



REGIONAL DISTRICT OF CENTRAL KOOTENAY

AREA D ADVISORY PLANNING AND HERITAGE COMMISSION OPEN MEETING AGENDA

7:00 PM

Tuesday, July 21, 2026

Remote 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/93670305357?pwd=4JWaKOzxcGCK6EoLRj9bI6CbdAxc2.1>

Join by Phone:

855 703 8985 Canada Toll-free

Meeting Number (access code): 936 7030 5357

Meeting Password: 076449

1. CALL TO ORDER

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

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

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

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the July 21, 2026 Electoral Area D Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried/Defeated

4. RECEIPT OF MINUTES

The June 16, 2026 Electoral Area D Advisory Planning and Heritage Commission minutes, have been received.

5. STAFF REPORTS

5.1 FOR INFORMATION: AREA D COMMUNITY PLANNING UPDATE

The approved Area D Community Planning Project Event Dates:

<u>July 23, 2026 – South Area D</u>		
Pop Up at Fletcher Creek	10:00 am - 12:00 pm	Beach at end of Twin Bays Road
Pop Up at Woodbury Village	1:00 pm - 3:00 pm	End of Woodbury Village Road West
Community Open House	5:00 pm - 7:00 pm	Ainsworth Community Hall
<u>July 29, 2026 - North Area D</u>		
Pop Up at Lardeau	10:30 am - 12:30 pm	Lardeau Regional Park
Pop Up at Argenta	11:30 am - 3:30 pm	Argenta Community Hall
Community Open House	4:30 pm - 6:30 pm	Lardeau Valley Community Centre
<u>August 6, 2026 - Rural Kaslo</u>		
Pop Up at Schroeder Creek	10:00 am - 12:00 pm	Beach at end of Bickel Road
Pop Up at Mirror Lake	1:00 pm - 3:00 pm	Feed Your Soul Kitchen
Community Open House	5:00 pm - 7:00 pm	St. Andrews Kaslo Heritage Hall

5.2 MUNICIPAL REFERRAL (R2629D)– Village of Kaslo

The Municipal Referral from the Village of Kaslo dated June 30, 2026, from Dana Hawkins, Planner 2, was received.

Moved and seconded,
 AND Resolved:

That the Area D Advisory Planning and Heritage Commission **SUPPORT/NOT SUPPORT** the Municipal Referral.

Carried/Defeated/Referred

6. DISCUSSION ITEM: PROPOSAL OF NEW MEETING TIME

A request was made via email by an existing member to revisit the scheduled time of this meeting.

7. PUBLIC TIME

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

8. NEXT MEETING

The next Electoral Area D Advisory Planning and Heritage Commission Meeting is scheduled for August 18, 2026 at 7:00 p.m.

ADJOURNMENT

MOVED and seconded,
AND Resolved:

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



REGIONAL DISTRICT OF CENTRAL KOOTENAY

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

7:00 PM

Tuesday, June 16, 2026

Remote 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/93670305357?pwd=4JWaKOzxcGCK6EoLRj9bI6CbdAxk2.1>

Join by Phone:

855 703 8985 Canada Toll-free

Meeting Number (access code): 936 7030 5357

Meeting Password: 076449

COMMISSION MEMBERS PRESENT

Commissioner Member B. Wells	Chair, Area D
Commissioner Member S. Sinclair	Area D

COMMISSION MEMBERS ABSENT

Commissioner Member F. Bonner	Area D
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STAFF

D. Hawkins	RDCK Planner
Z. Giacomazzo	RDCK Planner
S. Chezenko	RDCK Planner
S. Kindred	Meeting Coordinator

1. CALL TO ORDER

Chair Wells called the meeting to order at 7:02 p.m

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

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

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the June 16, 2026 Electoral Area D Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The April 21, 2026 Electoral Area D Advisory Planning and Heritage Commission minutes, have been received.

5. STAFF REPORTS

5.1 FOR INFORMATION: AREA D COMMUNITY PLANNING

The approved Area D Community Planning Project Charter dated May 1, 2026 from Dana Hawkins, Planner was received.

Planning staff provided an update on the Area D Community Planning Project.

This project followed up on completed work in 2021 to host land use planning discussions (virtually) for most communities in Area D. The goal of the project is to continue community land use discussions and update/implement land use planning regulations where desired.

The project will be launching to the public mid-June with community engagement events happening July and August throughout Area D.

Planner Hawkins presented, Area D Community Planning Project and reviewed the [Area D Community Planning](#) website page with the commission.

5.2 DEVELOPMENT PERMIT APPLICATION (DP2604D) – Hamill Creek Timber Homes

The Development Permit Application Form dated from Zachari Giacomazzo , Planner, was received.

Planner Giacomazzo gave a brief overview of the application and answered the Commissioner's questions.

In addition to supporting the Development Permit Application, the Area D APhC also indicated support for the Building Permit for the proposed dwelling located in the Bulmers Pointe residential community.

Move and seconded
AND Resolved

That the Area D Advisory Planning and Heritage Commission **SUPPORT** the Development Permit Application to Hamill Creek Timber Homes c/o Dwight Smith for the property located at 1339 Hamill Lane, Johnson's Landing, BC, Strata Lot 8 DISTRICT LOT 7827 Kootenay District Strata Plan.

Carried

5.3 DEVELOPMENT PERMIT APPLICATION (DP2606) – Camille & Derek Baker/Tanya Momtazian

The Development Permit Application dated May 13, 2026 from Sadie Chezenko, Planner was received.

Planner Chezenko gave a brief overview of the application and answered the Commission's questions.

Moved and seconded,
AND Resolved:

That the Area D Advisory Planning and Heritage Commission **SUPPORT** the Development Permit Application to Camille Baker, Derek Baker and Tanya Momtazian for the property located at 5 Murphy Lower Road, Murphy Creek, Electoral Area D, Lot 1 DISTRICT LOT 12417 KOOTENAY DISTRICT PLAN NEP66900.

Carried

5.4 BYLAW AMENDMENT REFERRAL FORM – RDCK Planning Department

The Zoning Bylaw Amendment Application dated May 4, 2026, from Sadie Chezenko, Planner 1, was received.

Planner Chezenko reviewed the application with the Commission.

Moved and seconded,
AND Resolved:

That the Area D Advisory Planning and Heritage Commission **SUPPORT** the Amendment Bylaw No. 3052.

Carried

6. DISCUSSION ITEM: PROPOSAL OF NEW MEETING TIME

A request was made via email by an existing member to revisit the scheduled time of this meeting. To ensure any decisions reflect the full Area D Advisory Planning and Heritage Commission, staff suggest waiting to discuss a new meeting time until the two new members join next month.

7. PUBLIC TIME

The Chair called for questions from the public at 7:38 p.m.

8. NEXT MEETING

The next Electoral Area D Advisory Planning and Heritage Commission Meeting is scheduled for July 21, 2026 at 7:00 p.m.

ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Electoral Area D Advisory Planning and Heritage Commission meeting was adjourned at 7:38 p.m.

Re: Municipal Referral (Village of Kaslo)

Enclosed is a Municipal Referral for received from the Village of Kaslo for a legislative and compliance update to its Official Community Plan and a modernization update to the Zoning Bylaw. Further information is copied below:

The Village of Kaslo and Urban Systems have been working together to complete a legislative and compliance update to its Official Community Plan (OCP) and a modernization update to the Zoning Bylaw.

The OCP is being updated to align with recent provincial legislation, reflect the Village's current and anticipated housing needs identified in the [Housing Needs Report](#), and incorporate reference to the recently adopted municipal plans including the [Active Transportation Network Plan](#), [Kaslo South Development Plan](#). A copy of the draft OCP is attached showing the proposed amendments highlighted for review.

At the same time, the Zoning Bylaw is being updated to improve clarity, usability, and consistency with the OCP. The primary goals of the Zoning Bylaw update have been to modernize the Zoning Bylaw, improve clarity, legibility, and interpretation for staff and the public, and also better align the Zoning Bylaw with the OCP.

Village of Kaslo

OFFICIAL COMMUNITY PLAN

DATE, 2026

2026

Schedule to the Official Community
Plan Bylaw No. 1280, 2026



*Village of
Kaslo*

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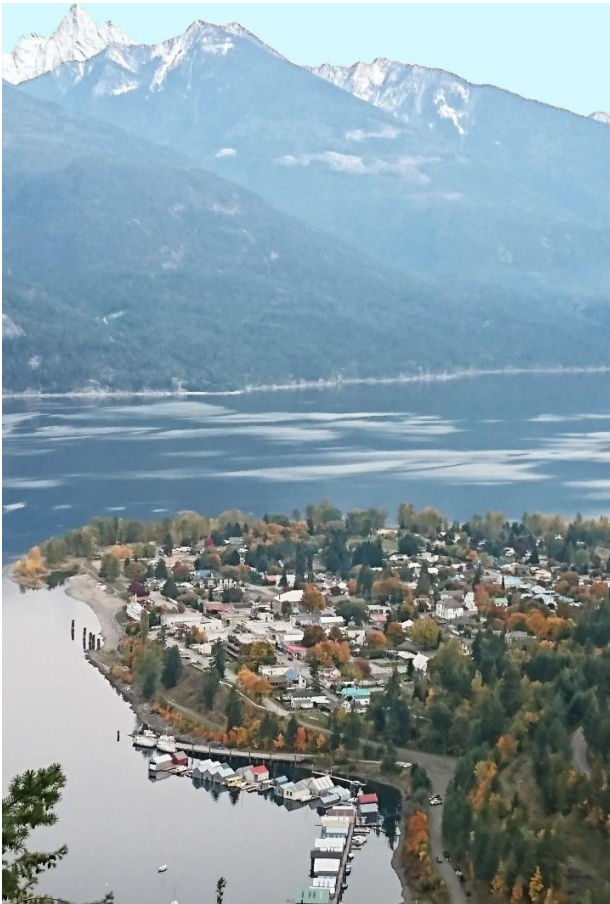
Appendix I – Kaslo Food Charter

Appendix II – Building Design Guidelines

Appendix III – Colour Design Colours

Appendix IV – West Kootenay 100% Renewable Plan (Kaslo Section)

1.0 The Village Of Kaslo Official Community Plan Vision



The Village of Kaslo is located on the western shore of the north arm of Kootenay Lake, within the unceded lands that have been traversed for centuries by the Ktunaxa, Sinixt, and Syilx people. Today, Kaslo is also home to many Indigenous and Metis residents.

The Village of Kaslo, simply referred to as “the village” from here on, is committed to protecting the natural beauty of its surroundings and strengthening its role as a multifaceted service centre for the north Kootenay Lake sub-region by encouraging innovations in technology, arts, health care and emerging skills.

Kaslo supports a full, productive, and meaningful life for all citizens through policies, services and programs that respect community values of inclusivity, diversity, accessibility, and sustainable development.

The village harnesses the knowledge and creativity of its citizens to ensure that challenges, including food security, shelter, a safe water supply, climate change, and economic sustainability, are met with confidence and enthusiasm.

Kaslo is a diverse, inclusive, and welcoming community that aspires to be a model for small, mountain communities across British Columbia and around the world.

2.0 Official Community Plan Process

An Official Community Plan (OCP) is a high-level visionary document to guide the nature and location of land use, development, and services based on identified community values and priorities. All local governments require an OCP under British Columbia's Local Government Act (LGA). Municipalities use OCP's to outline the future vision of the community over a 10 to 20-year timeframe.

An OCP provides the framework to allow for effective land use management and decision-making based on its long-term objectives. All future bylaws enacted by the Village must be consistent with the OCP. The OCP is, itself, a bylaw of the municipality, which is a regulatory document that cannot be ignored.

2.1 Plan Amendment

The OCP is a living document that is meant to evolve along with the community as a whole. The OCP need not be altered if the Plan remains an accurate expression of community values and its provisions are carried out by Council. However, as circumstances, attitudes, technology, or legislation change, amendments or revisions to the Plan may be considered. Changes may be initiated by an application from a private owner regarding their lands or by Village Council to achieve broader community goals.

Ideally, the Plan should be reviewed every five to seven years, to assess its overall relevance to the village and our community values. Citizens can provide comments on the OCP at any time, which will be gathered and then considered by the Council during the next review cycle.

Bylaw 1098, the previous version of the OCP, was enacted in 2010 after lengthy consultation with the community at the time. The last significant amendment to the OCP was in 2018, when a new category of land use for comprehensive development areas was added along with a few

other minor changes. This current version of the OCP, Bylaw 1280, was originally intended as an amendment to the 2010 OCP, but it became clear through the consultation process that a comprehensive update was needed to address the significant changes that people wanted to include, touching all aspects of the plan.

2.1.1 Provincial Legislation Changes & 2026 Update

In late 2023, the Provincial government introduced Bill 44, known as the Housing Statutes (Residential Development) Amendment Act. This Act changed the requirements that need to be updated and reflected in Kaslo's OCP.

Recent legislation changes require OCPs to include statements and map designations regarding the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years. Refer to Section 3.11 Housing Needs for further information on Kaslo's updates in relation to housing needs.

Provincial legislation also requires the OCP to include policies that address a range of housing needs. The Province identifies six housing classes that all communities must consider in their policies when planning for future housing: (1) Affordable Housing, (2) Seniors' Housing, (3) Family Housing, (4) Rental Housing, (5) Special Needs Housing, and (6) Shelters and Homelessness Response.

In 2026, a minor update to the OCP was undertaken to add specific sections of the existing document to meet provincial legislation and ensure alignment with recently adopted municipal plans. The OCP update included:

- Alignment with Provincial Legislation;

BACKGROUND

- Incorporation of the findings from the Village's Housing Needs Report (2024) and policies to meet all six housing classes; and
- Integration of recently adopted municipal plans (Active Transportation Network Plan and the South Kaslo Development Plan).

2.1.2 Links to Other Village Plans

The Village has several planning policy documents that guide municipal decision-making. The OCP provides the highest level of direction in the hierarchy of the Village's plans and policies.

Given the plan's broad scope, its policies do not provide the same level of detail as neighbourhood plans (e.g., South Kaslo Development Area) or plans for specific topics (e.g., Active Transportation Plan, Community Wildfire Resiliency Plan).

