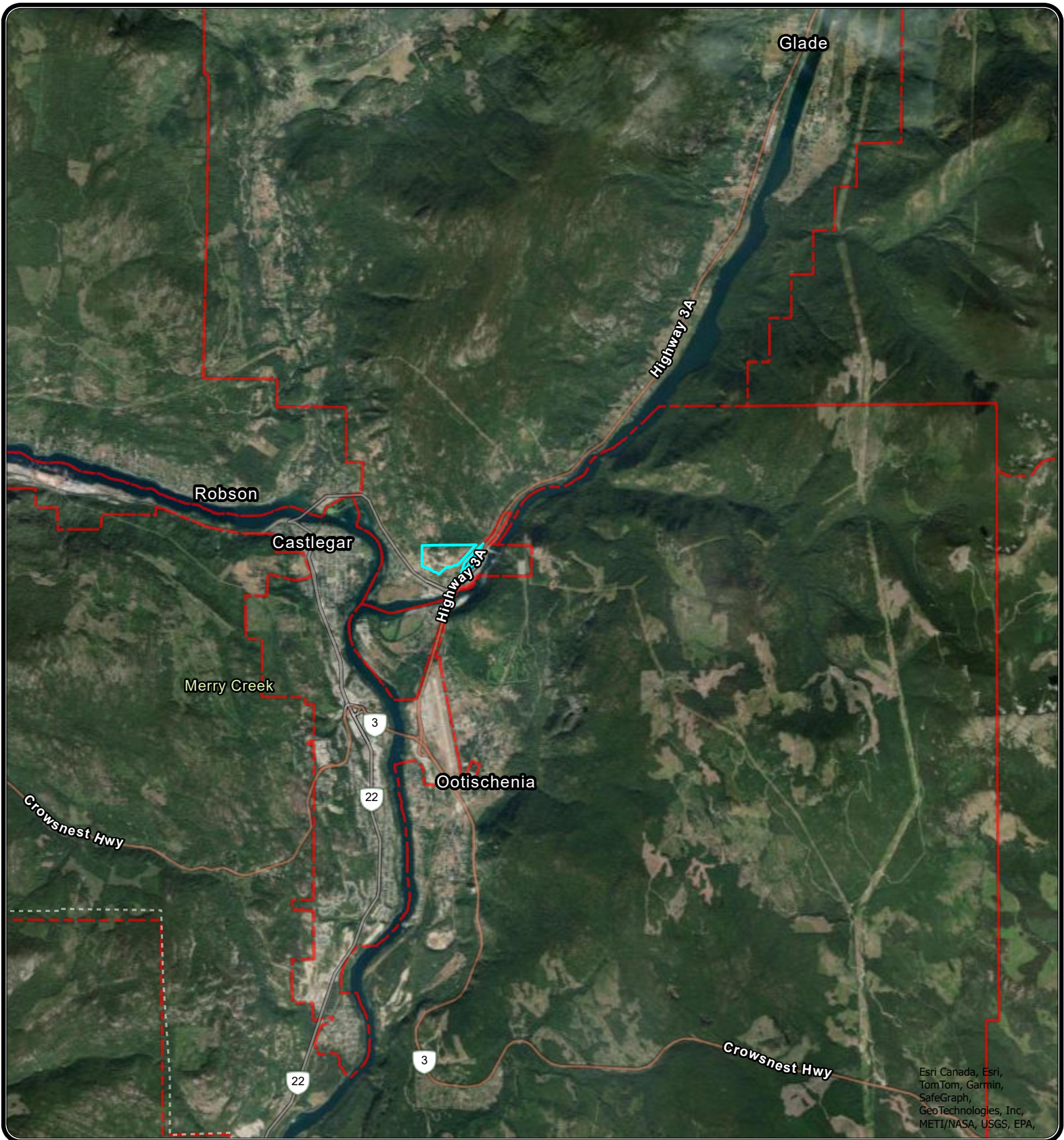
<b>AREA OF PROPERTY AFFECTED</b> 34.4 ha (85 acres)	<b>ALR STATUS</b> N/A	<b>ZONING DESIGNATION</b> Country Residential I (R2I)	<b>OCP DESIGNATION</b> Country Residential (CR)
<b>APPLICANT:</b> Harold Chernoff			
<p><b>Please provide your response via email.</b></p> <p><b>If your agency's interests are '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.</b></p> <p><b>If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.</b></p>			
<p style="text-align: right;"><b>SADIE CHEZENKO, PLANNER</b> <b>REGIONAL DISTRICT OF CENTRAL KOOTENAY</b></p>			
<input checked="" type="checkbox"/> TRANSPORTATION West Kootenay <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING <input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson <input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP <input type="checkbox"/> SCHOOL DISTRICT NO. <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER) <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input checked="" type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input checked="" type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA I <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input type="checkbox"/> RDCK REGIONAL PARKS		<b>FIRST NATIONS</b> <input checked="" type="checkbox"/> KTUNAXA NATION COUNCIL (ALL REFERRALS) YAQAN NU?KIY (LOWER KOOTENAY) ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS) ?AKISQNUK (COLUMBIA LAKE) ?AQ'AM (ST. MARY'S) <input checked="" type="checkbox"/> OKANAGAN NATION ALLIANCE <input type="checkbox"/> C'AC'EWIXA? (UPPER SIMILKAMEEN) <input checked="" type="checkbox"/> K?K'ER'MÍWS (LOWER SIMILKAMEEN) <input checked="" type="checkbox"/> SNPÍNTKTN (PENTICTON) <input type="checkbox"/> STQA?TKW?WT (WEST BANK) <input checked="" type="checkbox"/> SUKNAQÍN (OKANAGAN) <input checked="" type="checkbox"/> SWÍWS (OSOYOOS) <input checked="" type="checkbox"/> SPAXOMƏN (UPPER NICOLA) <input type="checkbox"/> SHUSWAP NATION TRIBAL COUNCIL <input checked="" type="checkbox"/> KENPÉSQT (SHUSWAP) <input type="checkbox"/> QW?EWT (LITTLE SHUSWAP) <input type="checkbox"/> SEXQELTQÍN (ADAMS LAKE) <input type="checkbox"/> SIMPCW ((SIMPCW) <input type="checkbox"/> SKEMTSIN (NESKONLITH) <input checked="" type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION) <input type="checkbox"/> SKEETCHESTN INDIAN BAND <input type="checkbox"/> TK'EMLUPS BAND <input checked="" type="checkbox"/> SINIXT CONFEDERACY	

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

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



# RDCK Map



Esri Canada, Esri,  
TomTom, Garmin,  
SafeGraph,  
GeoTechnologies, Inc.,  
METI/NASA, USGS, EPA,



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

## Legend

 Electoral Areas

## Map Scale:

1:144,448

Date: September 29, 2025



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





## Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:  
1:9,028



Date:  
September 29, 2025

REGIONAL DISTRICT  
OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
Nelson, BC V1L 5R4  
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# RDCK Map

## Legend

Zoning Class	Parks and Rec
Agriculture	Trails
Industrial	Community Heritage Register
Institutional	Electoral Areas
Open Space	RDCK Streets
Parks and Recreation	Cadastre - Property Lines
Residential 1	Address Points
Residential 2	
Zoned	

Map Scale:  
1:9,028

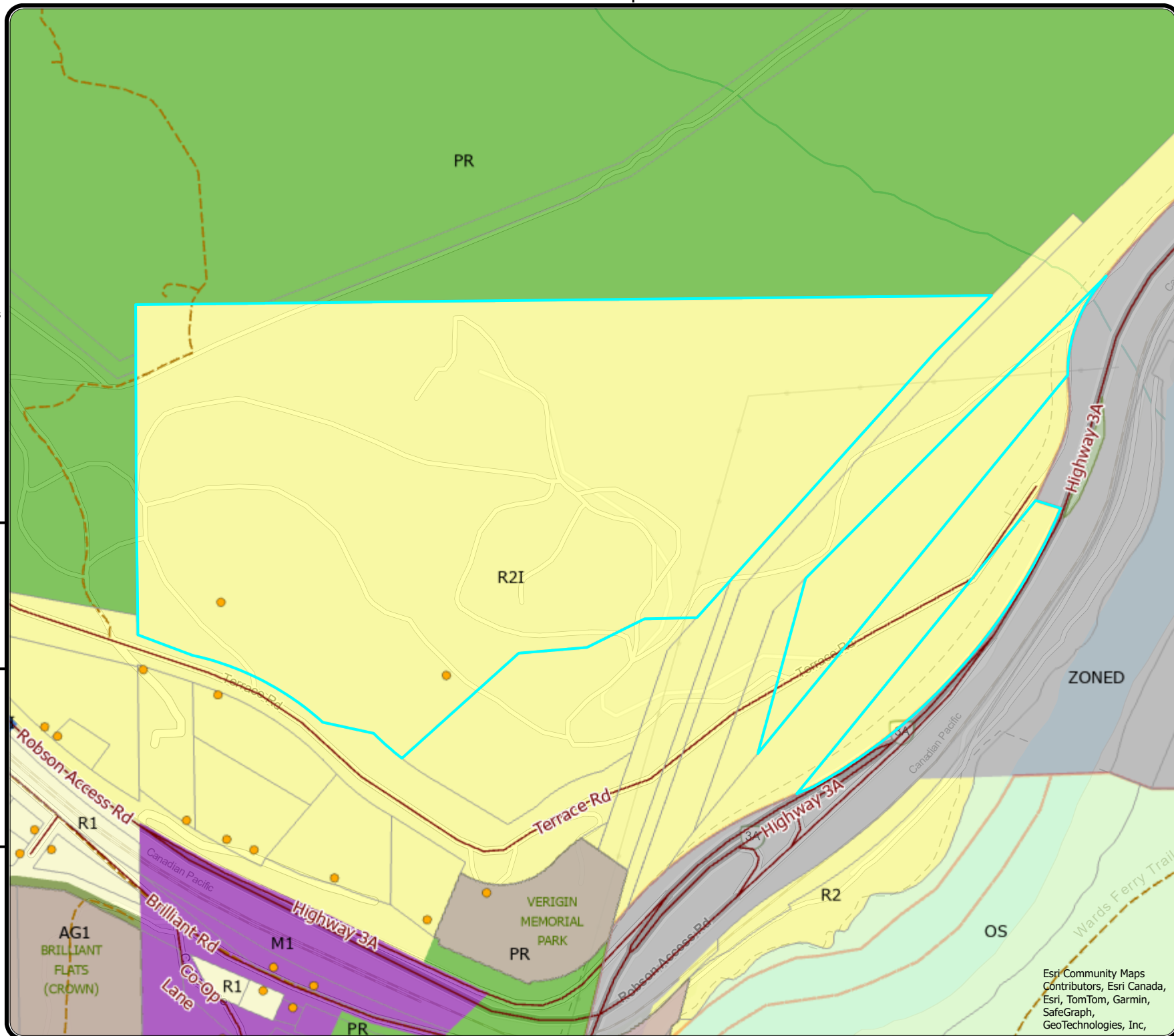


Date:  
September 29, 2025

REGIONAL DISTRICT  
OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
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Esri Community Maps  
Contributors, Esri Canada,  
Esri, TomTom, Garmin,  
SafeGraph,  
GeoTechnologies, Inc,





### Legend

Official Community Plan	Utility, Railway and Transportation
Community Services	Parks and Rec
Country Residential	Trails
Environmental Reserve	Community Heritage Register
Industrial	Electoral Areas
Open Space	RDCK Streets
Parks and Recreation	Cadastral - Property Lines
Suburban Residential	Address Points

Map Scale:  
1:9,028



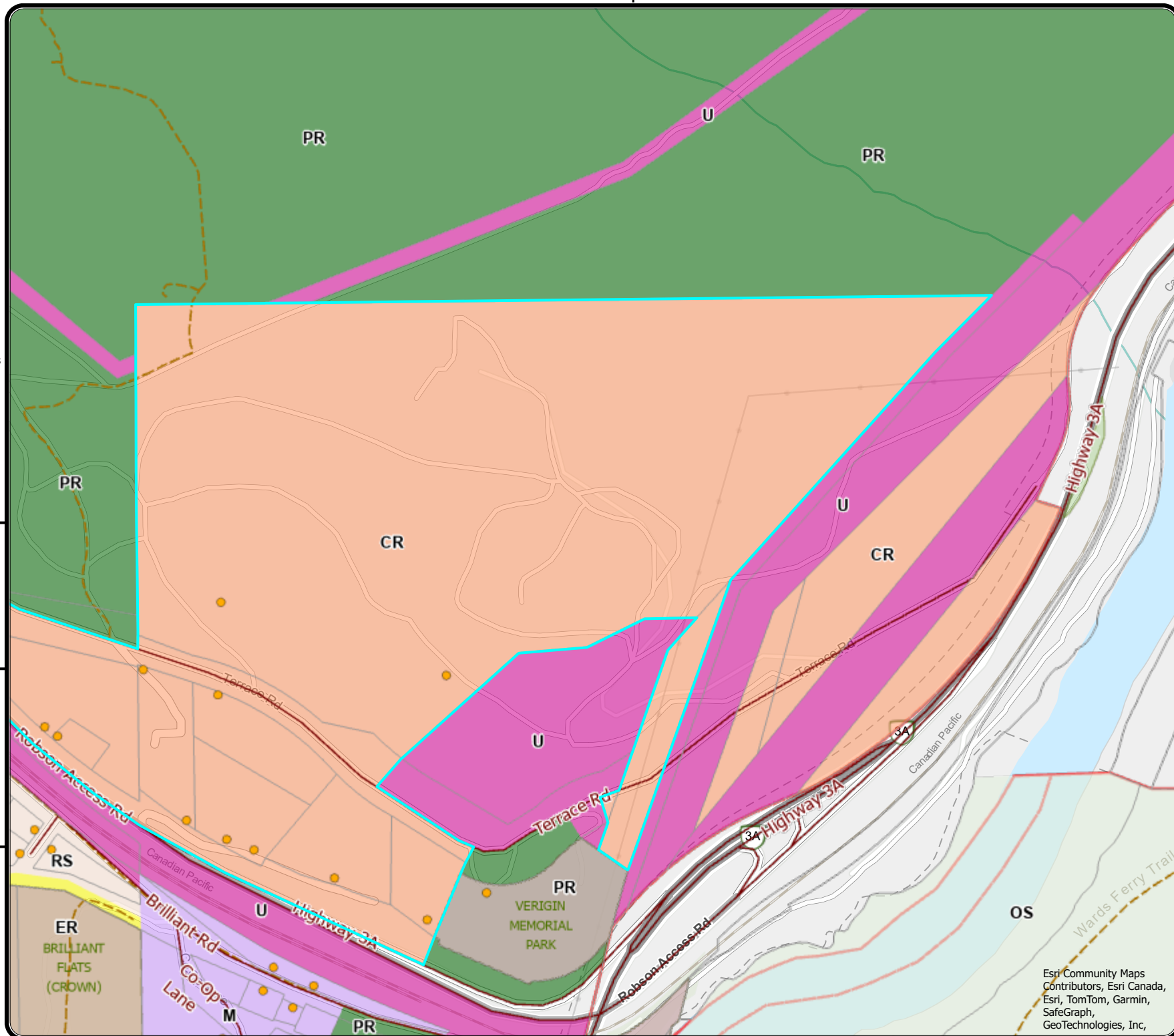
Date:  
September 29, 2025

REGIONAL DISTRICT  
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## RDCK Map



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





## Legend

- Electoral Areas
- RDCK Streets
- Cadastral - Property Lines
- Address Points

Map Scale:  
1:9,028



Date:  
September 11, 2025

REGIONAL DISTRICT  
OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
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- a. be provided with screening in the form of a fence not less than 1.5 metre in height or by a hedge not less than 1.5 metre in height at the time of planting where adjacent to a lot in any Residential zone; such screening shall be planted or installed so that no person shall be able to see through it;
  - b. be separated from any directly abutting lot in any Residential zone and from any adjoining highway other than a lane, by a fully and suitably landscaped and properly maintained strip not less than 1.5 metres in width.
- 4 Where any lot is used for commercial, industrial and institutional purposes, any part of such lot that is not used for buildings, exterior display areas, parking or loading facilities shall be maintained as a landscaped area, or as undisturbed forest.
- 5 Where any off-street parking area for four (4) or more vehicles is located within 4.5 metres of a front or exterior side lot line, it shall be screened by an evergreen hedge not less than 1.5 metre in height at the time of planting. The minimum width of soil area for the hedge shall be 0.75 metres. The hedge shall be planted one (1) metre from curbs or wheel stops.
- 6 The design, installation and maintenance of any landscaping area or screen should be in conformity with the current specifications of the 'British Columbia Landscape Standard' prepared by the B.C. Society of Landscape Architects and the B.C. Nursery Trades Association.
- 7 In the Quarry zone, a landscape screen or a continuous three (3) metre high opaque fence shall be maintained within the 100 metre setback required for any processing operation.

### **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-unit housing developments can be achieved provided that no siting variances cross a property line.

### **Accessory Dwelling Units**

- 623 An accessory dwelling unit is subject to the following regulations:

- 1 The maximum number of accessory dwelling units per lot is one.
- 2 The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
- 3 Notwithstanding section 623(b) secondary suites are permitted on all lots.
- 4 The maximum gross floor area is 90.0 square metres.
- 5 The maximum height is 8.0 metres.
- 6 The maximum number of storeys is 2.

- 7 An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.
- 8 An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
- 9 The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
- 10 A secondary suite shall not be connected to a single detached house by a breezeway or carport.

## **DIVISION 12 COUNTRY RESIDENTIAL I (R2I)**

### **Permitted Uses**

1200 Land, buildings and structures in the Country Residential I (R2I) zone shall be used for the following purposes only:

#### Dwellings:

Single Detached Housing

Duplex Housing

#### Horticulture

#### Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

### **Development Regulations**

1201

- 1 The minimum lot size is 1.0 hectare.
- 2 The maximum density is 2 Dwelling Units.
- 3 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.
- 4 The maximum site coverage permitted shall be 50 percent of the lot area.
- 5 The keeping of farm animals shall comply with the requirements of section 613.
- 6 Portable sawmills shall be located a minimum of 30 metres from any property line.
- 7 *Deleted by Bylaw 2757.*
- 8 The maximum height of any accessory building or structure shall not exceed 8 metres.
- 9 The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.
- 10 The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

**Information Note:** The following referral package provides information relevant to all zoned areas of the RDCK. For your convenience, the pages that apply directly to the zoning bylaw for Area I are the following:

- Referral Form: P. 1-4
- Concurrence Table: P. 42-58
- Draft Amending Bylaw: P. 82-93



# Bylaw Amendment Referral Form

## Amendments to Zoning Bylaws

Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013  
Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013  
Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013  
Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016  
Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004  
Electoral Area 'G' Land Use Bylaw No. 2452, 2018

Date: August 07, 2025

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 SEPTEMBER 07, 2025**) If no response is received within that time, it will be assumed that your agency's interests are unaffected.

### PURPOSE OF THE BYLAW AMENDMENTS:

In June and July 2024, the RDCK Board adopted multiple text amendments to its zoning bylaws 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. More information on the Provincial requirements can be found [here](#).

The purpose of the current proposed amendments is to further implement the requirements of Provincial Bill 44 by clarifying principal dwelling densities in restricted zones and ensuring consistent formatting and terminology across bylaws. The current proposed amendments do not alter the intent of the amendments adopted last year. Instead, they refine the bylaws to ensure alignment with the purpose of the previously adopted bylaws.

The proposed amendment bylaws are the following:

Amendment Bylaws	Land Use Bylaws
Electoral Area 'A' Comprehensive Land Use Amendment Bylaw No. 3049, 2025	Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013
Electoral Area 'B' Comprehensive Land Use Amendment Bylaw No. 3050, 2025	Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013
Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3051, 2025	Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013
Electoral Area 'D' Comprehensive Land Use Amendment Bylaw No. 3052, 2025	Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016
Regional District of Central Kootenay Zoning Amendment Bylaw No. 3053, 2025	Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004
Electoral Area 'G' Land Use Amendment Bylaw No. 3054, 2025	Electoral Area 'G' Land Use Bylaw No. 2452, 2018

The proposed amendment bylaws are included with this referral package and full existing bylaws can be found online [here](#). Attached to this referral is also a Concurrence Table, which outlines the existing zoning regulations along with the proposed amendments and rationale for the changes.

### 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).

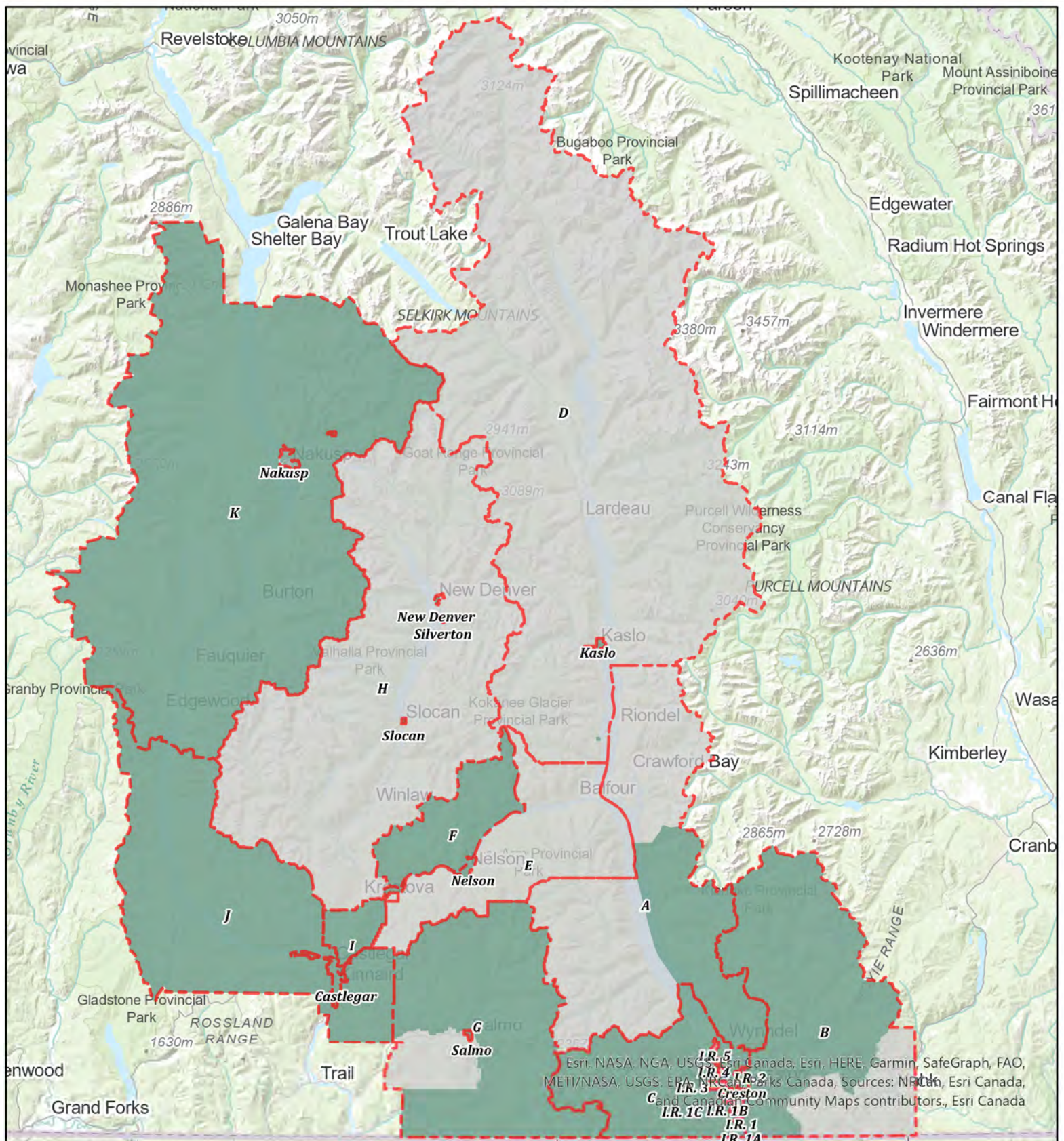
<b>ALR STATUS:</b> The proposed amendments include properties within and outside the ALR.	<b>ZONING DESIGNATIONS:</b> The proposed amendments apply to multiple zones across the six RDCK zoning bylaws.
<b>APPLICANT:</b> RDCK Planning Department	
<p><b>Please provide your response via email.</b></p> <p><b>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.</b></p> <p><b>If you are an RDCK commission member, do not respond via email. Your response is the commission's response which staff will collect from the meeting minutes.</b></p> <p style="text-align: right;"><b>SADIE CHEZENKO, PLANNER 1</b> <b>REGIONAL DISTRICT OF CENTRAL KOOTENAY</b></p>	
<div> <input checked="" type="checkbox"/> TRANSPORTATION West Kootenay  <input checked="" type="checkbox"/> AGRICULTURAL LAND COMMISSION  <input checked="" type="checkbox"/> REGIONAL AGROLOGIST  <input checked="" type="checkbox"/> MUNICIPAL AFFAIRS &amp; HOUSING  <input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson  <input checked="" type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT              WYNDEL IRRIGATION DISTRICT              KITCHENER IMPROVEMENT DISTRICT              NORTH CANYON IMPROVEMENT DISTRICT              ORDE CREEK IMPROVEMENT DISTRICT              RYKERT IRRIGATION DISTRICT              SOUTH CANYON IMPROVEMENT DISTRICT              CRESTON DYKING DISTRICT              NICKS ISLAND DYKING DISTRICT              NASOOKIN IMPROVEMENT DISTRICT              SITKUM CREEK IMPROVEMENT DISTRICT              BONNINGTON IMPROVEMENT DISTRICT              BOURKE CREEK IMPROVEMENT DISTRICT              CLAYTON CREEK IMPROVEMENT DISTRICT              LEECREST IMPROVEMENT DISTRICT              RIDGEWOOD IMPROVEMENT DISTRICT              TAGHUM IMPROVEMENT DISTRICT              WHITEHEAD WATERWORKS DISTRICT              GLADE IRRIGATION DISTRICT              PLAYMOR JUNCTION IMPROVEMENT DISTRICT              VOYKIN IMPROVEMENT DISTRICT              BRILLIANT WATERWORKS DISTRICT              OOTISCHENIA IMPROVEMENT DISTRICT              POUPORE IMPROVEMENT DISTRICT              ROBSON-RASPBERRY IMPROVEMENT DISTRICT              ARMSTRONG BAY IMPROVEMENT DISTRICT  <input checked="" type="checkbox"/> UTILITIES              FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER          REGIONAL DISTRICT OF CENTRAL KOOTENAY          DIRECTORS FOR:       </div>	<div>         FIRST NATIONS  <input checked="" type="checkbox"/> KTUNAXA NATION COUNCIL (ALL REFERRALS)              YAQAN NU?KIY (LOWER KOOTENAY)              ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)              ?AKISQNUK (COLUMBIA LAKE)              ?AQ'AM (ST. MARY'S)  <input checked="" type="checkbox"/> OKANAGAN NATION ALLIANCE              <input type="checkbox"/> C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)              <input checked="" type="checkbox"/> K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)              <input checked="" type="checkbox"/> SNPÍNTKTN (PENTICTON)              <input checked="" type="checkbox"/> STQA?TKWƏ+WT (WEST BANK)              <input checked="" type="checkbox"/> SUKNAQÍN (OKANAGAN)              <input checked="" type="checkbox"/> SWÍWS (OSOYOOS)              <input checked="" type="checkbox"/> SPAXOMƏN (UPPER NICOLA)  <input checked="" type="checkbox"/> SHUSWAP NATION TRIBAL COUNCIL              <input checked="" type="checkbox"/> KENPÉSQT (SHUSWAP)              <input checked="" type="checkbox"/> QW?EWT (LITTLE SHUSWAP)              <input checked="" type="checkbox"/> SEXQELTQÍN (ADAMS LAKE)              <input type="checkbox"/> SIMPCW (SIMPCW)              <input checked="" type="checkbox"/> SKEMTSIN (NESKONLITH)              <input checked="" type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION)              <input type="checkbox"/> SKEETCHESTN INDIAN BAND              <input type="checkbox"/> TK'EMLUPS BAND  <input checked="" type="checkbox"/> SINIXT (COLVILLE CONFEDERATED TRIBES)       </div>