All other municipal plans must be consistent with the OCP's overall intent and vision. Where there is a direct conflict with other Village plans, the OCP will prevail.

Table 1 lists the themes and sub-themes in order of the most popular responses.

2.2 Public Process

The updating of the Village's OCP Bylaw 1280 involved public consultation, public submissions, a public survey, and background research.

Council launched a comprehensive review of the OCP in 2021. An OCP Steering Committee was formed with representation from Kaslo Council and selected members of the public with representation from stakeholder groups including the Kaslo & Area Chamber of Commerce and the Kaslo Housing Society. The OCP Committee met regularly between June 2021 to 2022, helped steer the public engagement, and provided feedback into this update.

Interactive tables were set up at public spaces and community events in August, September and October 2021 that asked residents' thoughts on what makes Kaslo great, what needs improvement, and what community goals and issues should be incorporated into the updated OCP. A total of 106 people provided responses at these events, which helped identify the top themes and priorities for the process.

Table 1 - Kaslo OCP Update Themes

Theme	Sub-Themes
Housing and Future Growth	Village land development and disposition, school, childcare, health, housing needs assessment
Environment and Sustainability	Waste, climate change, wildfire, hazard, and sensitive areas
Social Well-being and Health	Accessibility, health facilities, ageing in community, youth/families/seniors, inclusivity, diversity, reconciliation, and environmental stress.
Parks, Recreation and Natural Assets	Climate change, accessibility, governance, conservation
Infrastructure, Technology and Energy	Water, sewer, internet, utilities, West Kootenay 100% Renewable Energy Plan, GHG reduction, asset management

BACKGROUND

Land Use Plan and Special Permit Areas	Growth, property development rights, public facilities
Economic Development and Recovery	Business retention and expansion, employment, transportation, role of Village with EDC/Chamber
History and Heritage	Downtown, tourism, urban design, indigenous and cultural values
Kaslo Bay and Waterfront	Access, boating, recreation, jurisdiction, connectivity, Kootenay Lake Partnership

A public meeting and open house was held in October 2021 at the Kaslo Golf & Country Club. Attendees were presented with an overview of the content and purpose of an Official Community Plan, land use planning issues in Kaslo, actions that have been undertaken in Kaslo since the 2010 OCP, emerging issues that have been raised in the community, and were given the opportunity to provide feedback. This presentation was also shared online to help inform residents who were unable to attend and received over 170 views.

A survey was then launched online, along with paper copies available at the Kaslo Library and at the Village Hall, during October to November 2021, which sought residents' opinions on a range of topics focusing on growth and development, housing, services, the environment, recreation and green spaces, economy, and transportation. The results of the 152 survey responses received were used to derive the general issues and priorities that

required immediate attention or further research. These reflect, in greater detail, the community goals and provided guidance for forming more detailed objectives and policies. We appreciate the time that many people took to provide detailed answers and insights to the questions posed in the survey.

The first draft OCP document was presented to the Steering Committee at the end of February 2022. Feedback from this review was incorporated into subsequent drafts of the Plan through June and once the Steering Committee was satisfied that the draft addressed the themes and provided the right direction for Kaslo the draft was presented to Council to begin the formal adoption process. The draft bylaw was introduced on August 23, 2022 followed by the required public hearing on September 26, 2022. The OCP Bylaw was reconsidered and finally adopted by Council on [REDACTED].

Table 2 - Kaslo OCP Timeline

Q1 – 2021 Jan-May	Q2 & Q3 – 2021 June-Aug	Q4 – 2021 Sept-Dec	Q1 & Q2 – 2022 Jan-June	Q3-2022 Aug-Sept
Council planning	Kick Off			
Committee terms of reference	OCP Steering Committee	OCP Steering Committee	OCP Steering Committee	New OCP Bylaw introduced
Public Engagement – Advertise for committee members	Public Engagement – Summer Pop-up Events	Public Engagement – Meeting, Video, Survey	Public Engagement – Draft OCP	Public Hearing on the new OCP Bylaw
Committee formed	Review	Review	Review	Reconsider

BACKGROUND

		Draft OCP	Draft OCP	Approval
				Final OCP

The background information included in this document is derived from Statistics Canada statistics and local information provided by the village and regional partners. The 2016 and 2021 Census Canada statistics are used throughout this document to provide relevant population and demographic information.

2.2.1 2026 OCP Update Process

A first round of public engagement occurred in March 2026. An in-person open house for the OCP update took place on Wednesday, March 25th, 2026, between 6 PM to 9 PM at the Kaslo Legion, with 18 total attendees. An online survey was also launched during the March 24, 2026, to April 12, 2026, period, receiving a total of 104 survey responses. The initial round of engagement sought residents' opinions on housing needs and forms, and which ones should be prioritized. This feedback was used to develop draft housing policies for the OCP.

A second in-person open house for the OCP update took place on Thursday, June 18, 2026 between 6:00 and 8:00pm. A total of 15 people attended the open house. This second round of engagement outlined the proposed changes to the OCP.

The draft bylaw was introduced on **DATE** followed by the required public hearing on **DATE**. The updated OCP Bylaw was reconsidered and finally adopted by Council on **DATE**.

Table 3. Kaslo OCP Timeline (2026)

Q1-2026 Jan-Mar	Q2-2026 Apr-Jun	Q3-2026 Jul-Aug	Q3-2026 Sept
Kick Off			
Public Engagement (Round 1) – Open House, Survey		Public Engagement (Round 2) – Placeholder	Public Hearing on the new OCP Bylaw
	Council Review	Council Review	Reconsider
	Draft OCP	Draft OCP	Approval
			Final OCP

3.0 A Sense of Place

3.1 Plan Area

Figure 1 depicts the planning area for the Village, which follows the Village of Kaslo municipal boundaries. However, the Village's legislative authority for land use planning is limited to land within the municipal boundaries. The use of

Village-owned land outside the boundary, which includes two cemeteries, water treatment plant, and land along Kaslo River, is subject to the regulations of the RDCK and provincial authorities.

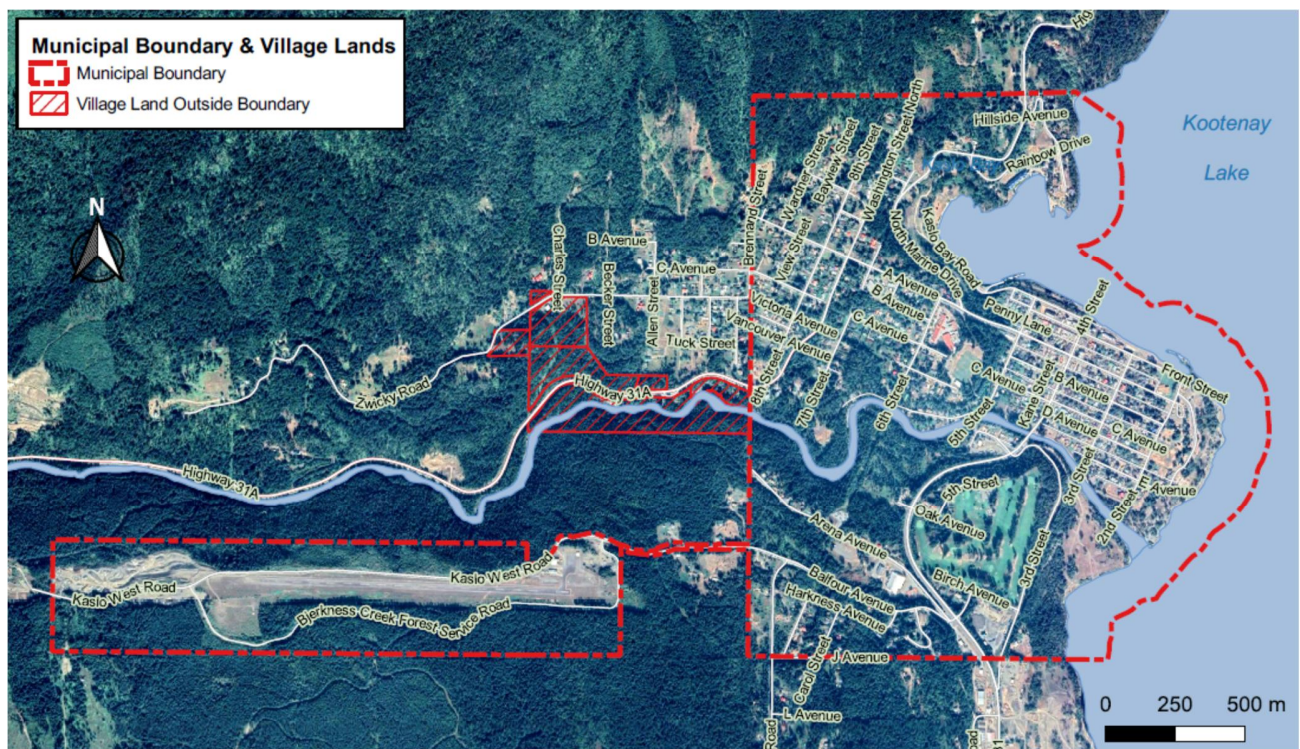


Figure 1 - PLAN AREA

3.2 Geography

Kaslo is located on the alluvial fan of the Kaslo River, nestled between the Selkirk Mountain Range and the shore of Kootenay Lake. The village is within the Regional District of Central Kootenay (RDCK), 70 km north of the district's largest city, Nelson, along Highway 31. Highway 31 continues north to the head of the lake and through the Lardeau Valley, and Highway 31A follows the Kaslo

River inland through a mountain pass to New Denver.

Kootenay Lake is a deep, narrow finger lake averaging 3 to 4 kilometres wide but extending 100 kilometres in length from the mouth of the Lardeau River southwards to the mouth of the Kootenay River and the fertile homelands of the Yakan Nukiy near Creston. The west arm of Kootenay Lake is part of the Kootenay River, which is harnessed for hydroelectric power generation

SENSE OF PLACE

through a series of three dams west of Nelson before joining the Columbia River near Castlegar.

Much of the forests surrounding the Village, consisting of a mix of fir, larch, cedar, hemlock, and pine, are managed by the Kaslo and District Community Forest Society (KDCFS). The Kaslo River is a steepwater creek that drains a 453 square kilometre watershed and supports over 1,000 spawning bull trout yearly. The river was once used for hydroelectric power generation. The course of the river through the village was modified over the years to prevent flooding of lower Kaslo.

3.2.1 Natural Hazards

The village is situated in a relatively remote area where natural hazards can readily threaten public safety and emergency access. Hazard lands include areas that may be subject to flooding, mudflows, debris torrents, erosion, rock fall, landslip, avalanche, and wildfire.

Map A.1 depicts the Non-Standard Flooding and Erosion Area (NSFEA) Hazard Ratings in Kaslo, and areas subject to Flood Construction Level restrictions (FCL). FCLs were updated in 2020 through the RDCK Floodplain and Steep Creek Study. Map A shows the 2020 FCL and the area covered by the earlier, 1990, FCL regulation. The 1990 regulation applies to the area around Kaslo Bay, which was not included in the 2020 study. The Village's Floodplain Management Bylaw regulates development within the Fan Rating and FCL areas. Areas in Fan Rating 1 may be subject to shallow flooding by low velocity flows. Areas in Fan Rating E may be subject to flooding and erosion, high-velocity flows, avulsions, debris flows and bank instability. These classifications are based on "non-standard flooding and erosion ratings" established in 2004.



Map A.2 provides a slope analysis from 2017 LiDAR data showing steepness of slope as a range from green (flat) to deep red (very steep). The Talisman Terrain Assessment for Settlement Suitability, completed in 1982, provided a detailed geotechnical assessment of the village as illustrated in Map A.3, which shows the generalized terrain classifications from the report, including areas that may be difficult to develop due to soil, geology, drainage, and slope.

3.3 History

Thousands of years before the arrival of European settlers on Kootenay Lake, indigenous nations made this country their home. Kootenay Lake is named after the people and the language of the people that travelled and lived on the land and lakes of the area. The name Kaslo (qaʔsu) may be derived from the Ktunaxa word "kastlo" which has at least two meanings. One is mountain elderberry, which grows on the slopes around the village, the other means melted place between water and snow. In either case, qaʔsu is a place shaped by the lake and mountains that surround us. It is uncertain if a long-term indigenous settlement was established at Kaslo but we know indigenous peoples travelled through the mountain pass and along Kootenay Lake, camped, and hunted here for centuries before colonial times as evidenced by the pictographs near Powder Creek, on the promontory directly across the water from Kaslo.

The colonial development of Kaslo started in the late 1800s as prospectors, entrepreneurs, and settlers were attracted by the area's rich mineral

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resources. The first owners of the town site – George Kane and George O. Buchanan – subdivided their timber claim into town lots, which they sold to the incoming miners. Kaslo quickly became a commercial service centre and transportation hub. The city of roughly 3,000 people was incorporated on August 14, 1893, making Kaslo the oldest incorporated municipality in the Kootenays.



In 1895 the Kaslo & Slocan railway was completed from Kaslo to Sandon to serve the mines. By 1897 Kaslo had a public telephone system, power lines, and waterworks plant. Kaslo was one of the first municipalities in BC to invest in an independent electric power plant that operated until the 1950s, and the remnants of which can still be found along the Kaslo River. At its peak, the city boasted a cigar factory, brewery, dry goods and hardware stores, several saloons, hotels and brothels, and a newspaper called *The Kootenaian*.

In 1906 the sternwheeler S.S. Moyie began to serve Kaslo. Today the vessel, a National Historic Site, is dry-docked on a steel frame at the downtown waterfront. Through the mid-20th century, metal prices fell steadily resulting in a less viable mining sector. Although the population of the town declined, Kaslo became famous for its apples and cherries thanks to the fertile alluvial soils before irrigation made farming in the Okanagan viable.

Kaslo was also one of the Kootenay communities that housed Japanese Canadian internees who

had been banished from the West Coast and deprived of their livelihoods during World War II from 1942 to 1945. The Langham's Japanese Canadian Museum stands in remembrance of this unfortunate time.

As the population declined, Kaslo relinquished its City status and became a Village in 1959. In the latter half of the 20th century, Kaslo transitioned to a smaller population of around 1,000 people, with an economy based on forestry, tourism, local services, and home-based businesses. The Village continues to attract residents looking for the small-town lifestyle, natural amenities, abundant outdoor opportunities, and vibrant community spirit.

3.4 Residential Characteristics

According to Statistics Canada's 2021 Census, the Village has a population of 1,049 people, which has increased 8.37% since 2016, as shown in Table 4. The largest age group is between 59 and 69 years old.

Kaslo has experienced significant changes in its residential population over the last 5 years. According to the Census, 355 residents moved from elsewhere to reside in Kaslo between 2011 and 2016. The remaining population is stable, with 570 people living at the same address over this period. The 2016 Census also indicates there were 555 dwellings, of which 470 are occupied by people who call Kaslo home. Single-family detached homes account for 87% of these dwellings, well above the provincial average of 44%. The remaining homes are semi-detached houses, row houses, and apartment buildings. Over 60% of the residential dwellings were constructed prior to 1980, with 11% needing major repairs. This compares to the provincial figures of 44% built before 1980 and 6.7% needing major repairs.

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Table 4 - Population and Dwelling Counts, 2021

Kaslo, Village (VL) British Columbia [Census subdivision]	2021
Population and dwellings	
Population, 2021	1,049
Population, 2016	968
Population percentage change, 2016 to 2021	8.4%
Total private dwellings	583
Private dwellings occupied by usual residents	526
Population density per square kilometre	348.7
Land area in square kilometres	3.01

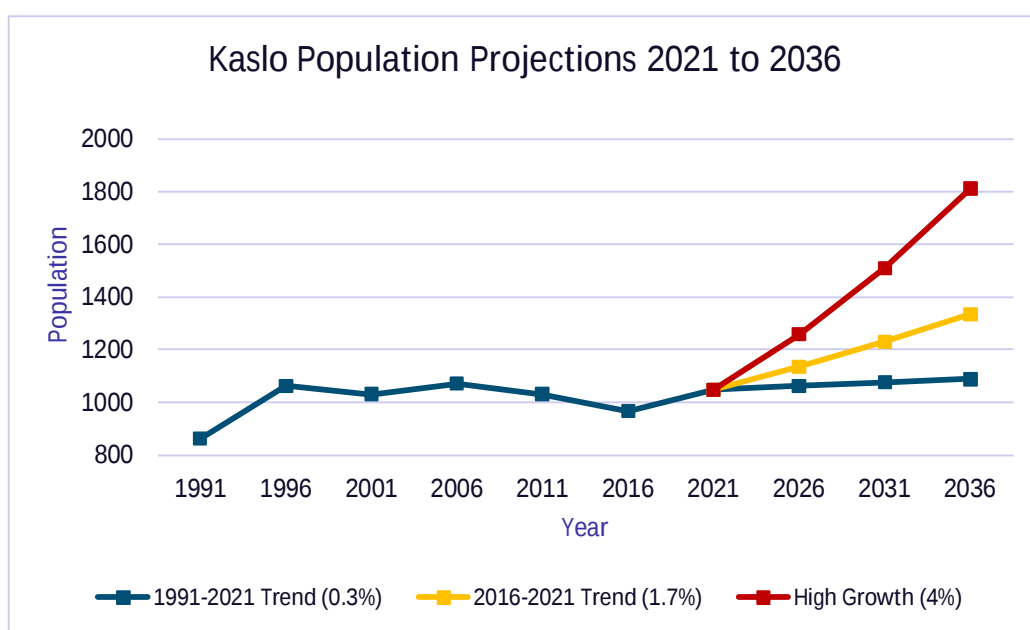


Figure 2 - Projected Population Growth, 2021-2036

Figure 2 illustrates potential growth rates in Kaslo over the next 15 years. Kaslo's population has fluctuated up and down around the 1,000 mark for the past 30 years, but the current increase in building permit activity between 2019 and 2021 indicates that the village is at the start of a new growth trend. The three trend lines on the graph in Figure 2 show a range of potential growth outcomes, which are explained below.

- The blue trendline follows the average growth over this period, which is 0.34% per year. Kaslo's population would be 1090 in 2036 using this trend.

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- The orange trendline follows the recent growth rate between the 2016 and 2021 census, which is 8.37%, or 1.7% per year. At this rate, Kaslo's population will increase by nearly 200 people to 1,335 by 2036. This trend is also consistent with recent non-market residential assessment growth over the past couple of years.
- The red trendline presents a more aggressive growth rate of 4% per year, which is possible due to the trends other small, rural communities across the province are experiencing as people move away from larger cities. This trend sees a population over 1,800 by 2036.

The 2010 version of the Official Plan projected a population of 1,593 by 2026 using a growth rate of 2% from the Village's 2007 population estimate. That growth trend has not materialized, as the population declined from 1,072 in 2006 to 968 in the 2016 Census. But there is evidence that population increase is inevitable.

Complete data for the 2021 Census is not yet available. In 2016 the Census reported 470 dwelling units in the village. The average household size is 2 people, so over 140 additional dwelling units would be needed by 2036 to accommodate the orange trendline growth in Figure 2. If the past trend of single-family homes on large lots (with private septic systems) is maintained, the village only has enough vacant, developable land to accommodate around 70 new dwellings. Higher-density multiresidential development, and single homes on smaller lots, are possible in areas serviced by municipal sewer.

The 2020 Regional District of Central Kootenay Housing Needs Report for North Kootenay Lake, which includes the Village, identifies the greatest need is affordable rental housing. Unfortunately, the report was based on already-outdated 2016 census data, which indicated declining population and slightly declining housing prices (after adjusting for inflation). But between 2020 and 2021, residential assessment values have increased an average of 29%. The supply of housing is most dire for lower-income families, seniors, working single people and anyone with specialized needs. The rising cost of energy is also a significant issue, with the report noting that one quarter of respondents to the housing survey said their energy bills were already unaffordable.

3.5 Economy and Industry

The economy of Kaslo has historically been based on a mix of mining, forestry, and tourism as well as a variety of services and businesses offered in the community. There is the potential for small-scale value-added forest products manufacturing, but we are unlikely to see industrial scale milling or processing. A variety of arts, culture, outdoor recreation, and technological innovation are becoming increasingly significant drivers of Kaslo's economy. Recreational opportunities are based on the natural environment of Kootenay Lake, its shoreline, beach access, and the surrounding mountains. Now, with a reliable high-speed internet network by the community-owned Kaslo InfoNet Society connected to the fibre backbone of Columbia Basin Broadband, and the emerging local technological knowledge, Kaslo is attracting new entrepreneurs and opportunities for the arts, manufacturing, home-based business, and services.

Figure 3 shows the main employment sectors along with the proportion of people employed in each for Kaslo and the province for comparison.

According to the 2016 Census, the median income for working families in Kaslo was \$59,008, which

is only two-thirds of the average family income in British Columbia of \$88,451. The unemployment rate in the Village was 7.1%, compared to the provincial average of 6.7% that year. But the participation rate, which is the proportion of the people of working age actively in the labour force,

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was 53.8%, much lower than the provincial rate of 63.9%. The number of workers identified as self-

employed was significantly higher, at 23.8% for Kaslo compared to 14.1% provincially.

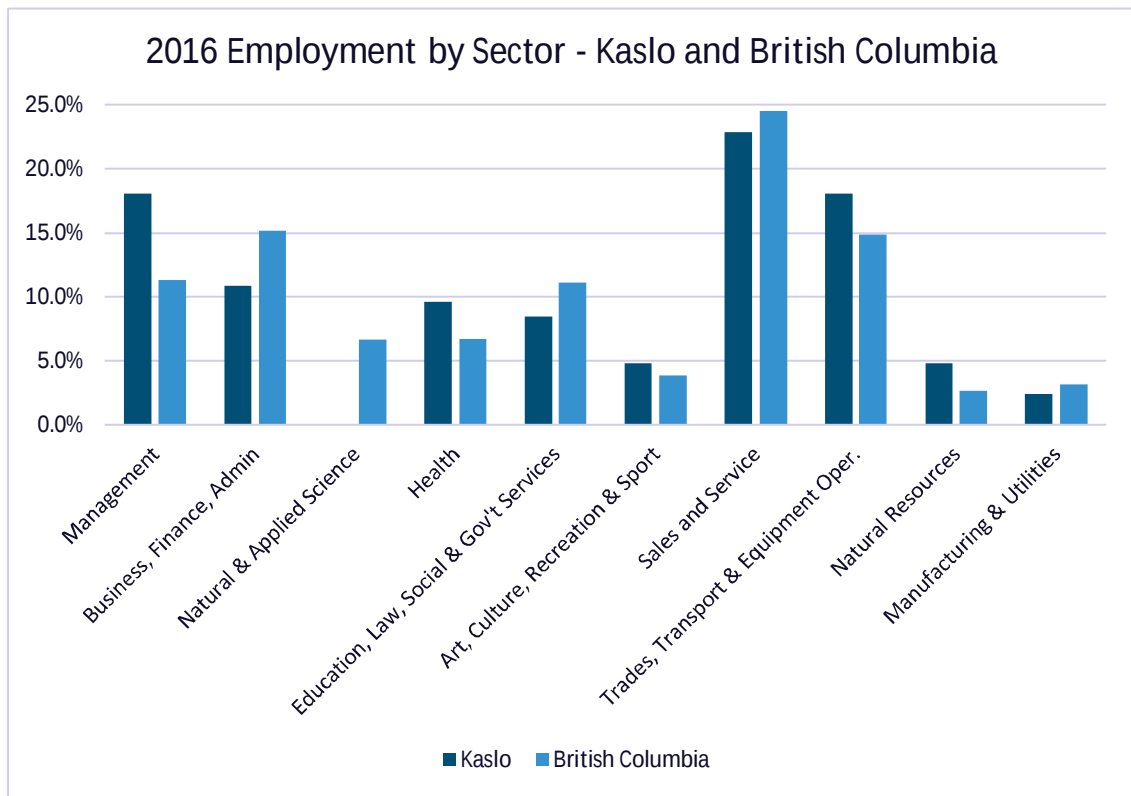


Figure 3 - Employment by industrial sector, 2016

3.5.1 Aggregate Resources

The Village has a large supply of gravel resources. The Reservoir Pit, west of the Kaslo Aerodrome, is owned by the village and the pit license was recently renewed for 30 years. The Village expanded the municipal boundary to include the pit and Aerodrome in 2016. The supply of gravel in the Reservoir Pit is sufficient to last the village for at least the next 10 years. Occasionally, Kaslo sells gravel to construction businesses in the region and for highway maintenance.

A study commissioned by the Village in 2012 confirms that there are significant additional

deposits of aggregate beyond the pit license area located along the north side of the Aerodrome property. Extraction of these resources could be licensed to ensure a continued supply of raw material for infrastructure and construction through 2050.

3.6 Social Infrastructure

Social infrastructure refers to the network of spaces, facilities, institutions, structures, services, programs, community organizations and groups that support the quality of life and foster community connectivity, mutual care, health and well - being in the Village.

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Kaslo has a range of structures, groups and services that provide and support community well-being, including education and information (J.V. Humphries School, Periwinkle Children's Centre, Kaslo Library), health and mental health services, (Victorian Community Health Centre, North Kootenay Lake Community Services Society), housing (Kaslo Housing Society, Abbey Manor), family services (Kaslo Family Resource Centre), youth services (Kaslo and Area Youth Council), community centres (Kaslo Seniors' Hall, the Royal Canadian Legion Branch 74), government (Kaslo City Hall, ServiceBC), emergency services (RCMP, Kaslo & Area Fire Department, Kaslo Search and Rescue), arts and culture (The S.S. Moyie, Langham Cultural Centre), sports & recreation (Kaslo & District Arena, Kaslo Golf Club, Kaslo Softball Association, Skate Park, KORTS, Kaslo Disc Golf), places of worship, parks, open spaces and trails (Vimy Park, Kaslo Bay Park, Kaslo River Trail), and farmer markets and community gardens (Kaslo Community Garden, North Kootenay Lake Community Services and the Food Hub).



These are all important to community and social well being in Kaslo not only due to their practical utility and services offered, but also because they are spaces and places where people can socialise and connect with others. The fragility of these

services is that many rely on countless hours of volunteer effort, without which the services would be too expensive to maintain.

3.7 The Public Realm

The Village is fortunate to have a substantial area of waterfront land in public ownership. The waterfront areas are perhaps Kaslo's most significant assets. The Kaslo docks provide free 48-hour transient moorage, but space is limited, and there are two boat clubs. Kootenay Lake is popular for fishing for Bull Trout and Kokanee. Other water sports include kayaking, canoeing and stand-up paddle boarding.

Within the Village, the tennis/pickleball court, ice arena, curling club, golf course, school playground, Vimy Park ball field, Vimy Park playground, gazebo and covered picnic area, skatepark, the Kaslo Bike Park, Kaslo Bay Park, campground and swimming beaches contribute to recreation and open space opportunities for residents and visitors. Several trails within the Village boundaries offer spectacular views of Kootenay Lake and the Purcell Mountains. The Kaslo River Trail is easily accessed, offering a varied scenic experience including wildlife, art sculptures and historical remnants of the Kaslo electric light and power plant. The Kaslo Outdoor Recreation and Trails Society maintains the trails and contributes to the conservation of the riverside ecosystem.

Winter recreation activities include cross-country skiing, snowmobiling, heli-skiing, hockey, skating, and curling. The ice arena can host tournaments and is used by residents of all ages. During the summer months, the nearby mountains provide residents and visitors opportunities to experience over 100km of single-track mountain biking trails along with 41km of back roads.

A recognition that all aspects of the history of a place from the past to present, coupled with the natural and scenic setting, provide a powerful base for development of an attractive village where people wish to live, work, play and visit. The Village

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is home to nine structures cataloged in the Canadian Register of Historic Places and two National Historic Sites: the S.S. Moyie and the Village Hall.

Kaslo's lower village and downtown core areas are pedestrian friendly, supporting a vibrant and walkable main street where the urban form and massing of buildings is well suited to the pedestrian scale.

The main institutional buildings are City Hall, the Royal Canadian Legion Branch 74, J.V. Humphries School, Victorian Community Health Centre, and the Langham Cultural Centre.