<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H <input checked="" type="checkbox"/> I <input checked="" type="checkbox"/> J <input checked="" type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H <input checked="" type="checkbox"/> I <input checked="" type="checkbox"/> J <input checked="" type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREAS A, B, C, D, G, I & J, CVAAC <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input checked="" type="checkbox"/> RDCK UTILITY SERVICES	
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# RDCK Areas with Zoning



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



## Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Section 18(108)(c) Accessory Dwelling Units	Notwithstanding section 108(b) secondary suites are permitted an all lots.	<b>AMEND</b> Despite section 108(b) secondary suites are permitted an all lots.	Simpler language
Section 19(1) Suburban Residential (R1) Permitted Uses	Dwellings: - Single Detached Housing - Duplex Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Day Care Facility - Home Based Business - Horticulture - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Single Detached Housing <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject to Section 18(108)</b> Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Horticultural Produce	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section.
Section 19(2) Suburban Residential (R1) Development Regulations	The minimum lot size for the following uses shall be required as follows:	<b>AMEND</b> The minimum lot size shall be required as follows:	Removed unnecessary terms
Section 19(2)(C) Suburban Residential (R1) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density



## Concurrence Table

Section 19(3) Suburban Residential (R1) Development Regulations	The maximum Site Coverage is 50 percent of the site area.	<b>AMEND</b> The maximum Site Coverage is 50 percent of the <b>lot</b> area.	Consistent use of terms
Section 19(4) Suburban Residential (R1) Development Regulations	Buildings and structures shall not cover more than 33 percent of the site area.	<b>AMEND</b> Buildings and structures shall not cover more than 33 percent of the <b>lot</b> area.	Consistent use of terms
Section 20(1) Country Residential (R2) Permitted Uses	Dwellings: - Single Detached Housing - Duplex Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Day Care Facility - Home Based Business - Horticulture - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce - Temporary Guest Accommodation - Portable Sawmills (for processing of materials harvested on-site only)	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing <b>Single Detached Housing</b> <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject to Section 18(108)</b> Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Horticultural Produce Temporary Guest Accommodation Portable Sawmills (for processing of materials harvested on-site only)	Clarifies which uses are principal rather than accessory, puts words into alphabetical order, connects reader to the accessory dwelling unit general regulations section, and connects reader to the relevant general regulations section for that use
Section 20(2)(C) Country Residential (R2) Development Regulations		<b>NEW</b> <b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b>	Clarifies principal dwelling density

## Concurrence Table

Section 21(1) Rural Residential (R3) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horticulture</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>Duplex Housing</li> <li>Horticulture</li> <li>Micro Cultivation, Cannabis</li> <li>Micro Processing, Cannabis</li> <li>Nursery, Cannabis</li> <li><b>Single Detached Housing</b></li> <li>Veterinary Clinics</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit, <b>subject to Section 18(108)</b></li> <li>Accessory Tourist Accommodation</li> <li>Home Based Business</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Horticultural Produce</li> <li>Small Scale Wood Product Manufacturing</li> <li>Temporary Guest Accommodation</li> <li>Temporary Farmworker Housing</li> </ul>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order, connects reader to the accessory dwelling unit general regulations section, connects reader to the relevant general regulations section for that use
Section 21(2)(C) Rural Residential (R3) Development Regulations		<p><b>NEW</b></p> <p><b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b></p>	Clarifies principal dwelling density
Section 22(1) Rural Resource (R4) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p> <p>Micro Cultivation, Cannabis</p>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>Duplex Housing</li> <li>Horse Riding Stables and Boarding Stables</li> <li>Horticulture</li> <li><b>Kennels</b></li> </ul>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order, connects reader to the accessory dwelling unit general regulations section, and connects reader to the relevant general regulations section for that use

## Concurrence Table

	<p>Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	<p>Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists</p> <p><b>Single Detached Housing</b></p> <p>Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit, <b>subject to Section 18(108)</b></li> <li>Accessory Tourist Accommodation</li> <li>Home Based Business</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Agricultural Produce</li> <li>Portable Sawmills</li> <li>Temporary Guest Accommodation</li> <li>Temporary Farmworker Housing</li> </ul>	
Section 22(2)(C) Rural Resource (R4) Development Regulations		<p><b>NEW</b></p> <p><b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b></p>	Clarifies principal dwelling density
Section 24(1) Multi-Unit Residential (R6) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> <li>- Multi-Unit Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>Duplex Housing</li> <li>Multi-Unit Housing</li> <li><b>Single Detached Housing</b></li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit, <b>subject to Section 18(108)</b></li> <li>Accessory Tourist Accommodation</li> </ul>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order, connects reader to the accessory dwelling unit general regulations section



## Concurrence Table

	<ul style="list-style-type: none"> <li>- Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails)</li> <li>- Maintenance and Utility Buildings</li> </ul>	<p>Home Based Business Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails) Maintenance and Utility Buildings</p>	
<p>Section 25(1) Agriculture 1 (AG1) Permitted Uses</p>	<p>Agriculture All activities designated as “Farm Use” as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time. Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist Single Detached Housing Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business - Farmworker Dwelling Unit - Portable Sawmills for processing of material harvested on site only</p>	<p><b>AMEND</b> <b>Principal Uses:</b> 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. Kennel <b>Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist</b> Single Detached Housing Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Tourist Accommodation Home Based Business Farmworker Dwelling Unit Portable Sawmills for processing of material harvested on site only Secondary Suite</p>	<p>Clarifies which uses are principal rather than accessory and fixed formatting</p>

## Concurrence Table

	<ul style="list-style-type: none"> <li>- Secondary Suite</li> <li>- Temporary Farmworker Housing (may require ALC non adhering residential use approval)</li> </ul>	Temporary Farmworker Housing (may require ALC non adhering residential use approval)	
Section 25(2)(c) Agriculture 1 (AG1) Development Regulations		<b>NEW</b> Only one Single Detached Housing is permitted per lot.	Clarifies principal dwelling density
Section 26(1) Agriculture 2 (AG2) Permitted Use	<p>Agriculture All activities designated as “Farm Use” as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time</p> <p>Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist Single Detached Housing Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:  <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul> </p>	<p><b>AMEND</b> Principal Uses:  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  Kennel  <b>Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist</b>  Single Detached Housing  Standard Cultivation, Cannabis  Standard Processing, Cannabis  Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:  Accessory Buildings or Structures  Accessory Tourist Accommodation  Home Based Business</p>	Clarifies which uses are principal rather than accessory and fixed formatting

## Concurrence Table

	<ul style="list-style-type: none"> <li>- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</li> <li>- Farmworker Dwelling Unit</li> <li>- Portable Sawmills for processing of material harvested on site only</li> <li>- Secondary Suite</li> <li>- Temporary Farmworker Housing (may require ALC non adhering residential use approval)</li> </ul>	<p>Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</p> <p>Farmworker Dwelling Unit</p> <p>Portable Sawmills for processing of material harvested on site only</p> <p>Secondary Suite</p> <p>Temporary Farmworker Housing (may require ALC non adhering residential use approval)</p>	
Section 26(2)(C) Agriculture 2 (AG2) Development Regulations		<p><b>NEW</b></p> <p>Only one Single Detached Housing is permitted per lot.</p>	Clarifies principal dwelling density



## Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Section 16(108)(C) General Regulations Accessory Dwelling Units	Notwithstanding section 108(b) secondary suites are permitted on all lots.	<b>AMEND</b> Despite section 108(b) secondary suites are permitted on all lots.	Simpler language
Section 17(1) Suburban Residential (R1) Permitted Uses	Dwellings: - Single Detached Housing - Duplex Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Day Care Facility - Home Based Business - Horticulture - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Single Detached Housing <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject to Section 15(108)</b> Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Horticultural Produce	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section
Section 17(2) Suburban Residential (R1) Development Regulations	The minimum site area for the following uses shall be required as follows:	<b>AMEND</b> The minimum lot size shall be required as follows:	Consistent use of terms
Section 17(2)(C) Suburban Residential (R1)		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density

## Concurrence Table

Development Regulations			
Section 18(1) Country Residential (R2) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>Duplex Housing</li> <li>Single Detached Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit, <b>subject to Section 15(108)</b></li> <li>Accessory Tourist Accommodation</li> <li>Day Care Facility</li> <li>Home Based Business</li> <li>Horticulture</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Horticultural Produce</li> <li>Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section
Section 18(2)(C) Country Residential (R2) Development Regulations		<p><b>NEW</b></p> <p><b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b></p>	Clarifies principal dwelling density
Section 19(1) Rural Residential (R3) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horticulture</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Veterinary Clinics</p> <p>Accessory Uses:</p>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>Duplex Housing</li> <li>Horticulture</li> <li>Micro Cultivation, Cannabis</li> <li>Micro Processing, Cannabis</li> <li>Nursery, Cannabis</li> <li>Single Detached Housing</li> <li>Veterinary Clinics</li> </ul>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order, connects reader to the accessory dwelling unit general regulations section and removes clerical error of listing temporary guest accommodation as a permitted accessory use

## Concurrence Table

	<ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	<p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit, <b>subject to Section 15(108)</b></li> <li>Accessory Tourist Accommodation</li> <li>Home Based Business</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Horticultural Produce</li> <li>Small Scale Wood Product Manufacturing</li> <li>Temporary Farmworker Housing</li> </ul>	
Section 19(2)(C) Rural Residential (R3) Development Regulations		<p><b>NEW</b></p> <p>Only one Single Detached Housing or Duplex Housing is permitted per lot.</p>	Clarifies principal dwelling density
Section 20(1) Rural Resource (R4) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> <li>Horse Riding Stables and Boarding Stables</li> <li>Horticulture</li> <li>Micro Cultivation, Cannabis</li> <li>Micro Processing, Cannabis</li> <li>Nursery, Cannabis</li> <li>Nurseries, Greenhouses and Florists</li> <li>Veterinary Clinics</li> <li>Kennels</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>Duplex Housing</li> <li>Horse Riding Stables and Boarding Stables</li> <li>Horticulture</li> <li><b>Kennels</b></li> <li>Micro Cultivation, Cannabis</li> <li>Micro Processing, Cannabis</li> <li>Nursery, Cannabis</li> <li>Nurseries, Greenhouses and Florists</li> <li><b>Single Detached Housing</b></li> <li>Veterinary Clinics</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> </ul>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section



## Concurrence Table

	<ul style="list-style-type: none"> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>- Temporary Farmworker Housing</li> </ul>	Accessory Dwelling Unit, <b>subject to Section 15(108)</b> Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Agricultural Produce Portable Sawmills Temporary Farmworker Housing	
Section 20(2)(C) Rural Resource (R4) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 22(1) Multi-Unit Residential (R6) Permitted Uses	Dwellings: <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> <li>- Multi-Unit Housing</li> </ul> Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul>	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Multi-Unit Housing Single Detached Housing <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject to Section 15(108)</b> Accessory Tourist Accommodation Home Based Business	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section
Section 23(1) Agriculture 1 (AG1) Permitted Uses	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. Kennel Micro Cultivation, Cannabis	<b>AMEND</b> <b>Principal Uses:</b> 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.	Clarifies which uses are principal rather than accessory