The churches and church groups in Kaslo are Kaslo Community Church, Kaslo Christian Outreach, Sacred Heart Roman Catholic Church, St. Andrew's United Church, and St. Mark's Anglican Church. The Kaslo Masonic Lodge is the oldest wooden structure lodge in the province.

3.8 Public Services

Kaslo sources its water supply from Kemp Creek and springs on the lower slopes of True Blue Mountain. The Kemp Creek watershed is vulnerable to the effects of climate change, wildfires, and avalanches, which increase the risk of debris floods that severely damaged the water intake infrastructure in 2012 and 2020. An auxiliary intake was installed on Kaslo River in 2018.



The water treatment plant has rapid sand filtration devices and utilizes chlorine for disinfection. Installation of an ultra-violet disinfection system is

needed by 2025 to meet more stringent provincial health guidelines. The Village has applied for infrastructure funding to complete this project. It is necessary during the summer months to impose water restrictions to reduce the total volume for residential and commercial use due to the increased demand during that time. The current capacity of the plant will meet the needs of a population of up to 1,500, including the McDonald Creek area. Following the moderate population growth trend in Figure 5, the plant will need to be expanded in 10 years unless summertime per capita demand can be significantly reduced.

The majority of Kaslo's private properties are serviced by individual septic fields. The downtown area along Front Street and around Kaslo Bay is serviced by a small-scale municipal sewage collection and treatment system. The collection area was expanded in 2019, adding another 36 properties to the service, and a new Liquid Waste Management Plan was adopted. Expansion of the sewage system is necessary for greater housing density and new development in lower Kaslo.

The Village provides curbside garbage and recycling pick up for residential areas. A Regional District of Central Kootenay waste transfer and recycling facility is currently located beyond Kaslo Aerodrome, about four kilometres from the Village centre.

3.9 Food Security

Kaslo residents have a tradition of growing local food, starting with the orchards in the 19th century to the backyard food gardens found in residential areas today. Food security continues to be of importance to Kaslo for health, economic, social, accessibility, and cultural reasons.

Food security is defined as all people always have access to nutritious, safe, personally acceptable, and culturally appropriate foods, produced in ways that are environmentally sound and socially just (Kaslo Food Charter).

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Support for local foods and food security can be seen through the Kaslo Food Hub, the weekend Farmer's Markets, the purchasing and selling of local produced food in Kaslo's grocery and food stores, the Kaslo Community Garden, and supporting local food businesses that support locals.

Kaslo adopted a Food Charter in 2011 to support local food security and the following values:

- Every resident should have access to an adequate supply of nutritious, affordable, and culturally appropriate food.
- Food security contributes to the health and well-being of residents while reducing their need for medical care.
- Food is central to Kaslo's economy, and a commitment to food security can strengthen the food sector's growth and development.
- Food brings people together in celebrations of community and diversity and is an important part of the village's culture.
- A healthy foodshed in Kaslo relies on an amalgamated North Kootenay Lake food system.

Kaslo recognizes the importance of building a food-secure community, as set out in the Kaslo Food Charter, found in Appendix I.

3.10 Sustainable Development

The planning and development of the space in which communities exist is important to the creation of vibrant healthy communities and sustainable infrastructure. The planning process impacts how communities use their land, and how they integrate, grow, and develop community economic, environmental, demographic, social and cultural needs over time.

Kaslo undertook a comprehensive Integrated Community Sustainability Plan in 2014 which provides the following five priorities:

1. To pursue innovative and diverse economic development.

2. To develop and enhance infrastructure, and options for renewable energy resources and asset management.
3. To continue the community's legacy of being stewards of the natural environment, including food security and water conservation.
4. To encourage attainable and affordable housing for the entire community.
5. To continue to build community capacity, health and well being through ongoing development of diverse arts, historical, cultural, social, technological, and educational opportunities.

3.10 Climate Change

Kaslo recognizes the importance of addressing the impacts of a changing climate on the local environment, infrastructure, economy, and the community.

Addressing climate change requires local actions on two fronts:

The first is to lower emissions from local sources of greenhouse gases that contribute to a changing climate – transportation, residential, commercial, and industrial energy usage, energy sources, waste, agriculture, forestry, and land use changes.

The second is to address the impacts and disaster risks of a changing climate on the community, the environment, and infrastructure – frequent changing of weather, increased temperatures, drought conditions, lower snowpacks, wildfires, increased rainfall, flooding, and land hazards such as land erosion and land slides.

Table 5 shows the projected change in average temperature and precipitation over the next 30 years for Kaslo. Summers will be drier and hotter while winters will be milder and wetter, but less of the precipitation will be as snowfall. However, increased precipitation at higher elevations as

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snow would alter spring freshet volume and duration.

Table 5 - Summary of projected climate change (2021-2050)

	Annual	Spring	Summer	Fall	Winter
Temperature (°C)	+1.7°C to +2.0°C	+1.4°C to +2.0°C	+1.8°C to +2.4°C	+1.5°C to +1.8°C	+1.6°C to +1.9°C
Precipitation (mm)	+5.5% +52mm to +54mm	+8.5% +18mm	-10%	+5% to +9% +11mm to +17mm	+7% +20mm to +22mm
Snowfall	-26%	-54%		-14%	-11%
Very Hot Days (Above 30°C)	+3				
Very Cold Days (Below -30°C)	-1				
Frost Free Season (Days)	+25 days to +34 days				

(Sources: Kaslo / Area D Climate Change Adaptation Project, 2010 & The Climate Atlas, 2021)

3.10.1 GHG Emissions and Targets

Through Provincial legislation, Kaslo is required to include community Greenhouse Gas (GHG) reduction targets, policies, and actions in the OCP.

Kaslo signed on to the West Kootenay 100% Renewable Energy Plan in 2020 (see Appendix IV) that outlines actions to reduce emissions in key sectors: transportation, buildings, and waste.

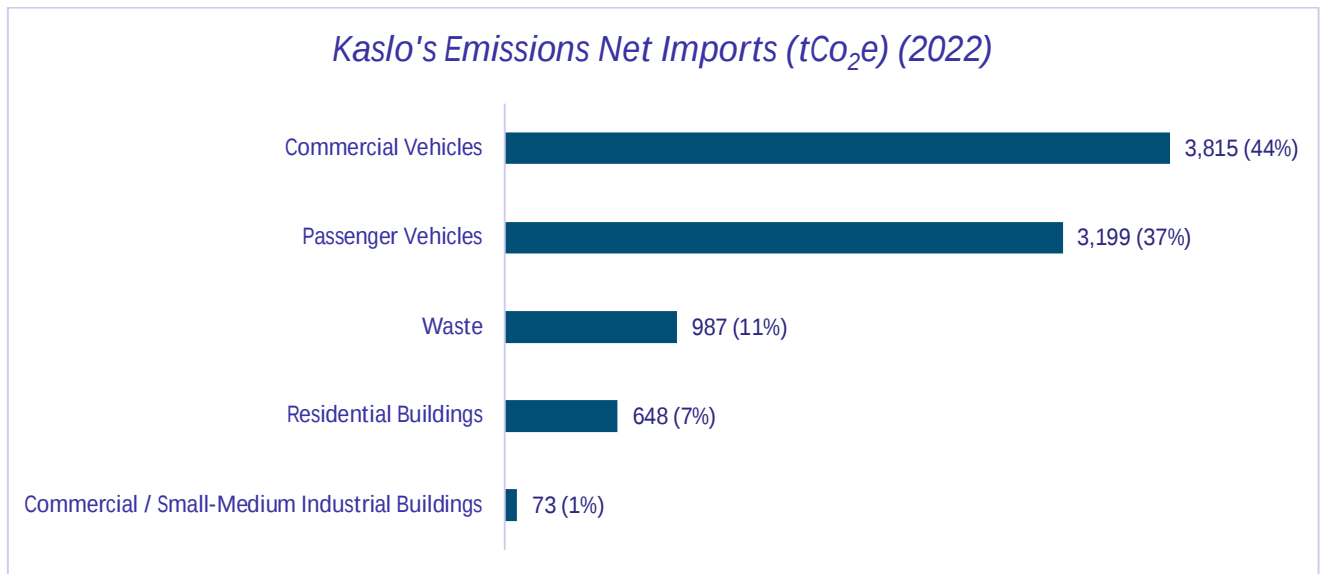
Figure 4 summarizes the key GHG emission findings with updated 2022 data.

GHG Emissions

Kaslo's most recent GHG emissions data is supplied by the province's Community Energy and Emissions Inventory (CEEI) and pulled from the 2022 calendar year. These emissions are for the whole municipal area. Total GHG emissions for 2022 were 8,723 tonnes of CO₂ equivalent (tCO₂e). As the chart below shows, the majority of GHG emissions in the Village of Kaslo come from transportation fuels.

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Figure 4. Summary of Kaslo's GHG Emissions (2022)



GHG Targets

In order to support broader goals congruent with the Intergovernmental Panel on Climate Change 1.5 degrees Celsius report, the Village of Kaslo is committed to reducing its GHG emissions. There are two main GHG targets set out in the West Kootenay 100% Renewable Energy Plan in 2020 (see Appendix IV):

- By 2030, reduce total GHG emissions to 4,500 tCO₂e.
- By 2050, reduce total GHG emissions to 0 tCO₂e.

In order to achieve these targets, the following top four strategies were developed:

1. Electrifying Passenger Vehicles
2. Better Existing Buildings (i.e., energy retrofits)
3. Shift Beyond the Car (i.e., more remote working policies)
4. Reduce Organics and Landfill Gas Capture

Kaslo's GHG Reduction Progress

Since the targets were originally set in 2020, the Village has adopted the *Active Transportation Network Plan* (2025). This represents a step toward reducing emissions from transportation, Kaslo's largest source of emissions, by encouraging walking and cycling and reducing reliance on motor vehicles for local trips. While transportation emissions have fluctuated only slightly since 2007, they increased by approximately 10% between 2021 and 2022, suggesting a potential upward trend. It is important to recognize that transportation is a partially external factor over which the Village has limited control, particularly in small rural communities where active transportation is often recreational in nature. However, the new *Active Transportation Network Plan* aims to support a shift from recreational to everyday travel.

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Waste-related emissions have also remained relatively stable over the past two decades, but experienced a sharp increase of 68% in 2021. This indicates a need for further investigation into community-generated waste volumes, as well as the feasibility of enhanced landfill collection and diversion programs. Efforts to encourage waste reduction across the community may also be warranted.

In terms of buildings and utilities, data indicates a reduction of approximately 46% in emissions between 2007 and 2022. This positive trend is likely to continue, supported by increased adoption of energy-efficient building retrofits and improved efficiency practices.

More detailed information on Kaslo's GHG emissions, strategies, and targeted actions are outlined in Appendix IV.

3.11 Housing Needs

Recent legislation changes require OCPs to include statements and map designations regarding the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years.

By following the provincial methodology, as identified by legislation, Kaslo determined it has a 5-year housing need of 102 dwelling units, and a 20-year housing need of 295 units. For further information on Kaslo's housing needs, refer to the Village of Kaslo's Housing Needs Report Interim Update (2024).

In late 2025, the Village conducted a desktop mapping analysis to identify the potential for housing development based on current OCP and Zoning Bylaw land use designations. The maximum residential dwelling development potential by current zone or land use designation was calculated to determine the overall potential housing units. Due to parcel size constraints, some assumptions were made to support the calculations.

Kaslo determined that the current Zoning Bylaw and Official Community Plan can meet and exceed projected housing needs, accommodating more than 592 new dwellings within the existing sewer service area. This capacity increases to approximately 1,221 dwellings if municipal services are extended; however, geotechnical constraints were not considered in this scenario. It is important to note that the community does not need to, or will grow by this amount – simply that it could accommodate this level of growth should it occur.

4.0 Land Use Plan

4.1 Overview

The Land Use Plan describes the location, intensity and types of land uses in the Village. These include a mix of uses such as residential, commercial, light industrial, institutional, and public spaces. The plan focuses commercial activities within the heritage commercial area. The Plan also identifies opportunities for the establishment of new neighbourhoods that could be established on large parcels of Village-owned undeveloped land.

4.1.1 Outside the Village Boundary

The Village is surrounded by lands under the jurisdiction of the RDCK and the provincial government, generally through the Ministry of Forests. First Nations also have a say in the use of the surrounding lands and resources, and the province has a duty to consult with them on planning matters affecting their traditional territories. Identifying and planning the development of the land adjacent to the municipal boundaries is a priority of the Village. Of particular concern are the areas of the Allen Subdivision, the highway corridor extending from the municipal boundary southwards to Mirror Lake, and the provincial crown lands near the aerodrome and Kemp Creek watershed. The village is committed to working with these agencies and consulting with Indigenous governments to ensure planning and development in these areas is not contradictory to the OCP, and further, to explore municipal boundary expansion for direct planning authority and environmental stewardship.

See Section 18 – Beyond the Boundary and Towards Reconciliation for further context, objectives, and policies.

4.1.2 Interpretation of the OCP schedules and appendices

1. The Maps attached to this OCP form part of the OCP Bylaw and its regulatory framework.
2. The final interpretation of the precise location of boundaries or any designation or symbol contained in the map schedules, except for the Development Permit Area designations, shall be legally defined in the land use (zoning) bylaw or other regulations enacted by the Council from time-to-time. Where uncertainty remains, digital mapping from the Village's geomatics will prevail unless a survey is required to establish precise boundary lines or setbacks.
3. The Appendices attached to this OCP are for reference but do not form part of the OCP bylaw for regulatory purposes and may be updated independently from time to time. However, the information contained in the appendices is useful in guiding decisions on land use, development permit applications, amendments, and related policies, and these may be used to justify the need for further consideration, study, or conditions of approval.

4.1.3 Land Use Designations

The Land Use Map (Map B) designates the following land use areas:

- Parks & Natural Areas
- Civic & Recreation
- Core Commercial
- Neighbourhood Commercial
- Neighbourhood Residential
- Core Residential
- Rural Residential
- Mobile Home Residential
- Waterfront Development Area
- Aerodrome Development Area
- Industrial

• South Kaslo Development Area

Each Land Use designation is defined by the Objectives and Policies contained within sections 5 through 11. The next subsection provides general objectives and guidelines applicable to all land use designations.