## Concurrence Table

	<p>Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist Single Detached Housing Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</li> <li>- Farmworker Dwelling Unit</li> <li>- Portable Sawmills for processing of material harvested on site only</li> <li>- Secondary Suite</li> <li>- Temporary Farmworker Housing (may require ALC non adhering residential use approval)</li> </ul>	<p>Kennel</p> <p>Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist Single Detached Housing Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> <li>Accessory Tourist Accommodation</li> <li>Home Based Business</li> <li>Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</li> <li>Farmworker Dwelling Unit</li> <li>Portable Sawmills for processing of material harvested on site only</li> <li>Secondary Suite</li> <li>Temporary Farmworker Housing (may require ALC non adhering residential use approval)</li> </ul>	
Section 23(2)(c) Agriculture 1 (AG1) Development Regulations		<p><b>NEW</b></p> <p>Only one Single Detached Housing is permitted per lot.</p>	Clarifies principal dwelling density
Section 24(1) Agriculture 2	Agriculture	<p><b>AMEND</b></p> <p>Principal Uses:</p>	Clarifies which uses are principal rather than accessory

## Concurrence Table

<p>(AG2) Permitted Use</p>	<p>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</p> <p>Kennel</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Nursery, Greenhouses and Florist</p> <p>Single Detached Housing</p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p> <p>Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</li> <li>- Farmworker Dwelling Unit</li> <li>- Portable Sawmills for processing of material harvested on site only</li> <li>- Secondary Suite</li> <li>- Temporary Farmworker Housing (may require ALC non adhering residential use approval)</li> </ul>	<p>Agriculture</p> <p>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</p> <p>Kennel</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Nursery, Greenhouses and Florist</p> <p>Single Detached Housing</p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p> <p>Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:</p> <p>Accessory Buildings or Structures</p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</p> <p>Farmworker Dwelling Unit</p> <p>Portable Sawmills for processing of material harvested on site only</p> <p>Secondary Suite</p>	
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## Concurrence Table

		Temporary Farmworker Housing (may require ALC non adhering residential use approval)	
Section 24(2)(C) Agriculture 2 (AG2) Development Regulations		<b>NEW</b> Only one Single Detached Housing is permitted per lot.	Clarifies principal dwelling density
Section 25(1) Agriculture 3 (AG3) Permitted Use	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 Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist Single Detached Housing Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business - Farm Product Processing of farm product from another parcel in the Regional	<b>AMEND</b> <b>Principal Uses:</b> 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 Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nursery, Greenhouses and Florist Single Detached Housing Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Tourist Accommodation Home Based Business Farm Product Processing of farm product from another parcel in the Regional District of Central	Clarifies which uses are principal rather than accessory



## Concurrence Table

	District of Central Kootenay (may require ALC non-farm use approval) - Farmworker Dwelling Unit - Portable Sawmills for processing of material harvested on site only - Secondary Suite - Temporary Farmworker Housing (may require ALC non adhering residential use approval)	Kootenay (may require ALC non-farm use approval) Farmworker Dwelling Unit Portable Sawmills for processing of material harvested on site only Secondary Suite Temporary Farmworker Housing (may require ALC non adhering residential use approval)	
Section 25(2)(C) Agriculture 2 (AG2) Development Regulations		<b>NEW</b> Only one Single Detached Housing is permitted per lot.	Clarifies principal dwelling density

## Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
17(107)(c) General Regulations, Accessory Dwelling Units	Notwithstanding section 107(b) secondary suites are permitted an all lots.	<b>AMEND</b> <b>Despite</b> section 107(b) secondary suites are permitted an all lots.	Simpler language
18(1) Suburban Residential (R1) Permitted Uses	Dwellings: - Single Detached Housing - Duplex Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Day Care Facility - Home Based Business - Horticulture - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce	<b>AMEND</b> <b>Principal Uses:</b> <b>Duplex Housing</b> <b>Single Detached Housing</b> <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject to section 17(107)</b> Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Horticultural Produce	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section
Section 18(2) Suburban Residential (R1) Development Regulations	The minimum lot size for the following uses shall be required as follows: LEVEL OF SERVICES PROVIDED Community Water and Sewer: 0.1 hectare Community Water or Sewer: 0.4 hectare On Site Only: 1.0 hectare	<b>AMEND</b> <b>The minimum lot size shall be required as follows:</b> LEVEL OF SERVICES PROVIDED Community Water and Sewer: 0.1 hectare Community Water or Sewer: 0.4 hectare On Site Only: 1.0 hectare	Removed unnecessary terms

## Concurrence Table

Section 18(2)(C) Suburban Residential (R1) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 18(3) Suburban Residential (R1) Development Regulations	The maximum Site Coverage is 50 percent of the site area.	<b>AMEND</b> The maximum Site Coverage is 50 percent of the lot area.	Consistent use of terms
Section 18(4) Suburban Residential (R1) Development Regulations	Buildings and structures shall not cover more than 33 percent of the site area.	<b>AMEND</b> Buildings and structures shall not cover more than 33 percent of the lot area.	Consistent use of terms
Section 19(1) Country Residential (R2) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>Duplex Housing</li> <li>Single Detached Housing</li> </ul> <p><b>Accessory Uses:</b></p> <ul style="list-style-type: none"> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit, <b>subject to section 17(107)</b></li> <li>Accessory Tourist Accommodation</li> <li>Day Care Facility</li> <li>Home Based Business</li> <li>Horticulture</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Horticultural Produce</li> <li>Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section

## Concurrence Table

Section 19(2)(C) Country Residential (R2) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 20(1) Rural Residential (R3) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> <li>Horse Riding Stables and Boarding Stables</li> <li>Horticulture</li> <li>Kennels</li> <li>Micro Cultivation, Cannabis</li> <li>Micro Processing, Cannabis</li> <li>Nursery, Cannabis</li> <li>Nurseries, Greenhouses and Florists</li> <li>Veterinary Clinics</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Portable Sawmills</li> <li>- Small Scale Wood Product Manufacturing</li> <li>-Temporary Farmworker Housing</li> </ul>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <p><b>Duplex Housing</b></p> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p> <p>Kennels</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Nurseries, Greenhouses and Florists</p> <p><b>Single Detached Housing</b></p> <p>Veterinary Clinics</p> <p>Accessory Uses:</p> <p>Accessory Buildings or Structures</p> <p>Accessory Dwelling Unit, <b>subject to section 17(107)</b></p> <p>Accessory Tourist Accommodation</p> <p>Day Care Facility</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Sale of Site Grown Horticultural Produce</p> <p>Portable Sawmills</p> <p>Small Scale Wood Product Manufacturing</p> <p>Temporary Farmworker Housing</p>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section



## Concurrence Table

Section 20(2)(C) Rural Residential (R3) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 21(1) Rural Resource (R4) Permitted Uses	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> <li>Horse Riding Stables and Boarding Stables</li> <li>Horticulture</li> <li>Kennels</li> <li>Micro Cultivation, Cannabis</li> <li>Micro Processing, Cannabis</li> <li>Nursery, Cannabis</li> <li>Nurseries, Greenhouses and Florists</li> <li>Veterinary Clinics</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Child Care Facility</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>- Temporary Farmworker Housing</li> </ul>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <p>Duplex Housing</p> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p> <p>Kennels</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Nurseries, Greenhouses and Florists</p> <p>Single Detached Housing</p> <p>Veterinary Clinics</p> <p><b>Accessory Uses:</b></p> <p>Accessory Buildings or Structures</p> <p>Accessory Dwelling Unit, <b>subject to section 17(107)</b></p> <p>Accessory Tourist Accommodation</p> <p>Day Care Facility</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Sale of Site Grown Agricultural Produce</p> <p>Portable Sawmills</p> <p>Temporary Farmworker Housing</p>	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section
Section 21(2)(C) Rural Resource (R4)		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density

## Concurrence Table

Development Regulations			
Section 23(1) Multi-Unit Residential (R6) Permitted Uses	Dwellings: - Single Detached Housing - Duplex Housing - Multi-Unit Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Home Based Business	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Multi-Unit Housing Single Detached Housing <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject to section 17(107)</b> Accessory Tourist Accommodation Home Based Business	Clarifies which uses are principal rather than accessory, puts words into alphabetical order and connects reader to the accessory dwelling unit general regulations section
Section 24(2) Agriculture 1 (AG1) Development Regulations	The minimum lot area shall be 4 hectares	<b>AMEND</b> The minimum lot <b>size</b> shall be 4 hectares	Consistent use of terms
Section 24(2)(C) Agriculture 1 (AG1) Development Regulations		<b>NEW</b> Only one Single Detached Housing is permitted per lot.	Clarifies principal dwelling density
Section 25(2) Agriculture 2 (AG2) Development Regulations	The minimum lot area shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.	<b>AMEND</b> The minimum lot <b>size</b> shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.	Consistent use of terms
Section 25(2)(C) Agriculture 2 (AG2) Development Regulations		<b>NEW</b> Only one Single Detached Housing is permitted per lot.	Clarifies principal dwelling density
Section 26(2) Agriculture 3 (AG3) Development Regulations	The minimum lot area shall be 60 hectares in the Agricultural Land Reserve and	<b>AMEND</b> The minimum lot <b>size</b> shall be 60 hectares in the Agricultural Land Reserve and 8	Consistent use of terms

## Concurrence Table

	8 hectares outside the Agricultural Land Reserve.	hectares outside the Agricultural Land Reserve.	
Section 26(2)(C) Agriculture 3 (AG3) Development Regulations		<b>NEW</b> Only one Single Detached Housing is permitted per lot.	Clarifies principal dwelling density

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

Section Number	Existing Item / Wording	Change	Rationale
Section 21 Interpretation	MINIMUM LOT AREA means the minimum lot size required for the purposes of subdivision as set out in the applicable zone;	<b>DELETE</b>	Consistent use of terms
Section 22(4) General Regulations, Site Areas	The minimum lot area for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.	<b>AMEND</b> The minimum lot <b>size</b> 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.	Consistent use of terms
Section 22 General Regulations, Reduction of Minimum Lot Areas	Reduction of Minimum Lot Areas	<b>AMEND</b> Reduction of Minimum Lot <b>Size</b>	Consistent use of terms
Section 22(9) General Regulations, Reduction of Minimum Lot Areas	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot area required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	<b>AMEND</b> Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot <b>size</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	Consistent use of terms

## Concurrence Table

Section 22(10) General Regulations, Reduction of Minimum Lot Areas	Where it is not possible to create a lot that has the minimum lot area required for a zone, the minimum lot area requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements: a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application; b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw.	<b>AMEND</b> Where it is not possible to create a lot that has the minimum lot <b>size</b> required for a zone, the minimum lot <b>size</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements: a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application; b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw.	Consistent use of terms
Section 22(11) General Regulations, Reduction of Minimum Lot Areas	The minimum lot area for a lot created under sub-section 10 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	<b>AMEND</b> The minimum lot <b>size</b> for a lot created under sub-section 10 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	Consistent use of terms
Section 22(12) General Regulations, Reduction of	Despite sub-section 11, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may	<b>AMEND</b> Despite sub-section 11, where a dwelling has been constructed across a legal property line prior to the	Consistent use of terms



## Concurrence Table

Minimum Lot Areas	be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area.	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 <b>size</b> .	
Section 22(46)(c) General Regulations, Accessory Dwelling Units	Notwithstanding section 46(b) secondary suites are permitted an all lots	<b>AMEND</b> <b>Despite</b> section 46(b) secondary suites are permitted an all lots	Simpler language
Section 23(1) Town-Site Residential (R1) Permitted Uses	Principal Uses Single Detached Housing Duplex Housing Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Horticulture Keeping of Farm Animals see Section 22 (35) Vacation Rentals see Section 22(23)	<b>AMEND</b> Principal Uses Duplex Housing <b>Single Detached Housing</b> Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Horticulture Keeping of Farm Animals see Section 22 (35) Vacation Rentals see Section 22(23)	Put into alphabetical order
Section 23(2)(b) Town-Site Residential (R1) Development Regulations		<b>NEW</b> <b>Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1</b>	Clarify principal dwelling density
Section 23(9) Town-Site	Minimum lot area for Subdivision:	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision:	Consistent use of terms

## Concurrence Table

Residential (R1) Development Regulations	Community Water System and Community Wastewater System - 0.1 hectares Community Water System and On- site Wastewater Disposal - 0.2 hectares Individual Water Source and Community Wastewater System - 0.2 hectares Individual Water Source and On-site Wastewater Disposal - 1.0 hectares	Community Water System and Community Wastewater System - 0.1 hectares Community Water System and On-site Wastewater Disposal - 0.2 hectares Individual Water Source and Community Wastewater System - 0.2 hectares Individual Water Source and On-site Wastewater Disposal - 1.0 hectares	
Section 24(1) Country Residential (R2) Permitted Uses	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)	<b>AMEND</b> Principal Uses Duplex Housing Horticulture <b>Single Detached Housing</b> 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)	Put into alphabetical order
Section 24(2)(b) Country Residential (R2) Development Regulations		<b>NEW</b> <b>Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1</b>	Clarify principal dwelling density

## Concurrence Table

Section 24(9) Country Residential (R2) Development Regulations	Minimum lot area for Subdivision - 1.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision - 1.0 hectares	Consistent use of terms
Section 25(1) Rural Residential (R3) Permitted Uses	Principal Uses Single Detached Housing Duplex Housing Horticulture Outdoor Recreational Activities Parks Resource Based Activities Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)	<b>AMEND</b> Principal Uses Duplex Housing Horticulture Outdoor Recreational Activities Parks Resource Based Activities <b>Single Detached Housing</b> 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)	Put into alphabetical order
Section 25(2)(b) Rural Residential (R3) Development Regulations		<b>NEW</b> <b>Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1</b>	Clarify principal dwelling density
Section 25(9) Rural Residential (R3)	Minimum lot area for Subdivision - 1.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision - 1.0 hectares	Consistent use of terms