4.2 General Form and Character Of Existing and Future Land Use

4.2.1 Objectives

1. To encourage a land use pattern that provides for the health, safety, convenience and enjoyment of residents and visitors, while striving to recognize existing land use patterns and minimize future land use conflicts.
2. To ensure accessibility is considered for planning and design of public buildings, the public realm, and public parks.
3. To encourage all citizens, including young people, seniors, disabled citizens, indigenous and everyone within the social makeup of the village to be active and involved in community life and decision-making.
4. To ensure that growth supports a thriving, diverse centre where economic and social networks are supported by sustainable and resilient infrastructure that protects the natural environment, including valuable water resources.
5. To manage and direct growth to where it will have the most positive and least negative impact on community networks and the natural environment.
6. Ensure public confidence that appropriate policies and regulations are in place prior to the potential disposition of municipally-owned lands.
7. To ensure development is planned by identifying areas suitable for new residential development and infrastructure in advance of individual or site-specific bylaw amendments and subdivision applications.
8. To encourage appropriate development in areas where infrastructure and services are already established or available nearby.
9. To utilize existing developed land with greater efficiency and to its full potential.
10. To promote new development or redevelopment that strives to be:
 - a. sustainable,
 - b. affordable,
 - c. environmentally friendly, and
 - d. sympathetic to the community character and needs.
11. To encourage alternatives to carbon-fuel based transportation.
12. To encourage new development to adopt technological and energy innovations that have lower carbon emissions and lessen negative impact on the current and future environment.
13. To encourage land use that promotes local food security.
14. To encourage wildlife awareness activities for all citizens.
15. To consider important wildlife and bear habitat and travel corridors in land use decisions.
16. To minimize wildland/urban interface fire hazard.
17. To encourage the use of native and non-invasive plant species to protect biodiversity, habitat and mitigate the effects of climate change.

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18. To continue working with other jurisdictions and partners on the development of a comprehensive management plan for Kootenay Lake.
19. To encourage reconciliation and learn from local indigenous populations to incorporate their traditional knowledge into land use planning.
20. To encourage public art that enhances and fits in with the natural landscape.
21. To encourage a local action towards a sustainable and resilient society where we can do our part towards adapting to the effects of climate change while reducing local emissions.
2. Ensure that the general form of new development is compatible with its quiet, small town and natural characteristics.
3. Consider climate change, its potential impacts, and mitigation measures when reviewing new development applications, including but not limited to:
 - a. Regulating impermeable surfaces to reduce water run-off and heat island effects.
 - b. Encouraging landscaping that does not need watering during the dry season.
 - c. Reducing carbon emissions and embodied carbon over the life cycle of development.

4.2.2 Policies

The Village will:

1. Work with other government agencies and pursue funding to implement the comprehensive integrated sustainability plan focusing on the following five priorities as listed in Kaslo's Sustainability Strategy:
 - a. To pursue innovative and diverse economic development.
 - b. To develop and enhance infrastructure, options for renewable energy resources, and asset management.
 - c. To continue the community's legacy of being stewards of the natural environment, including food security and water conservation.
 - d. To encourage attainable and affordable housing for the entire community.
 - e. To continue to build community capacity, health and well being through ongoing development of diverse arts, historical, cultural, social, and educational opportunities.
4. Continually review and respond to community and food security needs with respect to domestic and farm animal regulations, such as chickens, bees and small livestock.
5. Encourage the use of native and non-invasive species in landscaping and landscape restoration practices.
6. Encourage small-scale agriculture in any area where it is compatible with the surrounding uses.
7. Support the provision of information and educational opportunities to reduce human/wildlife conflict.
8. Support reduction of attractants accessible to wildlife and strive to become a Bear Smart Community by implementing the recommendations of the Bear Hazard Assessment.
9. Support information and educational opportunities for wildfire and fire hazards to property owners and tourists and implement a wildfire protection development permit area to encourage wildfire resistant development near the wildland urban interface.

LAND USE PLAN

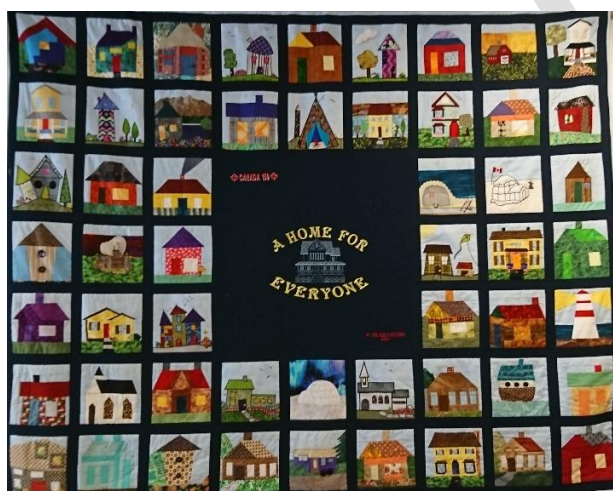
10. Promote Kaslo as a diverse and vibrant service centre for the north Kootenay Lake sub-region, which includes Regional District of Central Kootenay Electoral Area D.
11. Allow existing single family or duplex houses to develop a secondary suite or carriage house subject to septic or sewer system and zoning requirements being met.
12. Maintain a community heritage registry.
13. Permit public art that enhances and fits in with the landscape.
14. Engage with local indigenous communities, including but not limited to the Ktunaxa and Sinixt, to learn, acknowledge and understand the local history of the people, lands, and waters and, as the current stewards of the land, commits to considering indigenous knowledge and practices in planning decisions. See *Section 18.0 - Beyond the Boundary and Towards Reconciliation for further considerations.*
15. Engage the Kootenay Lake Historical Society in the unbiased interpretation of local history and cultural heritage.
16. Maintain accurate mapping and inventory of Village-owned land and assets as a tool to plan future land use and development and asset management.
17. Prohibit development that pollutes a stream, creek, waterway, watercourse, waterworks, ditch, drain, or sewer.
18. Ensure vegetation and trees are managed to control erosion, protect banks, and fish habitat.

5.0 Residential

5.1 Residential Classifications

5.1.1. Purpose

The residential areas of Kaslo support a variety of existing housing types ranging from condominium and rental apartments to large-lot single dwellings. There are 4 residential land use classifications designated by the OCP, which represent different densities and form and character of residential development in the Village. The general objectives and policies applicable to all residential development are described next, followed by specific objectives and policies for each classification. The general objectives also apply to residential development in mixed-use areas, including the Core Commercial and Waterfront Development Areas.



5.1.2 General Residential Objectives

1. Facilitate a diversity of residential housing types in the village to accommodate a wide range of socio-economic, age and ability groups.
2. Encourage higher density (multi-unit) residential development in some areas to encourage the highest and best use of land and infrastructure.

3. Encourage home-based businesses that are compatible with existing residential uses.

5.1.3 General Residential Policies

The Village will:

1. Develop distinctive, attractive, inclusive neighbourhoods with a strong sense of place.
2. Encourage subdivision for residential infill and to maximize the development of vacant land.
3. Allow combined commercial and residential development, where zoning permits, such that residential uses will be in the form of apartments or townhouses located either above or behind the commercial use.
4. Regulate the height of single family residential and multiple family residential buildings by specifying height and measurement in the zoning bylaw.
5. Encourage the development of affordable and seniors housing.
6. Support and advocate for housing that meets the needs of special needs populations, including seniors, persons with disabilities, and individuals requiring supportive or assisted living, and encourage partnerships to facilitate such housing options.
7. Develop an affordable and attainable housing strategy in cooperation with the Kaslo Housing Society, Community Services, and RDCK that considers and recognizes the diverse housing needs of current and future residents of the area.
8. Where opportunities exist and are deemed by Council to be beneficial to the community, consider providing Village-owned land for the development of affordable housing.

9. Explore opportunities to support and encourage transitional housing developments that may support individuals currently experiencing or at risk of experiencing homelessness, including exploring partnership opportunities with Kaslo Housing Society, Community Services, or RDCK.
10. Encourage the development of multi-unit, purpose-built rental apartment buildings, where consistent with neighbourhood scale and character, to provide stable rental housing options for a range of household types.
11. Permit a range of home-based businesses that are compatible with the quiet enjoyment of neighbouring homes in residential areas.
12. Encourage architectural designs compatible with the general form and character of Kaslo.
13. Require factory-manufactured homes, including tiny homes, to be permanently placed on foundations and connected to municipal water, sewer or on-site sewerage, subject to zoning requirements.
14. Encourage secondary residential units, including manufactured "tiny homes" permanently placed on foundations, subject to zoning and servicing requirements.
15. Establish Development Permit Areas, through this OCP, to regulate general form and character of development, protection of the environment and from natural hazards where appropriate.
16. Mitigate the impact of Short-Term Rentals on existing rental stock, housing availability, and community character through zoning and licensing regulations.
17. Prepare a residential development plan for the municipal land south of Kaslo River including a servicing, disposition, and marketing strategy. See Map E for a map of the area.

5.2 Neighbourhood Residential

The Neighbourhood Residential area includes most of the area commonly known as "Upper Kaslo," which is characterized by mostly single-family homes on medium to large-sized lots with on-site sewerage systems. The municipal sewer system currently serves the Hospital and School, but further service expansion in the next 10 years is unlikely.

The Neighbourhood Residential area also includes large tracts of municipally owned land south of Kaslo River (see Map E – South Kaslo Planning Area) that could eventually be served by the sewer system via a forcemain crossing the river at Unity Bridge or a second treatment facility south of the river.

5.2.1 Purpose

To create strong residential neighbourhoods supporting a variety of housing types and explore opportunities to meet current and future housing needs by developing vacant and under-utilized land where services can be extended.

5.2.2 Objectives

1. The planning objectives of the Neighbourhood Residential area follow the general residential objectives.

5.2.3 Policies

1. Development in the Neighbourhood Residential area will follow the general residential policies.

5.3 Core Residential

The Core Residential area, commonly known as "Lower Kaslo," is characterized by heritage homes on relatively small lots. This area is partially serviced by the municipal sewer system and protected from flooding by Kaslo River by a dike.

LAND USE PLAN

5.3.1 Purpose

To encourage residential infill and development that is compatible with the general form and character of the area, walkable, and close to many commercial, recreational, and civic amenities.

5.3.2 Objectives

1. Require the design of new residential development in the Village core area to be compatible with the area's form and character.
2. Encourage increased residential density for properties that are fully serviced by municipal sewer.
3. For areas not currently serviced by sewer, to plan the development of a property to allow for the on-site septic field to be redeveloped after the municipal sewer service is available.
4. To continue expanding the municipal sewer service within the Core Residential area and plan for future expansion beyond.
5. Enhance the walkability of the area by encouraging pedestrian activity, active transportation, low-speed electric vehicles, reduced speed limits, and encouraging parking at the rear of properties along laneways.

6. Develop a sub-area plan for the South Kaslo Planning Area to guide the area's development.

5.3.3 Policies

In addition to the general residential policies, the Village will:

1. Permit development of carriage houses and secondary suites through zoning regulations.
2. Pursue funding for sewer system expansion and require all new development to connect to the service if or when the service is available.
3. Consider reducing the speed limit for all municipal streets in the Core area.
4. Permit and encourage private driveways and garages to be located off of the rear laneways to reduce parking on public boulevards.

5.4 Rural Residential

5.4.1 Purpose

The Rural Residential area is characterized by homes on relatively large lots. This area is primarily located south of Kaslo River including the area along Arena Avenue and the Hale Subdivision.

5.4.2 Objectives

5. Encourage new development to follow wildfire mitigation guidelines to reduce the risk of fire spreading across the wildland urban interface.
6. Consider home-based businesses that are compatible with the larger lot sizes that may not be allowed in the higher-density Core and Neighbourhood Residential areas.
7. Allow secondary dwellings if the land supports the servicing needs.

5.4.3 Policies

In addition to the general residential policies, the Village will:

1. Permit home-based businesses that may include light industrial and artisanal manufacturing by the resident subject to business licensing and zoning requirements.
2. Regulate development through a Wildfire Protection Development Permit area.

5.5. Mobile Home Residential

5.5.1 Purpose

The Mobile Home Residential area includes the two existing mobile home parks within the Village, where manufactured homes are placed for long-term residency.

LAND USE PLAN

5.5.2 Objectives

1. Encourage the continued vitality of the Village's mobile home parks to address the ongoing need for affordable, attainable housing for lower-income individuals and families.

5.5.3 Policies

In addition to the general residential policies, the Village will:

1. Permit mobile homes meeting the CSA Z-240 (Mobile Home) standard in established mobile home parks provided there are sufficient water and sewerage services available.
2. Not require mobile homes to be permanently placed on a foundation when installed in a mobile home park (i.e. the structure may remain on a mobile chassis).
3. Prioritize the availability of the municipal sewer system to the mobile home parks when funding is available for phased system expansion to maximize the land within the parks available for additional mobile homes.

5.6 South Kaslo Development Area

5.6.1 Purpose

The South Kaslo Development Area is located south and east of the Kaslo River and is bordered by Highway 31 to the west and Arena and Balfour Ave to the south, as shown on Map X – South Kaslo Development Area. The purpose of the South Kaslo Development Area is to support a sustainable and inclusive neighbourhood development approach with a clear direction for diverse and affordable housing, enhanced connectivity, integrated natural systems, infrastructure readiness, and overall strengthened community well-being.

The area is further guided by the South Kaslo Development Plan, which provides detailed

direction for land use, servicing, design, and phasing.

5.6.2 Objectives

1. Support a complete, compact, and connected South Kaslo neighbourhood.
2. Provide a mix of housing forms and types (e.g., rural residential, small-lot residential, and multi-residential) to support diverse socio-economic, age, and ability groups and create access to attainable housing.
3. Explore the development of affordable or supportive housing, while ensuring compatibility with the surrounding neighbourhood.
4. Enhance connectivity and mobility by creating safe, walkable, and bikeable connections within South Kaslo and to downtown, including trails, multi-use pathways, and low-speed road networks.
5. Protect and integrate natural systems and climate-adapted infrastructure by adding stormwater management, respecting topography, and conserving environmental features.
6. Ensure development is aligned with available and planned infrastructure capacity and supports efficient and sustainable servicing.
7. Strengthen community well-being by supporting access to parks, open space, civic amenities, and small-scale neighbourhood-serving uses.

5.6.3 Policies

In addition to the general residential policies, the Village will:

1. Support the South Kaslo Development Plan as the primary guiding document for land use, directions, design, servicing, and phasing within the South Kaslo Development Area.

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2. Subdivision layout, land uses, unit counts, road configuration, and development capacity shall be determined through detailed site planning and wastewater system design to ensure infrastructure is appropriately sized and sustainable.
3. Phasing of development should be aligned with the provision of municipal services and infrastructure, where further study and geotechnical analysis are needed to ensure the proposed infrastructure is viable and addresses ongoing drainage concerns in that area.
4. Development proposals in the area should aim to be consistent with the land use plan and directions identified in the South Kaslo Development Plan.
5. Development should incorporate climate-responsive design, including stormwater management, erosion control, and low-impact infrastructure approaches.
6. Align with the *Active Transportation Network Plan* (2025) to develop a safe and efficient active transportation connections for all users.
7. Support expanded civic and recreational uses within the South Kaslo Development Area.
8. Require the design of new residential development in the South Kaslo Development Area to be compatible with the area's established character and natural setting.

6.0 Commercial

6.1 Commercial Classifications

6.1.1. Purpose

The commercial areas of Kaslo support a variety of businesses and employment, offering day-to-day goods and services to residents and visitors alike. There are 2 commercial land use classifications designated by the OCP, which represent different densities and form and character of commercial development in the Village. The general objectives and policies applicable to all commercial development are described next, followed by specific objectives and policies for each classification. The general objectives also apply to commercial development in the mixed-use Waterfront Development Area and certain home-based businesses in residential areas.

6.1.2 General Commercial Objectives

1. To encourage businesses, including home-based businesses, live/work and remote working opportunities, that are compatible with existing residential uses.
2. To provide a range of retail and services within the Village to meet the daily needs of its residents and surrounding RDCK Area D.
3. To foster business start-ups, innovation, and entrepreneurship by capitalizing on the Village's technological infrastructure.
4. To provide employment opportunities and support the local economy.

6.1.3 General Commercial Policies

The Village will:

1. Limit strip commercial development along the highways through the Village.

2. Permit Bed and Breakfast establishments throughout the community where they are compatible with surrounding residential uses.
3. Regulate and limit short-term tourist accommodation in single- and two-family dwellings to preserve the rental housing stock for residents.
4. Require screening or landscaping to be incorporated into the design of new commercial developments to maintain a desirable streetscape or to buffer commercial uses from adjacent residential uses.
5. Regulate commercial signage.
6. Prohibit high-intensity lighting for signage and require that outdoor lighting be angled downwards or onto the face of the building to limit light pollution.
7. Encourage continuity of land use planning in areas adjacent to the Village boundary through regional planning cooperation with RDCK Electoral Area D.
8. Prohibit drive-through commercial establishments and "big box stores".
9. Encourage parking to be located to the side and rear of commercial buildings so businesses open up to the street, not a parking lot.
10. Promote architectural designs compatible with the general form and character of Kaslo.
11. Require professional assessment of new breweries or other commercial uses with potentially high water and sewer demands to ensure that infrastructure can handle such demand and reasonable capacity remains available for future growth.

6.2 Core Commercial

6.2.1 Purpose

Kaslo's historic commercial core area is recognized for its early-colonial character that makes the area very walkable, compact, and vibrant. The area is home to dozens of businesses and residences, alongside community services and amenities. These objectives and policies aim to sustain the area's unique characteristics and its role as the main service and employment centre for the Village and surrounding area.

6.2.2 Objectives

1. To encourage a compact, visually appealing commercial core that operates year-round to provide a wide range of goods and services.
2. To encourage the highest and best use of the land through mixed-use developments that include compatible ground-floor, street-front commercial uses with offices or residences above or to the rear.
3. To discourage new residential-only development on Front Street between 3rd and 5th Streets.

6.2.3 Policies

In addition to the general commercial policies, the Village will:

1. Maintain the Heritage and Commercial Core Development Permit Area.
2. Develop a Downtown Master Plan aimed at maintaining the vibrancy and character of the commercial core including consideration of improvements to walking, cycling, parking, accessibility, streetscapes, and cultural amenities.
3. Control mixed-use development through zoning regulations.

6.3 Neighbourhood Commercial

6.3.1 Purpose

Neighborhood commercial areas are designated in residential areas primarily to provide services to residents.

6.3.2 Objectives

1. To consider convenience services for the neighbourhood that are compatible with the residential character of the area.
2. To reduce use of vehicular transport and encourage pedestrian activity by reducing travel distances to convenience services.
3. To avoid development that could lead to an extensive strip development or new commercial clustering.
4. To ensure the use will not create unreasonable new pressures on existing municipal infrastructure or services.
5. To encourage live/work arrangements whereby the business owner lives on the premises.
6. To allow separate commercial and residential buildings on the same property.

6.3.3 Policies

In addition to the general commercial policies, the Village will:

1. Consider neighbourhood commercial uses that complement or expand upon existing home-based business, non-profit or institutional uses in the immediate vicinity.
2. Establish regulations for Neighbourhood Commercial through rezoning on a case-by-case basis.

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3. Consider rezoning applications for a property adjacent to a street intersection, not mid-block unless along a highway or arterial street, to discourage undesirable changes to traffic patterns in the residential area.
4. Not consider rezoning a property within a Mobile Home Residential area or where the commercial use would be located to the rear of, within or above a residential dwelling.

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7.0 Industrial

7.1 Purpose

The Village has a very limited supply of serviced industrial land. The industrial areas of Kaslo support employment, infrastructure maintenance, light manufacturing, forestry, aggregate extraction and processing, and aviation-related businesses.

7.2 Objectives

1. To encourage light industrial, manufacturing and trades to provide local employment in designated land use areas.
2. To encourage light industrial land uses that are environmentally friendly and sustainable.
3. To consider new areas for serviced and unserviced industrial land to strengthen and diversify the local economy.

7.3 Policies

The Village will:

1. Consider temporary light industrial use permits on a case-by-case basis in designated non-industrial land use areas, following the temporary use policies in Section 12.
2. Consider light industrial home occupations where the use is compatible with the appearance and function of adjacent residential and commercial areas.
3. To designate land for industrial expansion in the Aerodrome Development Area through appropriate zoning.
4. Investigate boundary expansion southwards along the Highway 31 South corridor for expansion of light industrial and commercial uses.
5. "Light industrial" and other classifications or regulation of industrial use will be defined through zoning.

8.0 Civic & Recreation

8.1 Purpose

To provide educational, recreational, health, institutional, and cultural facilities to maintain the quality of life and wellbeing of residents and preserve local history. Educational facilities include elementary, secondary, and post-secondary public schools, and public or private daycare. Recreation includes purpose-built, Village-owned indoor and outdoor facilities, such as the arena, racquet courts, golf course, ball field, skate park, and campgrounds. Institutional and cultural facilities include the library, City Hall, hospital, and S.S. Moyie, and private facilities such as the Langham Cultural Centre, Legion, social services, and churches.

8.2 Objectives

1. To recognize, retain and improve existing public and institutional uses, and direct future facilities to locations where they best serve the needs of Kaslo and the surrounding area.
2. To actively encourage the preservation and development of health care establishments which will service the growing and diverse population of Kaslo and surrounding Area D residents.
3. To provide daycare spaces to meet the needs of working families.
4. To foster inclusive recreational activities available for residents of all ages and abilities.
5. To preserve the history of Kaslo and Kootenay Lake area and encourage the reconciliation of indigenous history through collective learning.
6. To provide camping to accommodate visitors and support local tourism.

8.3 Policies

The Village will:

1. Advocate for Interior Health to improve and expand local health care services in Kaslo.
2. Require that new institutional buildings be constructed to exceed energy efficiency building code requirements and "Net Zero" to the extent possible.
3. Cooperate with School District #8 to maximize reciprocal use of school and municipal recreational facilities.
4. Maintain and enhance recreation facilities in Vimy Park and the Municipal Campground.
5. Provide and maintain sufficient public washrooms in public parks.
6. Promote building designs that support accessibility and inclusivity.
7. Support the long-term preservation of heritage buildings, historic sites, archives, and indigenous stories.
8. Support the development of a new Kaslo & District Public Library building.
9. Support expansion of daycare spaces in Civic & Recreation areas and consider appropriate locations for new daycare facilities in any residential or commercial area.
10. Partner with community organizations to provide appropriate recreational programs and gardens and maintain facilities for the benefit of the residents of Kaslo and surrounding area.
11. Designate areas for future Civic & Recreation, and existing major public facilities, as shown on the Land Use Map (Map B), although some existing facilities may be in areas designated residential or commercial.
12. Regulate specific uses through zoning.

9.0 Parks and Natural Areas

9.1 Purpose

To provide passive outdoor recreation opportunities while protecting and preserving natural areas.

9.2 Objectives

1. To retain, maintain, connect, and improve existing parkland, open space, and trails.
2. To strive for parks and natural areas to be available indiscriminately to all members of the community regardless of ability, income, age, background, gender, or orientation.
3. To preserve and enhance the local biodiversity in natural areas.
4. To encourage low impact recreational opportunities on trails, parklands, and open spaces.
5. To make public parks welcoming, accessible places for community celebrations, festivals, and gatherings.
6. To recognize the importance of Kaslo's boulevard trees as natural amenities that enhance the urban environment, improve the local climate, and link natural areas.
7. To protect, maintain and enhance natural areas and watercourses through municipal asset management and recognize their role in mitigating the impacts of climate change.
8. To cooperate with the Regional District in developing and maintaining regional parks and trails to encourage active living and accessibility for residents and tourists alike.
9. To advocate for Crown land surrounding the Village to be used only in ways that support the sustainability and climate resiliency of our region in consultation with residents, the

Community Forest and Indigenous communities.

10. To protect the Village's sources of drinking water.

9.3 Policies

The Village will:

1. Designate parks, beaches, trails, dikes, lakefront and riverfront areas Parks and Natural Areas as shown on Map 'B' – Land Use Designations Map.
2. Work with local groups to establish, improve, and maintain a system of trails as set out on Map D – Transportation & Trails Map.
3. Establish and maintain the Stream Protection and Lakefront Protection Development Permit Areas to protect natural areas and riparian zones.
4. Preserve the public lands along lakefront and riverfront areas for parks, trails, and public use.
5. Preserve the village-owned land outside the municipal boundary for natural areas, trails and public uses.
6. Require that public access be provided along key waterfront lands to achieve a linked multi-use trail system between major parks, greenbelts, dikes, and other recreational features throughout Kaslo and area.
7. Provide support to the Kaslo Outdoor Recreation and Trails Society to:
 - a. provide interpretive facilities, improve park facilities and public amenities along the lakefront and riverfront areas

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- b. maintain, improve, and expand the network of trails throughout the Village.
8. Encourage linkages between trails, parks, lakefront areas, open spaces, and beaches within the village, and those that extend beyond village properties.
9. Require a minimum 7 metre public access strip along all waterfront areas at the time of subdivision through the Subdivision Bylaw.
10. Seek foreshore rights to Kootenay Lake waters.
11. Develop a policy or bylaw to regulate the storage of private boats on the foreshore and prohibit such storage where it interferes with the enjoyment of public beaches.
12. Collaborate with the Regional District of Central Kootenay, the province, and indigenous nations to ensure lands surrounding Village water sources are designated in a manner where development or disturbance will be minimized to ensure protection of the riparian zone, stream channels and springs.
13. Investigate extending the Village boundary to include the Kemp Creek watershed to protect lands surrounding the Village's water sources and intake infrastructure.
14. Manage boulevard and park trees considering aesthetics, safety and tree health, and climate resiliency, and work towards the goals of the Tree Planting Plan (Appendix V).
15. Encourage the use of native and non-invasive species in landscaping and restoration practices.
16. Reduce wildfire risk by administering prescribed FireSmart treatments in Parks and Natural Areas, and other Village-owned undeveloped land.

10.0 Aerodrome Development Area

The Aerodrome area encompasses large village-owned tracts to the west of the original municipal boundary. The area was annexed into the municipal boundary in 2018, connected by an umbilical tract along Kaslo West Road.

The area includes the Kaslo Aerodrome (Airport Code CBR2), which has a paved runway 1,150 metres in length by 18 metres wide with a roughly east-west orientation. Aerodrome activities are concentrated around a paved apron at the northeast end of the runway.

The Reservoir Pit meets Kaslo's sand, gravel and aggregate needs from a glaciofluvial deposit, located at the west end of the tract beyond the aerodrome runway. A waste transfer station, operated by the Regional District of Central Kootenay, is located at the western end of Kaslo West Road, beyond the Village boundary. Further west, are the Village's water reservoir and licensed water source intakes are situated in the Kemp Creek watershed.

10.1 Purpose

To foster the development of the Kaslo Aerodrome Lands, provide a source of raw materials for infrastructure maintenance, future industrial land, a sustainable forest, and a gateway to recreational opportunities.

10.1 Objectives

1. To provide industrial land for uses compatible with extraction, growing and harvesting natural resources which may include value-added processing and manufacturing.
2. To meet the Village's long-term sand, gravel, and aggregate resource needs with the Reservoir Pit and other deposits in the Aerodrome Development Area.

3. Enable the Aerodrome Development Area to become economically self-sufficient and create local employment opportunities.
4. To consider expanding the Aerodrome to the area at the west end of the airstrip.
5. To investigate upgrading Bjerkness Creek Road to improve access to the developable land and resources and publicly close that portion of Kaslo West Road that does not meet the spatial separation requirements from the airstrip.
6. To recognize that the area is a gateway to trails and recreational opportunities.
7. To manage and use the natural resources (forestry, gravel, water) sustainably.
8. To maximize the preservation and protection of natural areas.
9. To investigate boundary expansion to protect the Kemp Creek watershed and the Village's source water infrastructure.