## Concurrence Table

Development Regulations			
Section 26(9) Town-Site Commercial (C1) Development Regulations	Minimum lot area for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On- site Wastewater Disposal – 0.2 Hectares Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On-site Wastewater Disposal – 0.2 Hectares Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	Consistent use of terms
Section 27(9) Tourist Commercial (C2) Development Regulations	Minimum lot area for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On- site Wastewater Disposal – 0.2 Hectares Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On-site Wastewater Disposal – 0.2 Hectares Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	Consistent use of terms
Section 28(9) Ainsworth Resort Commercial (C3) Development Regulations	Minimum lot area for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On- site Wastewater Disposal – 0.2 Hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On-site Wastewater Disposal – 0.2 Hectares	Consistent use of terms



## Concurrence Table

	Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	
Section 29(9) Community Service (CS) Development Regulations	Minimum lot area for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On-site Wastewater Disposal – 0.2 Hectares Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision: Community Water System and Community Wastewater System – 0.1 Hectares Community Water System and On-site Wastewater Disposal – 0.2 Hectares Individual Water Source and Community Wastewater System – 0.2 Hectares Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares	Consistent use of terms
Section 30(9) Parks and Recreation (PR) Development Regulations	Minimum lot area for Subdivision - 1.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision - 1.0 hectares	Consistent use of terms
Section 31(9) Parks and Recreation Ainsworth Resort (PR1) Development Regulations	Minimum lot area for Subdivision - 1.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision - 1.0 hectares	Consistent use of terms
Section 32(7) Environmental Reserve (ER) Development Regulations	Minimum lot area for Subdivision - 1.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision - 1.0 hectares	Consistent use of terms

## Concurrence Table

Section 33(7) Resource Area (RA) Development Regulations	Minimum lot area for Subdivision - 15.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Subdivision - 15.0 hectares	Consistent use of terms
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## Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Section 18(13) General Regulations, Permitted and Prohibited Uses	The minimum lot area for a lot subdivided under Section 514 of the Local Government Act shall be the minimum lot area of the zone in which the lot is located unless otherwise stated.	<b>AMEND</b> The minimum <b>lot size</b> for a lot subdivided under Section 514 of the Local Government Act shall be the minimum <b>site area</b> of the zone in which the lot is located unless otherwise stated.	Consistent use of terms
Section 18(16) General Regulations, Density Regulations	Where two or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum lot area required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application as long as no new lot created is smaller than any previously existing lot.	<b>AMEND</b> Where two or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum <b>lot size</b> required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application as long as no new lot created is smaller than any previously existing lot.	Consistent use of terms
Section 18(17) General Regulations, Density Regulations	Where it is not possible to create a lot that has the minimum lot area required for a zone, the minimum lot area requirement will be reduced where the proposed subdivision involves any one of the following and meets regional health authority requirements:	<b>AMEND</b> Where it is not possible to create a lot that has the minimum <b>lot size</b> required for a zone, the minimum <b>lot size</b> requirement will be reduced where the proposed subdivision involves any one of the following and meets regional health authority requirements:	Consistent use of terms
Section 18(18) General Regulations, Density Regulations	The minimum lot area for a lot created under Section 16 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	<b>AMEND</b> The minimum <b>lot size</b> 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.	Consistent use of terms

## Concurrence Table

Section 18(19) General Regulations, Density Regulations	Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area.	<b>AMEND</b> 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 <b>size</b> .	Consistent use of terms
Section 19(1) Town-Site Residential (R1) Permitted Uses	Principal Uses Single Detached Housing Duplex Housing Multi-Unit Housing Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals	<b>AMEND</b> Principal Uses Duplex Housing Multi-Unit Housing <b>Single Detached Housing</b> Accessory Uses Accessory Building or Structures Accessory Dwelling Unit, <b>subject to section 18(37)</b> Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals	Put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 19(11) Town-Site Residential (R1) Development Regulations	Minimum lot area for subdivision:	<b>AMEND</b> Minimum lot <b>size</b> for subdivision:	Consistent use of terms
Section 20(1) Country Residential (R2) Permitted Uses	Principal Uses Single Detached Housing Duplex Housing Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation	<b>AMEND</b> Principal Uses Duplex Housing <b>Single Detached Housing</b> Accessory Uses Accessory Building or Structures Accessory Dwelling Unit, <b>subject to section 18(37)</b>	Put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

	Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals	Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals	
Section 20(2)(b) Country Residential (R2) Development Regulations		<b>NEW</b> Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1	Clarifies principal dwelling density
Section 20(11) Country Residential (R2) Development Regulations	Minimum lot area for subdivision – 1.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for subdivision – 1.0 hectares	Consistent use of terms
Section 21(1) Rural Residential (R3) Permitted Uses	Principal Uses Cabin Single Detached Housing Duplex Housing Horticulture Portable Sawmill Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Accessory Camping Accommodation Home- based Business Horticulture Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age) Micro Cultivation, Cannabis	<b>AMEND</b> Principal Uses Cabin Duplex Housing Horticulture Portable Sawmill <b>Single Detached Housing</b> Accessory Uses Accessory Building or Structures Accessory Dwelling Unit, <b>subject</b> <b>to section 18(37)</b> Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture	Put into alphabetical order and connects readers to accessory dwelling unit general regulations section



## Concurrence Table

	Micro Processing, Cannabis Nursery, Cannabis Small Scale Wood Product Manufacturing	Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Small Scale Wood Product Manufacturing	
Section 21(2)(b) Rural Residential (R3) Development Regulations		<b>NEW</b> Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1	Clarifies principal dwelling density
Section 21(3) Rural Residential (R3) Development Regulations	Minimum lot area for Accessory Kennel Operations – 4.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Accessory Kennel Operations – 4.0 hectares	Consistent use of terms
Section 21(17) Rural Residential (R3) Development Regulations	Minimum lot area for subdivision – 2.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for subdivision – 2.0 hectares	Consistent use of terms
Section 21(18) Rural Residential (R3) Development Regulations	Minimum lot area for subdivision (site specific) for portion of Subsidy Lot 43 DL 1242 KD Plan NEPX59 Exc. Plans 16532 and 18785 (PID 012-953-385) 1.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for subdivision (site specific) for portion of Subsidy Lot 43 DL 1242 KD Plan NEPX59 Exc. Plans 16532 and 18785 (PID 012-953-385) 1.0 hectares	Consistent use of terms
Section 22(1) Remote Residential (R4) Permitted Uses	Principal Uses Cabin Single Detached Housing Duplex Housing Horticulture	<b>AMEND</b> Principal Uses Cabin Duplex Housing Horticulture	Put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

	Portable Sawmill Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Small Scale Wood Product Manufacturing	Portable Sawmill <b>Single Detached Housing</b> Accessory Uses Accessory Building or Structures Accessory Dwelling Unit, <b>subject to section 18(37)</b> Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis	
Section 22(2)(b) Remote Residential (R4) Development Regulations		<b>NEW</b> Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1	Clarifies principal dwelling density
Section 22(3) Remote Residential (R4) Development Regulations	Minimum lot area for Accessory Kennel Operations – 4.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for Accessory Kennel Operations – 4.0 hectares	Consistent use of terms
Section 22(17) Remote Residential (R4) Development Regulations	Minimum lot area for subdivision – 4.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for subdivision – 4.0 hectares	Consistent use of terms

## Concurrence Table

Section 23(10) Multi-Unit Residential (R5) Development Regulations	Minimum lot area for subdivision:	<b>AMEND</b> Minimum lot <b>size</b> for subdivision:	Consistent use of terms
Section 24(2) General Commercial (C1) Development Regulations	Minimum lot area for each Principal Use:	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use:	Consistent use of terms
Section 24(9) General Commercial (C1) Development Regulations	Minimum lot area for subdivision:	<b>AMEND</b> Minimum lot <b>size</b> for subdivision:	Consistent use of terms
Section 25(2) Tourist Commercial (C2) Development Regulations	Minimum lot area for each Principal Use:	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use:	Consistent use of terms
Section 25(9) Tourist Commercial (C2) Development Regulations	Minimum lot area for subdivision:	<b>AMEND</b> Minimum lot <b>size</b> for subdivision:	Consistent use of terms
Section 25(B)(2) Artisan Tourist Commercial (C3) Development Regulations	Minimum lot area for each Principal Use:	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use:	Consistent use of terms
Section 25(B)(9) Artisan Tourist Commercial (C3)	Minimum lot area for subdivision:	<b>AMEND</b> Minimum lot <b>size</b> for subdivision:	Consistent use of terms

## Concurrence Table

Development Regulations			
Section 26(2) Light Industrial (M1) Development Regulations	Minimum lot area for each Principal Use – 1.0 hectare	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use – 1.0 hectare	Consistent use of terms
Section 26(10) Light Industrial (M1) Development Regulations	Minimum lot area for subdivision - 1.0 hectare	<b>AMEND</b> Minimum lot <b>size</b> for subdivision - 1.0 hectare	Consistent use of terms
Section 27(2) Medium Industrial (M2) Development Regulations	Minimum lot area for each Principal Use – 2.0 hectare	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use – 2.0 hectare	Consistent use of terms
Section 27(10) Medium Industrial (M2) Development Regulations	Minimum lot area for subdivision - 2.0 hectare	<b>AMEND</b> Minimum lot <b>size</b> for subdivision - 2.0 hectare	Consistent use of terms
Section 28(2) Heavy Industrial (M3) Development Regulations	Minimum lot area for each Principal Use – 2.0 hectares	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use – 2.0 hectares	Consistent use of terms
Section 28(11) Heavy Industrial (M3) Development Regulations	Minimum lot area for subdivision - 2.0 hectares	<b>AMEND</b> Minimum lot <b>size</b> for subdivision - 2.0 hectares	Consistent use of terms
Section 29 (2) Community	Minimum lot area for each Principal Use:	<b>AMEND</b>	Consistent use of terms

## Concurrence Table

Service (CS) Development Regulations		Minimum <b>site</b> area for each Principal Use:	
Section 29 (9) Community Service (CS) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms
Section 30(2) Agriculture (AG) Development Regulations	Minimum lot area for each Non-Farm Use	<b>AMEND</b> Minimum <b>site</b> area for each Non-Farm Use	Consistent use of terms
Section 30(2)(C) Agriculture (AG) Development Regulations		<b>NEW</b> Maximum number of Single Detached Housing permitted per lot - 1	Clarifies principal dwelling density
Section 30(16) Agriculture (AG) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms
Section 31(2) Parks and Recreation (PR) Development Regulations	Minimum lot area for each Principal Use	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use	Consistent use of terms
Section 31(9) Parks and Recreation (PR) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms
Section 32(2) Public Utility (U) Development Regulations	Minimum lot area for each Principal Use	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use	Consistent use of terms



## Concurrence Table

Section 32(9) Public Utility (U) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms
Section 33(2) Quarry (Q) Development Regulations	Minimum lot area for each Principal Use	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use	Consistent use of terms
Section 33(8) Quarry (Q) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms
Section 34(2) Environmental Reserve (ER) Development Regulations	Minimum lot area for each Principal Use	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use	Consistent use of terms
Section 34(7) Environmental Reserve (ER) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms
Section 35(2) Resource Area (RA) Development Regulations	Minimum lot area for each Principal Use	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use	Consistent use of terms
Section 35(7) Resource Area (RA) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms

## Concurrence Table

Section 36(2) Forest Reserve (FR) Development Regulations	Minimum lot area for each Principal Use	<b>AMEND</b> Minimum <b>site</b> area for each Principal Use	Consistent use of terms
Section 36(7) Forest Reserve (FR) Development Regulations	Minimum lot area for subdivision	<b>AMEND</b> Minimum lot <b>size</b> for subdivision	Consistent use of terms

### Amendments to Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 (F, I, J, K)

Section Number	Existing Item / Wording	Change	Rationale
Division 7	Reduction of Minimum Lot Areas	<b>AMEND</b> Reduction of Minimum Lot <b>Sizes</b>	Consistent use of terms
Section 603(3) General Regulations, Reduction of Minimum Lot Areas	The minimum lot 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.	The minimum lot <b>size</b> 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.	Consistent use of terms
Section 623(3) General Regulations, Reduction of Minimum Lot Areas	Notwithstanding section 623(b) secondary suites are permitted on all lots.	<b>AMEND</b> <b>Despite</b> section 623(2) secondary suites are permitted on all lots.	Simpler language and corrected numbering
Section 700 Suburban Residential (R1) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Accessory Uses: Accessory Buildings and Structures	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing <b>Single Detached Housing</b> <b>Accessory Uses:</b>	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

	Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	
Section 701(C) Suburban Residential (R1) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 800 Ootischenia Suburban Residential (R1A) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Single Detached Housing <b>Accessory Uses:</b> Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 801(1)(C) Ootischenia Suburban Residential (R1A) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 900 Suburban	Dwellings: Single Detached Housing	<b>AMEND</b> <b>Principal Uses:</b>	Clarifies principal uses, put into alphabetical order and connects readers

## Concurrence Table

Residential F (R1F) Permitted Uses	Duplex Housing One-Family 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	Duplex Housing <b>Single Detached Housing</b> Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	to accessory dwelling unit general regulations section
Section 901(1)(C) Suburban Residential F (R1F) Development Regulations		<b>NEW</b> <b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b>	Clarifies principal dwelling density
Section 1000 Suburban Residential K (R1K) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing <b>Single Detached Housing</b> Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 1001(1)(C) Suburban		<b>NEW</b> <b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b>	Clarifies principal dwelling density