10.2 Policies

The Village will:

1. Pursue funding to upgrade roads and utilities in the Aerodrome Development Area to make more industrial land available for development.
2. Aim for cost recovery of Aerodrome operating expenses.
3. Consider opportunities for local food production in Aerodrome Development Area planning.
4. Investigate piping raw water from the reservoir to the area for fire protection.

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5. Consider micro hydro generation from the raw water intake pipe.
6. Consider development of a greenhouse and not-for-profit food production.
7. Limit extraction from the Reservoir Pit to projects that benefit the Village.
8. Plan for the development and permitting of future extraction areas and decommissioning of the Reservoir Pit.
9. Cooperate in development of a trailhead and trail facilities.
10. Manage the forest to reduce the risk of wildfire and harvest timber sustainably, with net revenues going into a fund for future development.
11. Regulate land use through zoning as generally shown on the map in Map G: Aerodrome Development Area.

11.0 Waterfront Development Area

The Village has approximately 4 kilometres of waterfront on Kootenay Lake within its municipal boundary. Ownership is a mix of municipal and private with provincial jurisdiction over the foreshore and federally regulated waters. Lands within the Waterfront Development Area are shown on Map F.

11.1 Purpose

To recognize the importance of the waterfront and identify policies that promote a balance between development of sustainable tourism and recreational amenities, the need for attainable housing, environmental and cultural stewardship, prevention of unregulated marine development, and mitigation of climate change impacts.

11.1 Objectives

1. Allow for flexible, innovative development options for public and private land.
2. Ensure that extended services and new infrastructure will typically be funded through the development.
3. To maximize environmental protection, viewscape, amenity provisions and variability in densities and land uses.
4. To provide long term consistent land use decisions in proposed new neighbourhoods.
5. Seek foreshore rights to all waters within the village boundaries to regulate commercial and recreational use.
6. Encourage limited, quiet, and non-polluting commercial use along Kootenay Lake.
7. Embrace the principles of the Kootenay Lake Partnership and Shoreline Guidance Document (see <http://kootenaylakepartnership.com/>).

8. To enhance the quality of community by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction, and promote public safety while incorporating appropriate climate change adaptation and energy conservation measures.

11.2 Policies

The Village will:

1. Consider facilitating Phased Development Agreements (PDAs) through a bylaw in order to create an additional tool to acquire amenities, land or housing concessions.
2. Require proposed developments located within the Waterfront Development Area to address the following:
 - a. Phase I and, if necessary, Phase II Environmental Impact Assessment.
 - b. A viewscape plan where deemed by the Village to be appropriate.
 - c. How proposals will fund and establish infrastructure (roads, water and septic solutions) where nearby infrastructure is currently inadequate to support development.
 - d. Survey work to consolidate or subdivide parcels including proposals for undeveloped road dedication closures, dedicate new roads, trails and water access in partnership with the Village to achieve a mutual vision.
 - e. Design and integrate new street patterns into the existing network of Kaslo.

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- f. Demonstrate that the density, land uses, and related facilities are appropriate in form and scale to the community and the immediate neighbourhood.
 - g. Promote the protection of environmental and scenic land values.
 - h. When mixed land uses are proposed, demonstrate that the development and its features are of a form, scale, character and use that fosters a sense of neighbourhood focus.
 - i. Organize new development into compact groupings or clusters as a way of reducing sprawl, consolidating natural areas of protection where appropriate, reducing municipal servicing costs and creating additional amenities for homeowners.
 - j. Reduce the need for reliance upon automobiles in neighbourhoods through the adoption of lanes and rear loading techniques, among others, while providing for the inclusion of landscaped pedestrian spaces, walkways and amenities.
 - k. Provide public trail connectivity within community trail networks.
3. Designate areas primarily for residential use with intention of incorporating mixed residential densities, typologies, useable open space, trails, and small commercial opportunities through zoning.
4. Consider commercial and residential mixed-use opportunities, with included affordable housing opportunities.
5. Promote active transportation alternatives including trail development providing connection to the waterfront and downtown core.
6. Consider short-term accommodations and tourism-related uses, incorporating public sector, non-profit and private partnership opportunities.
7. Develop a waterfront plan that will include a strategy for public foreshore and water tenures, redevelopment of the wharf area, expanded moorage, and marine services that incorporate environmental protection, and climate change and natural hazard mitigation.
8. Designate a Waterfront Protection Development Permit Area.
9. Work towards regulating moorage within Kaslo Bay.
10. Limit development on a floodplain to passive recreational uses, which may include seasonal campgrounds/RV parks and require appropriate flood mitigation measures as determined by a qualified professional.
11. To regulate specific uses through zoning and licensing.

12.0 Temporary Uses

Note that the issuance of Temporary Use Permits must also comply with the applicable regulations in the Local Government Act.

12.1 Objective

1. To meet the occasional need for a temporary use that is not normally permitted by the OCP land use designations or zoning regulations, but Council considers appropriate under certain circumstances.

12.2 Policies

The Village will:

1. Consider applications for Temporary Use Permits in any area unless explicitly prohibited by zoning regulations or other legislation.
2. Only approve a Temporary Use Permit for the duration of the event or circumstance for which it is required up to the maximum time allowed by legislation.
3. Require licenses, insurance, fees, and securities as set out by bylaw.

13.0 Public Utilities and Services

13.1 Purpose

To maintain and expand municipal utilities, services and infrastructure to meet the existing and growth-related needs. The existing network of utilities and infrastructure is shown on Map I – Infrastructure. The map also identifies the current sewer service area and next phases of expansion.

13.2 Objectives

1. To maintain a level of municipal services that will support good health and will comply with recognized need and servicing standards.
2. To protect and enhance all sources of potable water for the Village water system.
3. To support growth and development through provision of sustainable and resilient infrastructure.
4. To foster a culture of asset management in Village administration, public works, Council, and the community to inform long-range financial planning, maintain a state of good repair, and plan for future needs.
5. To consider natural assets as part of the Village's essential infrastructure.
6. To ensure that development pays for development.
7. Allow, in any of the village, low impact, unattended public utility buildings and structures necessary for the operation of existing and expanded public utility services.
8. Require that the installation of equipment or facilities for wireless telecommunication towers be based on a site specific, development specific, amendment to the Zoning Bylaw.
9. Require water metering for all new building connections other than single-family residential dwellings.
10. Investigate and consult with the Kaslo Golf Course on an alternative source of water for irrigation.
11. Participate with the RDCK and Area D in mutually beneficial, cost-effective development of regional services for water, wastewater, fire protection, emergency response, medical, planning, youth and planning.

13.3 Policies

The Village will:

1. Ensure a consistent and safe water supply.
2. Retain public ownership of the existing water system.
3. Require that all future development within municipal boundaries requiring potable water is connected to the municipal water system.
4. Follow the recommendations of the Liquid Waste Management Plan.
5. Plan and pursue funding for expansion of the community sewer system through Lower Kaslo, Upper Kaslo and eventually the entire Village.
6. Consider new technologies such as packaged sewage treatment plants for individual properties, groups of properties or higher density developments.
7. Not provide water service connections beyond the Village boundary or the existing McDonald Creek Water Service area.
8. Consider assuming ownership of the McDonald Creek Water Service Area from the RDCK.

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14. Investigate boundary expansion to include the McDonald Creek Water Service Area, Kemp Creek watershed (source water protection), and to the south of the Village where water service could be expanded in future.
15. In partnership with the RDCK, educate the public on emergency preparedness and response procedures.
16. Require new development to pay for the extension of municipal infrastructure, including sewer service if located within the specified sewer service area, to the property line where those services are not currently available.
17. Establish and adequately fund, as determined through asset management, capital infrastructure reserve funds for future infrastructure renewal and expansion.
18. Direct surplus funds from water and sewer operations to their respective capital reserves.
19. Establish development cost charges and connection fees that reflect the true value of the infrastructure being utilized.
20. Pursue funding for infrastructure upgrades and expansion.
21. Implement water conservation measures, by bylaw, to reduce consumption during summer months.
22. Plan for expansion of the water treatment plant within the next 10 years to meet the anticipated population growth.
23. Investigate source water alternatives, including potential locations for Kootenay Lake water treatment plant, as a contingency in case Kemp Creek becomes inadequate to meet future needs due to climate change.
24. Ensure new infrastructure is resilient to the effects of climate change and extreme weather.
25. Work towards fulfilling the obligations of the West Kootenay 100% Renewable Energy Plan and FCM Partners for Climate Protection program.

14.0 Transportation

14.1 Purpose

To designate the major road and transportation network as shown on Map D – Transportation & Trails Map and provide a well-maintained roads, sidewalks, amenities, and promote active, low-carbon transportation options.

14.2 Objectives

1. To establish and maintain a transportation network that will guide development and provide for safe and efficient pedestrian, non-motorized and motorized circulation.
2. To promote accessibility to transportation services and networks for all citizens.
3. To promote the use of low carbon emission and active transportation options.
4. To enhance public transit service and connectivity.
5. Encourage the use of bicycles and bicycle friendly infrastructure.
6. Allow electric vehicle and other mobility device charging stations in village parking areas with Council approval.
7. Implement regulations and guidelines for siting private/commercial charging stations through zoning.
8. Require new residential development to, at minimum, have Level 1 charging (a standard electrical receptacle) available for each parking space.
9. Work towards fulfilling the obligations of the 100% Renewable Kootenays Plan and FCM Partners for Climate Protection program.
10. Purchase electric vehicles and equipment unless a practical option is not available due to operational needs.
11. Consider reducing the speed limit on all residential streets from 50 km/h to 30 km/h to improve safety for all road users.

14.3 Policies

The Village will:

1. Develop a systematic plan for improving and repairing village roads over the long-term through asset management.
2. Implement Kaslo's Active Transportation Plan (2025) to guide development of an inclusive, accessible and connected network, targeting priority improvement areas.
3. Support making Kaslo more accessible and a disability-friendly and senior friendly community.
4. Work with other levels of government to expand public transit services throughout the area.
12. Allow low-speed electric vehicles on village streets that are registered with ICBC.
13. Continue supporting the Kaslo Outdoor Recreation and Trails Society in maintaining and enhancing the network of recreation trails.

15.0 Environmentally Sensitive and Hazardous Areas

15.1 Objectives

1. To prevent development in environmentally sensitive areas unless mitigation measures have been approved by council.
2. To prevent development in hazardous areas, unless it has been professionally certified that the site is safe for the use intended.
3. To recognize that climate change has increased the risk of hazards such as wildfire, flooding and erosion, and extreme/abnormal weather.
4. events and may require a restrictive covenant be placed on title where unmitigated risks are recognized.
6. Consider a requirement for a geotechnical report pursuant to Section 56 of the Community Charter for construction and siting of buildings and mobile homes used for habitation, business or the storage of goods damageable by floodwaters or erosion even if the property is outside of the Stream or Lakefront Protection DPA upon review of a building permit application.

15.2 Policies

The Village will:

1. Consider lands designated Fan Rating E in Map A.1 – Flood Hazard Map for new development if the developer provides a suitable report from a geotechnical engineer setting out how the area can be developed safely.
2. Consider lands designated Fan Rating 1 in Map A.1 – Flood Hazard Map for new development if the building inspector is satisfied that the minimum flood construction level is met.
3. Encourage the maintenance of natural vegetation to stabilize hazardous slopes greater than 50%.
4. Recognize that the riparian areas on Kootenay Lake and Kaslo River require protection to ensure that proposed development or use will not adversely affect the riparian area by designating the Lakefront and Stream Protection Development Permit Areas.
5. Protect against the loss of life and minimize property damage associated with flooding
7. Maintain the integrity of the Kaslo River with respect to flood control.
8. Recognize that the channelization of the river below the Fourth Street bridge could be rehabilitated to include structures that would restore the natural migrations of spawning species within the lower reaches of the Kaslo River.
9. Work with the RDCK to coordinate and educate citizens on emergency planning and responses to prepare citizens for emergency hazards such as flooding, wildfires, avalanches, and land erosion.
10. Encourage groups to provide environmental education opportunities, especially for the youth.
11. Reduce wildfire risk near the wildland-urban interface by implementing the Wildfire Protection DPA.
12. Continue supporting public education through the FireSmart and Community Resiliency Initiative programs.

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13. Maintain undeveloped Village land and road allowances with FireSmart treatment with available funding.

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16.0 Development Permit Areas

16.1 Application and Intent

This OCP includes four Development Permit Areas (DPAs) that further prescribe the qualities of the public realm, safety, amenities, and an effectively functioning local ecosystem desired in specific parts of the village. The DPAs are outlined in the Development Permit Area Plan Map (Map C). The guidelines describing specific conditions for development within each area are provided in Sections 16.3 to 16.6.

Section 488 of the Local Government Act, 2015 (LGA) authorizes the establishment of Development Permit Areas (DPAs) in which the Village must issue a development permit prior to the subdivision of land, the construction or alterations of a structure, or the alteration of land. Land use zoning regulations do not always provide the right balance between flexibility and control in certain circumstances where OCP objectives need to be more carefully considered.

In this OCP, DPAs are designated for:

- The stewardship of the natural environment, with regard to the environmental services it provides;
- The protection of development from hazardous conditions;
- The revitalization of a commercial use area; and,
- The establishment of objectives for the form and character of certain residential, commercial, industrial, and multi-family residential development.

Development permits have limitations. They must not vary the use or density of the land, or flood plain specifications. Care must be taken not to create other site-specific problems when varying setbacks. Development permits may only be issued according to the guidelines set out in the OCP or Zoning Bylaw, meaning that the OCP or Zoning

Bylaw guidelines must comprehensively state what conditions will be protected or enhanced and the process by which that will occur, such as specifying requirements for an environmental assessment or design review.

For each DPA designation, the types of regulated development activities are specified.

An application for a development permit shall be made by a property owner or their authorized agent pursuant to the Development Procedures Bylaw. For all developments subject to a DPA, a building permit shall not be issued until a development permit has been approved.

16.2 Designations

The following Development Permit Areas are established and apply to properties within the areas shown on the Development Permit Areas map, Map C.