## Concurrence Table

Residential K (R1K) Development Regulations			
Section 1100 Country Residential (R2) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	<b>AMEND</b> Principal Uses: Duplex Housing Single Detached Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> 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	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 1101(5)(B) Country Residential (R2) Permitted Uses		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 1200 Country Residential I (R2I) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Horticulture Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation	<b>AMEND</b> Principal Uses: Duplex Housing Horticulture Single Detached Housing Accessory Uses: Accessory Buildings and Structures	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section



## Concurrence Table

	Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	Accessory Dwelling Unit, <b>subject to Section 623</b> 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	
Section 1201(2)(B) Country Residential I (R2I) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 1300 Country Residential K (R2K) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Horticulture Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Day Care Facility Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Product Temporary Guest Accommodation as per Section 1303	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Horticulture Single Detached Housing <b>Accessory Uses:</b> Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Day Care Facility Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Product Temporary Guest Accommodation as per Section 1303	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 1301(5)(B) Country		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density

## Concurrence Table

Residential K (R2K) Development Regulations			
Section 1400 Country Residential SA (R2SA – South Arrow) Permitted Uses	<p>Dwellings:</p> <p>Single Detached Housing</p> <p>Duplex Housing</p> <p>Horticulture</p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit</p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Sale of Site Grown Farm Products</p> <p>Portable Sawmills for processing of material harvested on site only</p> <p>Temporary Guest Accommodation as per Section 1402</p>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <p>Duplex Housing</p> <p>Horticulture</p> <p><b>Single Detached Housing</b></p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit, <b>subject to Section 623</b></p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Sale of Site Grown Farm Products</p> <p>Portable Sawmills for processing of material harvested on site only</p> <p>Temporary Guest Accommodation as per Section 1402</p>	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 1401(5)(B) Country Residential SA (R2SA – South Arrow) Development Regulations		<p><b>NEW</b></p> <p><b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b></p>	Clarifies principal dwelling density
Section 1500 Rural Residential (R3) Permitted Uses	<p>Dwellings:</p> <p>Single Detached Housing</p> <p>Duplex Housing</p> <p>Horticulture</p> <p>Veterinary Clinics</p>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <p>Duplex Housing</p> <p>Horticulture</p> <p><b>Single Detached Housing</b></p>	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

	<p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit</p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Sale of Site Grown Farm Products</p> <p>Portable Sawmills for processing of material harvested on site only</p>	<p>Veterinary Clinics</p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit, <b>subject to Section 623</b></p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Sale of Site Grown Farm Products</p> <p>Portable Sawmills for processing of material harvested on site only</p>	
Section 1501(4)(B) Rural Residential (R3) Development Regulations		<p><b>NEW</b></p> <p>Only one Single Detached Housing or Duplex Housing is permitted per lot.</p>	Clarifies principal dwelling density
Section 1600 Rural Residential I (R3I) Permitted Uses	<p>Dwellings:</p> <p>Single Detached Housing</p> <p>Duplex Housing</p> <p>Horticulture</p> <p>Veterinary Clinics</p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit</p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Keeping of Farm Animals</p> <p>Sale of Site Grown Farm Products</p>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <p>Duplex Housing</p> <p>Horticulture</p> <p>Single Detached Housing</p> <p>Veterinary Clinics</p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit, <b>subject to Section 623</b></p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p>	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

	Portable Sawmills for processing of material harvested on site only	Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	
Section 1601(2)(B) Rural Residential I (R3I) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 1700 Rural Residential K (R3K) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Horticulture Veterinary Clinics Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Small Scale Wood Product Manufacturing subject to Section 1702 Temporary Guest Accommodation subject to Section 1703	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Horticulture Single Detached Housing Veterinary Clinics <b>Accessory Uses:</b> Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Small Scale Wood Product Manufacturing subject to Section 1702 Temporary Guest Accommodation subject to Section 1703	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 1701(5)(B) Rural		<b>NEW</b>	Clarifies principal dwelling density

## Concurrence Table

Residential K (R3K) Development Regulations		Only one Single Detached Housing or Duplex Housing is permitted per lot.	
Section 1800 Rural Resource (R4) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills	<b>AMEND</b> Principal Uses: Duplex Housing Horse Riding Stables and Boarding Stables Single Detached Housing Horticulture Kennels Veterinary Clinics Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 1801(4)(B) Rural Resource (R4) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 1900 Rural Resource K	Dwellings: Single Detached Housing	<b>AMEND</b> Principal Uses:	Clarifies principal uses, put into alphabetical order and connects readers



## Concurrence Table

(R4K) Permitted Uses	<p>Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills Temporary Guest Accommodation as per Section 1902</p>	<p>Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Kennels <b>Single Detached Housing</b> Veterinary Clinics Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills Temporary Guest Accommodation as per Section 1902</p>	to accessory dwelling unit general regulations section
Section 1901(4)(B) Rural Resource K (R4K) Development Regulations		<b>NEW</b> <b>Only one Single Detached Housing or Duplex Housing is permitted per lot.</b>	Clarifies principal dwelling density
Section 2000 Rural Resource (R4SA – South Arrow) Permitted Uses	<p>Dwellings: Single Detached Housing Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p>	<p><b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Kennels <b>Single Detached Housing</b></p>	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

	<p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit</p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Sale of Site Grown Farm Products</p> <p>Portable Sawmills</p> <p>Temporary Guest Accommodation as per Section 2002</p>	<p>Veterinary Clinics</p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit, <b>subject to Section 623</b></p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Keeping of Farm Animals</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Sale of Site Grown Farm Products</p> <p>Portable Sawmills</p> <p>Temporary Guest Accommodation as per Section 2002</p>	
Section 2001(4)(B) Rural Resource (R4SA – South Arrow) Development Regulations		<p><b>NEW</b></p> <p>Only one Single Detached Housing or Duplex Housing is permitted per lot.</p>	Clarifies principal dwelling density
Section 2200 Multi-Unit Residential (R6) Permitted Uses	<p>Dwellings:</p> <p>Single Detached Housing</p> <p>Duplex Housing</p> <p>Multi-Unit Housing</p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit</p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Horticulture</p>	<p><b>AMEND</b></p> <p>Principal Uses:</p> <p>Duplex Housing</p> <p>Multi-Unit Housing</p> <p>Single Detached Housing</p> <p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Accessory Dwelling Unit, <b>subject to Section 623</b></p> <p>Accessory Tourist Accommodation</p> <p>Home Based Business</p> <p>Horticulture</p>	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

Section 2300 High Density Residential (R6F) Permitted Uses	Dwellings: Single Detached Housing Accessory Uses: Accessory Buildings and Structures Secondary Suite	<b>AMEND</b> <b>Principal Uses:</b> Single Detached Housing Accessory Uses: Accessory Buildings and Structures Secondary Suite	Clarifies principal uses
Section 2301(1) High Density Residential (R6F) Development Regulations	The minimum lot size for the following uses shall be required as follows:	The minimum <b>site area</b> for the following uses shall be required as follows:	Consistent use of terms
Section 2400 Multi-Unit Residential – F (MFR-F) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Multi-Unit Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Multi-Unit Housing <b>Single Detached Housing</b> Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 2500 Seasonal Residential (R7) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Horticulture Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation	<b>AMEND</b> <b>Principal Uses:</b> Duplex Housing Horticulture <b>Single Detached Housing</b> Accessory Uses: Accessory Buildings and Structures	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section

## Concurrence Table

	Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products	Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products	
Section 2501(1)(C) Seasonal Residential (R7) Permitted Uses		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density
Section 2600 Heritage Residential I (HRI) Permitted Uses	Dwellings: Single Detached Housing Duplex Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	<b>AMEND</b> Principal Uses: Duplex Housing Single Detached Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section
Section 2601(1)(C) Heritage Residential I (HRI) Development Regulations		<b>NEW</b> Only one Single Detached Housing or Duplex Housing is permitted per lot.	Clarifies principal dwelling density

## Concurrence Table

<p>Section 2700 Agriculture 1 (AG1) Permitted Uses</p>	<p>Agriculture All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time Single Detached Housing Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval) - Home Based Business - Portable Sawmills for processing of material harvested on site only - Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	<p><b>AMEND</b> <b>Principal Uses:</b> 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 Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis <b>Single Detached Housing</b> Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject to Section 623</b> Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval) Home Based Business Portable Sawmills for processing of material harvested on site only</p>	<p>Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section</p>
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## Concurrence Table

		Temporary Farm Worker Housing (may require ALC non adhering residential use approval)	
Section 2701(1)(C) Agriculture 1 (AG1) Development Regulations		<b>NEW</b> Only one Single Detached Housing is permitted per lot.	Clarifies principal dwelling density
Section 2800 Agriculture 2 (AG2) Permitted Uses	Agriculture All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time Single Detached Housing Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)	<b>AMEND</b> <b>Principal Uses:</b> 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 Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis <b>Single Detached Housing</b> Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval) <b>Accessory Uses:</b> Accessory Buildings or Structures Accessory Dwelling Unit, <b>subject</b> <b>to Section 623</b> Accessory Tourist Accommodation Farm Product Processing of farm product from another	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section



## Concurrence Table

	<ul style="list-style-type: none"> <li>- Home Based Business</li> <li>- Portable Sawmills for processing of material harvested on site only</li> <li>- Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</li> </ul>	<p>parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</p> <p>Home Based Business</p> <p>Portable Sawmills for processing of material harvested on site only</p> <p>Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	
Section 2801(1)(C) Agriculture 2 (AG2) Development Regulations		<p><b>NEW</b></p> <p>Only one Single Detached Housing is permitted per lot.</p>	Clarifies principal dwelling density
Section 2900 Agriculture 3 (AG3) Permitted Uses	<p>Agriculture</p> <p>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</p> <p>Single Detached Housing</p> <p>Kennel</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p> <p>Veterinary Clinic (may require ALC non-farm use approval)</p>	<p><b>AMEND</b></p> <p><b>Principal Uses:</b></p> <p>Agriculture</p> <p>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</p> <p>Kennel</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p><b>Single Detached Housing</b></p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p>	Clarifies principal uses, put into alphabetical order and connects readers to accessory dwelling unit general regulations section



## Concurrence Table

	<p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</li> <li>- Home Based Business</li> <li>- Portable Sawmills for processing of material harvested on site only</li> <li>- Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</li> </ul>	<p>Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:</p> <p>Accessory Buildings or Structures</p> <p>Accessory Dwelling Unit, <b>subject to Section 623</b></p> <p>Accessory Tourist Accommodation</p> <p>Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)</p> <p>Home Based Business</p> <p>Portable Sawmills for processing of material harvested on site only</p> <p>Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	
<p>Section 2901(1)(C)</p> <p>Agriculture 3 (AG3)</p> <p>Development Regulations</p>		<p><b>NEW</b></p> <p><b>Only one Single Detached Housing is permitted per lot.</b></p>	<p>Clarifies principal dwelling density</p>



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3049

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

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WHEREAS it is deemed expedient to amend the Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

### APPLICATION

- 1 That Schedule 'B' of Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013 be amended as follows:

- A. That Section 18(108)(c) General Regulations for Accessory Dwelling Units be amended as follows:

Despite section 108(b) secondary suites are permitted on all lots

- B. That Section 19(1) Suburban Residential (R1) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing  
Single Detached Housing

Accessory Uses:

Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to section 18(108)  
Accessory Tourist Accommodation  
Day Care Facility  
Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Horticultural Produce

- C. That Section 19(2) Suburban Residential (R1) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

- D. That a new Section 19(2)(C) Suburban Residential (R1) Development Regulations be added as follows:



Only one Single Detached Housing or Duplex Housing is permitted per lot.

- E. That Section 19(3) Suburban Residential (R1) Development Regulations be amended as follows:

The maximum Site Coverage is 50 percent of the lot area.

- F. That Section 19(4) Suburban Residential (R1) Development Regulations be amended as follows:

Buildings and structures shall not cover more than 33 percent of the lot area.

- G. That Section 20(1) Country Residential (R2) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 18(108)
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Temporary Guest Accommodation
- Portable Sawmills (for processing of materials harvested on-site only)

- H. That a new Section 20(2)(C) Country Residential (R2) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- I. That Section 21(1) Rural Residential (R3) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 18(108)
- Accessory Tourist Accommodation



- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Small Scale Wood Product Manufacturing
- Temporary Guest Accommodation
- Temporary Farmworker Housing

- J. That a new Section 21(2)(C) Rural Residential (R3) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- K. That Section 22(1) Rural Resource (R4) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 18(108)
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- Temporary Guest Accommodation
- Temporary Farmworker Housing

- L. That a new Section 22(2)(C) Rural Resource (R4) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- M. That Section 24(1) Multi-Unit Residential (R6) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:



Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to Section 18(108)  
Accessory Tourist Accommodation  
Home Based Business  
Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails)  
Maintenance and Utility Buildings

N. That Section 25(1) Agriculture 1 (AG1) Permitted Uses be amended as follows:

Principal Uses:

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.  
Kennel  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Nursery, Greenhouses and Florist  
Single Detached Housing  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures  
Accessory Tourist Accommodation  
Home Based Business  
Farmworker Dwelling Unit  
Portable Sawmills for processing of material harvested on site only  
Secondary Suite  
Temporary Farmworker Housing (may require ALC non adhering residential use approval)

O. That a new Section 25(2)(c) Agriculture 1 (AG1) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

P. That Section 26(1) Agriculture 2 (AG2) Permitted Use be amended as follows:

Principal Uses:

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  
Kennel  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis



Nursery, Greenhouses and Florist  
Single Detached Housing  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

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

Q. That a new Section 26(2)(C) Agriculture 2 (AG2) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

**2** This Bylaw shall come into force and effect upon its adoption.

**CITATION**

**3** This Bylaw may be cited as “**Electoral Area ‘A’ Comprehensive Land Use Amendment Bylaw No. 3049, 2025.**”

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was not held in accordance with S. 464(4) of the Local Government Act.

READ A THIRD TIME this [Date] day of [Month], 20XX.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 20XX.



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[Name of Board Chair], Board Chair

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[Name of CO], Corporate Officer



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3050

---

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

---

WHEREAS it is deemed expedient to amend the Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

### APPLICATION

- 1** That Schedule 'B' of Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 be amended as follows:

- A. That Section 16(108)(c) General Regulations, Accessory Dwelling Units be amended as follows:

Despite section 108(b) secondary suites are permitted on all lots

- B. That Section 17(1) Suburban Residential (R1) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing  
Single Detached Housing

Accessory Uses:

Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to Section 15(108)  
Accessory Tourist Accommodation  
Day Care Facility  
Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Horticultural Produce

- C. That Section 17(2) Suburban Residential (R1) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

- D. That a new Section 17(2)(C) Suburban Residential (R1) Development Regulations be added as follows:



Only one Single Detached Housing or Duplex Housing is permitted per lot.

- E. That Section 18(1) Country Residential (R2) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 15(108)
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Portable Sawmills (for processing of materials harvested on-site only)

- F. That a new Section 18(2)(C) Country Residential (R2) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- G. That Section 19(1) Rural Residential (R3) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 15(108)
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Small Scale Wood Product Manufacturing
- Temporary Farmworker Housing

- H. That a new Section 19(2)(C) Rural Residential (R3) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.



- I. That Section 20(1) Rural Resource (R4) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 15(108)
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- Temporary Farmworker Housing

- J. That a new Section 20(2)(C) Rural Resource (R4) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- K. That Section 22(1) Multi-Unit Residential (R6) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 15(108)
- Accessory Tourist Accommodation
- Home Based Business

- L. That Section 23(1) Agriculture 1 (AG1) Permitted Uses be amended as follows:

Principal Uses:

- 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.
- Kennel
- Micro Cultivation, Cannabis



Micro Processing, Cannabis  
Nursery, Cannabis  
Nursery, Greenhouses and Florist  
Single Detached Housing  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

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

- M. That a new Section 23(2)(c) Agriculture 1 (AG1) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

- N. That Section 24(1) Agriculture 2 (AG2) Permitted Use be amended as follows:

Principal Uses:

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  
Kennel  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Nursery, Greenhouses and Florist  
Single Detached Housing  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures  
Accessory Tourist Accommodation  
Home Based Business  
Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)  
Farmworker Dwelling Unit



Portable Sawmills for processing of material harvested on site only  
Secondary Suite  
Temporary Farmworker Housing (may require ALC non adhering residential use approval)

- O. That a new Section 24(2)(C) Agriculture 2 (AG2) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

- P. That Section 25(1) Agriculture 2 (AG2) Permitted Use be amended as follows:

Principal Uses:

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  
Kennel  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Nursery, Greenhouses and Florist  
Single Detached Housing  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

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

- Q. That a new Section 25(2)(C) Agriculture 2 (AG2) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

- 2 This Bylaw shall come into force and effect upon its adoption.

## CITATION



**3** This Bylaw may be cited as “**Electoral Area ‘B’ Comprehensive Land Use Amendment Bylaw No. 3050, 2025**”

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was not held in accordance with S. 464(4) of the Local Government Act.

READ A THIRD TIME this [Date] day of [Month], 20XX.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 20XX.

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[Name of Board Chair], Board Chair

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[Name of CO], Corporate Officer



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3051

---

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

---

WHEREAS it is deemed expedient to amend the Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

### APPLICATION

- 1** That Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 Schedule 'B' Zoning Bylaw be amended as follows:

A. That Section 17(107)(c) Accessory Dwelling Units be amended as follows:

Despite section 107(b) secondary suites are permitted on all lots.

B. That Section 18(1) Suburban Residential (R1) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing  
Single Detached Housing

Accessory Uses:

Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to section 17(107)  
Accessory Tourist Accommodation  
Day Care Facility  
Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Horticultural Produce

C. That Section 18(2) Suburban Residential (R1) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

LEVEL OF SERVICES PROVIDED

Community Water and Sewer:  
0.1 hectare



Community Water or Sewer:  
0.4 hectare

On Site Only:  
1.0 hectare

D. That a new Section 18(2)(C) Suburban Residential (R1) Development Regulations be inserted as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

E. That Section 18(3) Suburban Residential (R1) Development Regulations be amended as follows:

The maximum Site Coverage is 50 percent of the lot area.

F. That Section 18(4) Suburban Residential (R1) Development Regulations be amended as follows:

Buildings and structures shall not cover more than 33 percent of the lot area.

G. That Section 19(1) Country Residential (R2) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing  
Single Detached Housing

Accessory Uses:

Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to section 17(107)  
Accessory Tourist Accommodation  
Day Care Facility  
Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Horticultural Produce  
Portable Sawmills (for processing of materials harvested on-site only)

H. That a new Section 19(2)(C) Country Residential (R2) Development Regulations be inserted as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

I. That Section 20(1) Rural Residential (R3) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing  
Horse Riding Stables and Boarding Stables



- Horticulture
- Kennels
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Nurseries, Greenhouses and Florists
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to section 17(107)
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Portable Sawmills
- Small Scale Wood Product Manufacturing
- Temporary Farmworker Housing

J. That a new Section 20(2)(C) Rural Residential (R3) Development Regulations be inserted as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

K. That Section 21(1) Rural Resource (R4) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to section 17(107)
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills



## Temporary Farmworker Housing

- L. That a new Section 21(2)(C) Rural Resource (R4) Development Regulations be inserted as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- M. That Section 23(1) Multi-Unit Residential (R6) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing  
Multi-Unit Housing  
Single Detached Housing

Accessory Uses:

Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to section 17(107)  
Accessory Tourist Accommodation  
Home Based Business

- N. That Section 24(2) Agriculture 1 (AG1) Development Regulations be amended as follows:

The minimum lot size shall be 4 hectares

- O. That a new Section 24(2)(C) Agriculture 1 (AG1) Development Regulations be inserted as follows:

Only one Single Detached Housing is permitted per lot.

- P. That Section 25(2) Agriculture 2 (AG2) Development Regulations be amended as follows:

The minimum lot size shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.

- Q. That a new Section 25(2)(C) Agriculture 2 (AG2) Development Regulations be inserted as follows:

Only one Single Detached Housing is permitted per lot.

- R. That Section 26(2) Agriculture 3 (AG3) Development Regulations be amended as follows:

The minimum lot size shall be 60 hectares in the Agricultural Land Reserve and 8 hectares outside the Agricultural Land Reserve.

- S. That a new Section 26(2)(C) Agriculture 3 (AG3) Development Regulations be inserted as follows:

Only one Single Detached Housing is permitted per lot.



2 This Bylaw shall come into force and effect upon its adoption.

#### CITATION

3 This Bylaw may be cited as “**Electoral Area ‘C’ Comprehensive Land Use Amendment Bylaw No. 3051, 2025**”

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was not held in accordance with S. 464(4) of the Local Government Act.

READ A THIRD TIME this [Date] day of [Month], 20XX.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 20XX.

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[Name of Board Chair], Board Chair

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[Name of CO], Corporate Officer



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3052

---

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

---

WHEREAS it is deemed expedient to amend the Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

### APPLICATION

- 1** That Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016 Schedule 'B' Zoning Bylaw be amended as follows:

A. That the following definition be removed from Section 21 Interpretation:

MINIMUM LOT AREA

B. That Section 22(4) General Regulations, Site Areas be amended as follows:

The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.

C. Section 22 General Regulations, Reduction of Minimum Lot Areas be amended as follows:

Reduction of Minimum Lot Size

D. That Section 22(9) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

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

E. That Section 22(10) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

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



- a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
- b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or
- c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw.

F. That Section 22(11) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

The minimum lot size for a lot created under sub-section 10 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

G. That Section 22(12) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

Despite sub-section 11, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

H. That Section 22(46)(c) General Regulations, Accessory Dwelling Units be amended as follows:

Despite section 46(b) secondary suites are permitted on all lots

I. That Section 23(1) Town-Site Residential (R1) Permitted Uses be amended as follows:

Permitted uses, buildings and structures:

Principal Uses

- Duplex Housing
- Single Detached Housing

Accessory Uses

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

J. That a new Section 23(2)(b) Town-Site Residential (R1) Development Regulations be added as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1



K. That Section 23(9) Town-Site Residential (R1) Development Regulations be amended as follows:

Minimum lot size for Subdivision:

Community Water System and Community Wastewater System - 0.1 hectares

Community Water System and On-site Wastewater Disposal - 0.2 hectares

Individual Water Source and Community Wastewater System - 0.2 hectares

Individual Water Source and On-site Wastewater Disposal - 1.0 hectares

L. That Section 24(1) Country Residential (R2) Permitted Uses be amended as follows:

Permitted uses, buildings and structures:

Principal Uses

Duplex Housing

Horticulture

Single Detached Housing

Accessory Uses

Accessory Building or Structures

Accessory Dwelling Unit see Section 22(46)

Bed and Breakfast Accommodation see Section 22(22)

Home-based Business see Section 22(21)

Keeping of Farm Animals see Section 22(35)

Vacation Rentals see Section 22(23)

M. That a new Section 24(2)(b) Country Residential (R2) Development Regulations be inserted as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1

N. That Section 24(9) Country Residential (R2) Development Regulations be amended as follows:

Minimum lot size for Subdivision - 1.0 hectares

O. That Section 25(1) Rural Residential (R3) Permitted Uses be amended as follows:

Permitted uses, buildings and structures:

Principal Uses

Duplex Housing

Horticulture



Outdoor Recreational Activities  
Parks  
Resource Based Activities  
Single Detached Housing

Accessory Uses

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

P. That a new Section 25(2)(b) Rural Residential (R3) Development Regulations be inserted as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot - 1

Q. That Section 25(9) Rural Residential (R3) Development Regulations be amended as follows:

Minimum lot size for Subdivision - 1.0 hectares

R. That Section 26(9) Town-Site Commercial (C1) Development Regulations be amended as follows:

Minimum lot size for Subdivision:

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

S. That Section 27(9) Tourist Commercial (C2) Development Regulations be amended as follows:

Minimum lot size for Subdivision:

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

T. That Section 28(9) Ainsworth Resort Commercial (C3) Development Regulations be amended as follows:

Minimum lot size for Subdivision:

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



U. That Section 29(9) Community Service (CS) Development Regulations be amended as follows:

Minimum lot size for Subdivision:

Community Water System and Community Wastewater System – 0.1 Hectares

Community Water System and On-site Wastewater Disposal – 0.2 Hectares

Individual Water Source and Community Wastewater System – 0.2 Hectares

Individual Water Source and On-site Wastewater Disposal – 1.0 Hectares

V. That Section 30(9) Parks and Recreation (PR) Development Regulations be amended as follows:

Minimum lot size for Subdivision - 1.0 hectares

W. Section 31(9) Parks and Recreation Ainsworth Resort (PR1) Development Regulations be amended as follows:

Minimum lot size for Subdivision - 1.0 hectares

X. That Section 32(7) Environmental Reserve (ER) Development Regulations be amended as follows:

Minimum lot size for Subdivision - 1.0 hectares

Y. That Section 33(7) Resource Area (RA) Development Regulations be amended as follows:

Minimum lot size for Subdivision - 15.0 hectares

**2** This Bylaw shall come into force and effect upon its adoption.

## CITATION

**3** This Bylaw may be cited as “**Electoral Area ‘D’ Comprehensive Land Use Amendment Bylaw No. 3052, 2025**”

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was not held in accordance with S. 464(4) of the Local Government Act.

READ A THIRD TIME this [Date] day of [Month], 20XX.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

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Approval Authority,  
Ministry of Transportation and Infrastructure



ADOPTED this [Date] day of [Month], 20XX.

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[Name of Board Chair], Board Chair

---

[Name of CO], Corporate Officer



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3053

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

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WHEREAS it is deemed expedient to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

### APPLICATION

**1** That Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 be amended as follows:

A. That Division 7 Reduction of Minimum Lot Areas be amended as follows:

Reduction of Minimum Lot Sizes

B. That Section 603(3) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

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

C. That Section 623(3) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

Despite section 623(2) secondary suites are permitted on all lots.

D. That Section 700 Suburban Residential (R1) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing

Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit, subject to Section 623

Accessory Tourist Accommodation

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products



- E. That a new Section 701(C) Suburban Residential (R1) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- F. That Section 800 Ootischenia Suburban Residential (R1A) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

- G. That a new Section 801(1)(C) Ootischenia Suburban Residential (R1A) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- H. That Section 900 Suburban Residential F (R1F) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

- I. That a new Section 901(1)(C) Suburban Residential F (R1F) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- J. That Section 1000 Suburban Residential K (R1K) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing



Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

- K. That a new Section 1001(1)(C) Suburban Residential K (R1K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- L. That Section 1100 Country Residential (R2) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- 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

- M. That a new Section 1101(5)(B) Country Residential (R2) Permitted Uses be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- N. That Section 1200 Country Residential I (R2I) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- 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



- O. That a new Section 1201(2)(B) Country Residential I (R2I) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- P. That Section 1300 Country Residential K (R2K) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Farm Product
- Temporary Guest Accommodation as per Section 1303

- Q. That a new Section 1301(5)(B) Country Residential K (R2K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- R. That Section 1400 Country Residential SA (R2SA – South Arrow) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- 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

- S. That a new Section 1401(5)(B) Country Residential SA (R2SA – South Arrow) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- T. That Section 1500 Rural Residential (R3) Permitted Uses be amended as follows:



Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only

U. That a new Section 1501(4)(B) Rural Residential (R3) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

V. That Section 1600 Rural Residential I (R3I) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only

W. That a new Section 1601(2)(B) Rural Residential I (R3I) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

X. That Section 1700 Rural Residential K (R3K) Permitted Uses be amended as follows:



Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Small Scale Wood Product Manufacturing subject to Section 1702
- Temporary Guest Accommodation subject to Section 1703

- Y. That a new Section 1701(5)(B) Rural Residential K (R3K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- Z. That Section 1800 Rural Resource (R4) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horse Riding Stables and Boarding Stables
- Single Detached Housing
- Horticulture
- Kennels
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills

- AA. That a new Section 1801(4)(B) Rural Resource (R4) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.



BB. That Section 1900 Rural Resource K (R4K) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horse Riding Stables and Boarding Stables
- Horticulture
- Kennels
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Sale of Site Grown Farm Products
- Portable Sawmills
- Temporary Guest Accommodation as per Section 1902

CC. That a new Section 1901(4)(B) Rural Resource K (R4K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

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

Principal Uses:

- Duplex Housing
- Horse Riding Stables and Boarding Stables
- Horticulture
- Kennels
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Sale of Site Grown Farm Products
- Portable Sawmills
- Temporary Guest Accommodation as per Section 2002



- EE. That a new Section 2001(4)(B) Rural Resource (R4SA – South Arrow) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- FF. That Section 2200 Multi-Unit Residential (R6) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing

Multi-Unit Housing

Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit, subject to Section 623

Accessory Tourist Accommodation

Home Based Business

Horticulture

- GG. That Section 2300 High Density Residential (R6F) Permitted Uses be amended as follows:

Principal Uses:

Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures

Secondary Suite

- HH. That Section 2301(1) High Density Residential (R6F) Development Regulations be amended as follows:

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

- II. That Section 2400 Multi-Unit Residential – F (MFR-F) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing

Multi-Unit Housing

Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit, subject to Section 623

Accessory Tourist Accommodation

Day Care Facility

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products



JJ. That Section 2500 Seasonal Residential (R7) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

KK. That a new Section 2501(1)(C) Seasonal Residential (R7) Permitted Uses be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

LL. That Section 2600 Heritage Residential I (HRI) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

MM. That a new Section 2601(1)(C) Heritage Residential I (HRI) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

NN. That Section 2700 Agriculture 1 (AG1) Permitted Uses be amended as follows:

Principal Uses:

- 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
- Kennel
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis



Single Detached Housing  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to Section 623  
Accessory Tourist Accommodation  
Farm Product Processing of farm product from another  
parcel in the Regional District of Central Kootenay (may  
require ALC non-farm use approval)  
Home Based Business  
Portable Sawmills for processing of material harvested on site only  
Temporary Farm Worker Housing (may require ALC non adhering residential use  
approval)

OO. That a new Section 2701(1)(C) Agriculture 1 (AG1) Development Regulations be added  
as follows:

Only one Single Detached Housing is permitted per lot.

PP. That Section 2800 Agriculture 2 (AG2) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

Accessory Buildings or Structures  
Accessory Dwelling Unit, subject to Section 623  
Accessory Tourist Accommodation  
Farm Product Processing of farm product from another  
parcel in the Regional District of Central Kootenay (may  
require ALC non-farm use approval)  
Home Based Business  
Portable Sawmills for processing of material harvested on site only  
Temporary Farm Worker Housing (may require ALC non adhering  
residential use approval)



QQ. That a new Section 2801(1)(C) Agriculture 2 (AG2) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

RR. That Section 2900 Agriculture 3 (AG3) Permitted Uses be amended as follows:

Principal Uses:

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

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Single Detached Housing

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures

Accessory Dwelling Unit, subject to Section 623

Accessory Tourist Accommodation

Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)

Home Based Business

Portable Sawmills for processing of material harvested on site only

Temporary Farm Worker Housing (may require ALC non adhering residential use approval)

SS. That a new Section 2901(1)(C) Agriculture 3 (AG3) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

2 This Bylaw shall come into force and effect upon its adoption.

**CITATION**

3 This Bylaw may be cited as **"Regional District of Central Kootenay Zoning Amendment Bylaw No. 3053, 2025"**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.



WHEREAS A PUBLIC HEARING was not held in accordance with S. 464(4) of the Local Government Act.

READ A THIRD TIME this [Date] day of [Month], 20XX.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 20XX.

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[Name of Board Chair], Board Chair

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[Name of CO], Corporate Officer



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3054

---

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

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WHEREAS it is deemed expedient to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

### APPLICATION

**1** That Electoral Area 'G' Land Use Bylaw No. 2452, 2018 Schedule 'B' Zoning Bylaw be amended as follows:

A. That Section 18(13) General Regulations, Permitted and Prohibited Uses be amended as follows:

The minimum lot size for a lot subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the lot is located unless otherwise stated.

B. That Section 18(16) General Regulations, Density Regulations be amended as follows:

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

C. That Section 18(17) General Regulations, Density Regulations be amended as follows:

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

D. That Section 18(18) General Regulations, Density Regulations be amended as follows:

The minimum lot size 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.



- E. That Section 18(19) General Regulations, Density Regulations be amended as follows:

Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

- F. That Section 19(1) Town-Site Residential (R1) Permitted Uses be amended as follows:

Principal Uses

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

Accessory Uses

- Accessory Building or Structures
- Accessory Dwelling Unit, subject to section 18(37)
- Accessory Tourist Accommodation
- Home-based Business
- Horticulture
- Keeping of Farm Animals

- G. That Section 19(11) Town-Site Residential (R1) Development Regulations be amended as follows:

Minimum lot size for subdivision:

- H. That Section 20(1) Country Residential (R2) Permitted Uses be amended as follows:

Principal Uses

- Duplex Housing
- Single Detached Housing

Accessory Uses

- Accessory Building or Structures
- Accessory Dwelling Unit, subject to section 18(37)
- Accessory Tourist Accommodation
- Accessory Camping Accommodation
- Home-based Business
- Horticulture
- Keeping of Farm Animals

- I. That a new Section 20(2)(b) Country Residential (R2) Development Regulations be added as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot – 1

- J. That Section 20(11) Country Residential (R2) Development Regulations be amended as follows:



Minimum lot size for subdivision – 1.0 hectares

K. That Section 21(1) Rural Residential (R3) Permitted Uses be amended as follows:

Principal Uses

- Cabin
- Duplex Housing
- Horticulture
- Portable Sawmill
- Single Detached Housing

Accessory Uses

- Accessory Building or Structures
- Accessory Dwelling Unit, subject to section 18(37)
- Accessory Tourist Accommodation
- Accessory Camping Accommodation
- Home-based Business
- Horticulture
- Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age)
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Small Scale Wood Product Manufacturing

L. That a new Section 21(2)(b) Rural Residential (R3) Development Regulations be added as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot – 1

M. That Section 21(3) Rural Residential (R3) Development Regulations be amended as follows:

Minimum lot size for Accessory Kennel Operations – 4.0 hectares

N. That Section 21(17) Rural Residential (R3) Development Regulations be amended as follows:

Minimum lot size for subdivision – 2.0 hectares

O. Section 21(18) Rural Residential (R3) Development Regulations be amended as follows:

Minimum lot size for subdivision (site specific) for portion of Subsidy Lot 43 DL 1242 KD Plan NEPX59 Exc. Plans 16532 and 18785 (PID 012-953-385) 1.0 hectares

P. That Section 22(1) Remote Residential (R4) Permitted Uses be amended as follows:

Principal Uses

- Cabin
- Duplex Housing
- Horticulture



Portable Sawmill  
Single Detached Housing  
Accessory Uses  
Accessory Building or Structures  
Accessory Dwelling Unit, subject to section 18(37)  
Accessory Tourist Accommodation  
Accessory Camping Accommodation  
Home-based Business  
Horticulture  
Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age)  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis

Q. That a new Section 22(2)(b) Remote Residential (R4) Development Regulations be added as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot – 1

R. That Section 22(3) Remote Residential (R4) Development Regulations be amended as follows:

Minimum lot size for Accessory Kennel Operations – 4.0 hectares

S. That Section 22(17) Remote Residential (R4) Development Regulations be amended as follows:

Minimum lot size for subdivision – 4.0 hectares

T. That Section 23(10) Multi-Unit Residential (R5) Development Regulations be amended as follows:

Minimum lot size for subdivision:

U. That Section 24(2) General Commercial (C1) Development Regulations be amended as follows:

Minimum site area for each Principal Use:

V. That Section 24(9) General Commercial (C1) Development Regulations be amended as follows:

Minimum lot size for subdivision:

W. That Section 25(2) Tourist Commercial (C2) Development Regulations be amended as follows:

Minimum site area for each Principal Use:



- X. That Section 25(9) Tourist Commercial (C2) Development Regulations be amended as follows:

Minimum lot size for subdivision:

- Y. That Section 25(B)(2) Artisan Tourist Commercial (C3) Development Regulations be amended as follows:

Minimum site area for each Principal Use:

- Z. That Section 25(B)(9) Artisan Tourist Commercial (C3) Development Regulations be amended as follows:

Minimum lot size for subdivision:

- AA. That Section 26(2) Light Industrial (M1) Development Regulations be amended as follows:

Minimum site area for each Principal Use – 1.0 hectare

- BB. That Section 26(10) Light Industrial (M1) Development Regulations be amended as follows:

Minimum lot size for subdivision - 1.0 hectare

- CC. That Section 27(2) Medium Industrial (M2) Development Regulations be amended as follows:

Minimum site area for each Principal Use – 2.0 hectare

- DD. That Section 27(10) Medium Industrial (M2) Development Regulations be amended as follows:

Minimum lot size for subdivision - 2.0 hectare

- EE. That Section 28(2) Heavy Industrial (M3) Development Regulations be amended as follows:

Minimum site area for each Principal Use – 2.0 hectares

- FF. That Section 28(11) Heavy Industrial (M3) Development Regulations be amended as follows:

Minimum lot size for subdivision - 2.0 hectares

- GG. That Section 29(2) Community Service (CS) Development Regulations be amended as follows:

Minimum site area for each Principal Use:



HH. That Section 29(9) Community Service (CS) Development Regulations be amended as follows:

Minimum lot size for subdivision

II. That Section 30(2) Agriculture (AG) Development Regulations be amended as follows:

Minimum site area for each Non-Farm Use

JJ. That a new Section 30(2)(C) Agriculture (AG) Development Regulations be added as follows:

Maximum number of Single Detached Housing permitted per lot – 1

KK. That Section 30(16) Agriculture (AG) Development Regulations be amended as follows:

Minimum lot size for subdivision

LL. Section 31(2) Parks and Recreation (PR) Development Regulations be amended as follows:

Minimum site area for each Principal Use

MM. That Section 31(9) Parks and Recreation (PR) Development Regulations be amended as follows:

Minimum lot size for subdivision

NN. That Section 32(2) Public Utility (U) Development Regulations be amended as follows:

Minimum site area for each Principal Use

OO. That Section 32(9) Public Utility (U) Development Regulations be amended as follows:

Minimum lot size for subdivision

PP. That Section 33(2) Quarry (Q) Development Regulations be amended as follows:

Minimum site area for each Principal Use

QQ. That Section 33(8) Quarry (Q) Development Regulations be amended as follows:

Minimum lot size for subdivision

RR. That Section 34(2) Environmental Reserve (ER) Development Regulations be amended as follows:

Minimum site area for each Principal Use



SS. That Section 34(7) Environmental Reserve (ER) Development Regulations be amended as follows:

Minimum lot size for subdivision

TT. That Section 35(2) Resource Area (RA) Development Regulations be amended as follows:

Minimum site area for each Principal Use

UU. Section 35(7) Resource Area (RA) Development Regulations be amended as follows:

Minimum lot size for subdivision

VV. That Section 36(2) Forest Reserve (FR) Development Regulations be amended as follows:

Minimum site area for each Principal Use

WW. That Section 36(7) Forest Reserve (FR) Development Regulations be amended as follows:

Minimum lot size for subdivision

**2** This Bylaw shall come into force and effect upon its adoption.

## **CITATION**

**3** This Bylaw may be cited as **“Electoral Area ‘G’ Land Use Amendment Bylaw No. 3054, 2025.”**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was not held in accordance with S. 464(4) of the Local Government Act.

READ A THIRD TIME this [Date] day of [Month], 20XX.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

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Approval Authority,  
Ministry of Transportation and Infrastructure



ADOPTED this [Date] day of [Month], 20XX.

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[Name of Board Chair], Board Chair

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[Name of CO], Corporate Officer