- Heritage and Commercial Core: 16.3
- Lakefront Protection Area: 16.4
- Stream Protection Area: 16.5
- Wildfire Protection Area: 16.6

16.3 Heritage and Commercial Core DPA

16.3.1 Context and Purpose

The Heritage and Commercial Core DPA is established for the purpose of revitalizing the commercial core and preserving the general form and character of commercial and multi-family development in the designated areas, pursuant to Sections 488(1)(d) and 488(1)(f) of the Local Government Act.

The lands within the Heritage and Commercial Core DPA are defined in Map C. This DPA also includes properties that are designated in municipal, provincial, or national heritage registries, including two National Historic Sites.

This area is the historical commercial centre of Kaslo and the primary focus of pedestrian-scale retail, commercial and institutional services. The Heritage and Commercial Core DP is intended preserve Kaslo's historical, artistic, and architectural features, and encourage new development to follow design guidelines that are respective and complimentary to those historical attributes.

16.3.2 Regulated Development

Within the Heritage and Commercial Core DPA, land shall not be subdivided and construction of, addition to, or alteration of a building or structure shall not be commenced unless the owner first obtains a development permit.

16.3.3 Guidelines

1. The design guidelines for the Heritage and Commercial Core DPA are specified in Appendix II: Heritage Design Guidelines, and Appendix III: Colour Design Guidelines. These documents were originally produced by heritage designer Robert Inwood in 1991 through careful research into Kaslo's colonial period architecture and historic streetscape of

the 1890s through 1930s, which resulted in a successful Heritage Area Revitalization Program that restored and revitalized several downtown buildings in the 1990s.

2. Developments in this area should also enhance the pedestrian experience by engaging the street both visually and physically and highlight the views and connections to the surrounding landscape.
3. Development of commercial and multi-family residential properties within the Heritage and Commercial Core DPA are subject to general form and character guidelines but not necessarily to particulars of the landscaping or of the exterior design and finish of buildings and other structures.
4. A development permit issued in the Heritage and Commercial Core Development Permit Area may include conditional requirements respecting the character of the development including the siting, massing, general landscaping, form, exterior design and colour choices of buildings and structures, and the design and installation of signage.

16.3.4 Exemptions

1. Development permits are not required within the Heritage and Commercial Core DPA for:
 - a. internal alterations that do not affect the outer appearance of a building, or
 - b. for routine exterior maintenance, including painting provided that the paint colour is compatible with the Colour Design Guidelines.
2. Single-family dwellings, duplexes, secondary suites, accessory dwelling units, triplexes, townhouses, and row houses are not subject to the Heritage and Commercial Core Development Permit Area.

3. Street patios and chattels placed in public space shall be subject to regulation by bylaw or policy.

16.3.5 Application and Review Procedure

1. An application for a Heritage and Commercial Core DP should include a statement or report describing the design rationale and how the Building Design Guidelines and Colour Design Guidelines have been considered in the proposed development.
2. After receipt of a complete application, village staff shall review the application and, within 10 business days, may:
 - a. approve the application if it clearly meets the Heritage and Commercial Core DPA requirements;
 - b. approve the application with conditions relating to general form and character;
 - c. request additional design details or professionally rendered drawings from the applicant;
 - d. refer the application to Council, or;
 - e. may deny the permit if the development is not compatible with the Heritage and Commercial Core DPA requirements.
3. A denial, or conditions of approval, may be appealed to Council by the applicant.
4. An application that proposes signage, awnings, overhangs, lighting, or decorative facade features, such as cornices, that project into or over the public street must be approved by Council.
5. If an application is referred or appealed to Council, the village shall notify property owners within 60 metres of the property of Council's intention to consider the application at least seven days before the Council meeting.
6. When first considering the application, Council may assign a Heritage Design Review Committee to review the application and make a recommendation before deciding.
7. The Heritage Design Review Committee must provide its recommendation to Council within 21 days of Council's first consideration of the application.

16.4 Lakefront Protection DPA

16.4.1 Context and Purpose

The Village is located adjacent to an important water ecosystem (Kootenay Lake) that is used by residents and visitors. The Lakefront Protection DP Area is designated to protect the natural beauty of Kootenay Lake's shoreline, protect the area as a natural resource and as a water source for many users.

The Lakefront Protection DPA is established for the purpose of protecting the natural environment and protection from hazardous conditions, pursuant to Sections 488(1)(a) and 488(1)(b) of the Local Government Act and ensuring that development does not negatively impact the high-quality functioning of the lakefront, lake and foreshore ecosystems.

The lands within the Lakefront Protection DPA are defined in Map C. This DPA generally includes properties that are within 30 metres of the natural boundary of Kootenay Lake and certain upland areas beyond this threshold that are integral to the lakeshore ecosystem, at risk of erosion or inundation, as shown on Map C. The DPA also includes village properties and tenures within the lake and Kaslo Bay.

The Kootenay Lake Partnership, which includes the Village, developed the Shoreline Guidance Document to advance sustainable management of the lake and our natural surroundings (see <http://kootenaylakepartnership.com/>). The document is a key reference for preparing an environmental impact assessment and evaluating proposed development within the Lakefront Protection DPA.

16.4.2 Regulated Development

Within the Lakefront Protection DPA, no change of land use, subdivision, or site alteration is allowed without a Development Permit.

The Lakefront Protection DPA regulates the following activities:

- i. disturbance of soils;
- ii. aquatic vegetation removal;
- iii. construction, erection or alteration of buildings and structures, including boat launches, floating structures, docks and boat houses;
- iv. creation of non-structural impervious or semi-pervious surfaces;
- v. construction or maintenance of flood and erosion protection works;
- vi. preparation for or construction of roads, trails, docks, boat launches, wharves and bridges;
- vii. provision of sewer and water services;
- viii. drawing or discharge of water;
- ix. development of drainage systems;
- x. development of utility corridors;
- xi. blasting and pile driving; and
- xii. moorage.

16.4.3 Guidelines

1. A development permit under this section may not be issued before other required approvals or permits are obtained from provincial or federal authorities having jurisdiction.
2. New roads and septic systems are discouraged but, if necessary, the design and construction of the road or septic system shall be supervised by a qualified professional to ensure that the DPA objectives are met.
3. Areas for a motorized and non-motorized boat launch area are permitted if boat launch ramps are located on stable, non-erosional banks, but no motorized boat launch shall be permitted east and south of Moyie Beach to the mouth of Kaslo River.
4. Development in the DPA, from Moyie Beach, east and south to beyond the mouth of Kaslo River except for the Logger Sports ground, shall be limited to passive recreational

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amenities, such as walking and multi use trails, natural parks areas, non-motorized pleasure craft launches, and park benches.

5. Negative visual impact of a development to the natural setting, views of the lake and landscape should be minimized.
6. An Environmental Impact Assessment prepared by a qualified professional is required for all new development and should include the following information:
 - a. An assessment of ecological, cultural values and archaeological potential following the Shoreline Guidance Document and mapping (see <http://kootenaylakepartnership.com/>).
 - b. Identification of mitigation options and design alternatives to minimize and avoid potential negative impacts of the proposed development on ecology, cultural values and archaeology, including post-construction restoration.
 - c. A geotechnical analysis of slope stability for slopes of 30% or more.
 - d. Measures to maintain or improve the integrity and function of the riparian area.
 - e. A revegetation plan to improve natural control erosion, protect banks, and protect riparian and fish habitat may also be required.
7. Design of buildings should respect the Village of Kaslo Building Design Guidelines and the Colour Design Guidelines and be constructed of high-quality, stable materials, including finishes and preservatives, that will not degrade water quality.
8. Docks should be constructed so that they do not rest on the bottom of the foreshore at low water levels.

9. The village may require security from the applicant in excess of the estimated cost of post-construction mitigation or habitat restoration as surety the work is completed.

16.4.4. Exemptions

1. Within the existing boat club and public dock Crown lease area:
 - a. An Environmental Impact Assessment is not required for construction or alteration of a dock, or boathouse.
 - b. A Lakefront Protection DP is not required for moorage.
2. Maintenance of existing works and infrastructure.

16.4.5 Application and Review Procedure

1. An application for a Lakefront Protection DP shall include a plan of the development along with an Environmental Impact Assessment, and other information or professionally prepared reports requested by the village.
2. The village may obtain independent professional advice or peer review of the reports submitted with application at the expense of the applicant.
3. Issuance of a Lakefront Protection DP shall be decided by Council within a reasonable time after the village has received a complete application, which should include all required permits and approvals from other authorities having jurisdiction.

16.5 Stream Protection DPA

16.5.1 Context and Purpose

Within the Stream Protection DPA, no change of land use, subdivision, or site alteration is allowed without a Development Permit.

The Stream Protection DP Area is established for the purpose of protecting the natural environment and protection from hazardous conditions, pursuant to Sections 488(1)(a) and 488(1)(b) of the Local Government Act and ensuring that development does not negatively impact the functioning of the riparian ecosystems.

The lands within the Stream Protection DPA are defined in Map C. This DPA includes properties that are within 30 metres of the natural boundary of Kaslo River, as shown on Map C.

The Kaslo River is a significant water resource traveling through the village and entering Kootenay Lake. The river is also a spawning river. The intent of this DPA is to prevent development and other activities in areas that will negatively affect the functioning of the riparian ecosystem.

16.5.2 Regulated Development

Within the Stream Protection DPA, no change of land use, subdivision, or site alteration is allowed without a Development Permit.

The Stream Protection DPA regulates the following activities:

- i. disturbance of soils;
- ii. construction, erection or alteration of buildings and structures;
- iii. creation of non-structural impervious or semi-pervious surfaces;
- iv. flood and erosion protection works;
- v. removal of vegetation other than removal of hazard trees;
- vi. preparation for or construction of roads, trails, docks, wharves and bridges;

- vii. provision and maintenance of sewer and water services;
- viii. development of drainage systems;
- ix. development of utility corridors; and
- x. blasting and pile driving.

16.5.3 Guidelines

1. A Stream Protection Development Permit may not be issued before other required approvals or permits are obtained from provincial or federal authorities having jurisdiction.
2. To protect aquatic and riparian habitat and to maintain flow capacity, maintain flood control structures, and reduce the risk of flooding.
3. No person shall do anything that would, directly or indirectly, foul, obstruct, redirect, or impede a watercourse, bank, dike, or waterfront.
4. An Environmental Impact Assessment, completed by a qualified professional, shall be required for all properties where the riparian area is affected by the development to evaluate the impacts of a proposed development on the natural environment. The Environmental Impact Assessment shall include the following information:
 - a. Information regarding potential impacts of the proposed development, mitigation options and design alternatives;
 - b. Evidence that the development will not result in harmful alterations, disruption or destruction of riparian areas;
 - c. Indicate that the slope stability will not be jeopardized if the area has a slope of 30% or more; and
 - d. Specify measures to restore and maintain the integrity of the riparian system, which may include native plantings and riparian habitat enhancements beyond the developed area.

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5. Development of structures, other than flood protection structures and erosion mitigation measures, public recreation trails, or access necessary for maintenance, shall have a minimum setback from the natural boundary of the watercourse, as specified in the Floodplain Management Bylaw or as determined by a qualified environmental professional.
6. A drainage plan must be completed and include recommendations for implementation with the proposed development. The drainage plan must also minimize and mitigate the impact on the riparian area during construction, which may include temporary measures that will be removed after the proposed development is completed. The drainage plan must include recommendations that address the following factors:
 - a. Water quality;
 - b. Water quantity;
 - c. Erosion control;
 - d. Impact on fish habitat; and
 - e. Physical riparian functions.
7. The village may require security from the applicant exceeding the estimated cost of post-construction mitigation, riparian or habitat restoration as surety the work is completed.
8. Where the proposed development impacts a portion of the riparian area owned by the village, or mitigation measures are required on village land other than dikes, Council approval of the development permit may be deemed permission from the village for such work to take place at the risk and expense of the applicant.

16.5.4 Exemptions

A development permit is not required for council-approved maintenance or construction of flood

control dikes or riverbank erosion control measures by the village, where the village has completed an environmental impact assessment and obtained permits from provincial and federal authorities having jurisdiction for the work, or for work undertaken during a local state of emergency due to flooding.

16.5.4 Application and Review Procedure

1. An application for a Stream Protection DP shall include a plan of the development along with the required Environmental Impact Assessment, and other information or professionally prepared reports requested by the village.
2. The village may obtain independent professional advice or peer review of the reports submitted with application at the expense of the applicant.
3. Issuance of a Stream Protection DP shall be decided by Council within a reasonable time after the village has received a complete application, which should include all required permits and approvals from other authorities having jurisdiction.

16.6 Wildfire Protection DPA

16.6.1 Context and Purpose

The Wildfire Protection DPA is established for the purpose of protection from hazardous conditions, pursuant to 488(1)(b) and 492(2)(a), (c) and (d) of the Local Government Act, by encouraging development to be resilient to natural hazards and climate change.

The lands within the Wildfire Protection DPA are defined in Map C. This DPA includes properties that are within the realm of the wildland-urban interface, and developed areas with a significant forest canopy, where mitigation efforts to reduce the risk of wildfire can help prevent, reduce, or slow the spread of fire between structures and the forests surrounding Kaslo. The adoption of these development guidelines is a key step towards making Kaslo a more resilient, fire-adapted community.

16.6.2 Regulated Development

Within the Wildfire Protection DPA, no new construction of a dwelling, addition, or accessory structure for which a building permit is required is allowed without a Wildfire Protection Development Permit.

A permit issued under this section in relation may include:

1. requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures, and;
2. establishing restrictions on the type and placement of trees and other vegetation in proximity to the development.

16.6.3 Guidelines

1. Applicants may be required to provide a FireSmart Assessment Report prepared by a

Wildfire Mitigation Specialist before or after construction.

2. New buildings or structures and associated accessory buildings and structures should be located as far away from any wildfire risk areas as is reasonably possible or feasible.
3. Fire resistive materials and construction practices should be required for all subject development in the Wildfire Protection DPA:
 - a. fire retardant roofing materials should be used, and asphalt or metal roofing given preference;
 - b. decks, porches and balconies should be sheathed with fire resistive materials;
 - c. all eaves, attics, roof vents and openings under floors should be screened to prevent the accumulation of combustible material, using 3mm, non combustible wire mesh, and vent assemblies should use fire shutters or baffles;
 - d. exterior walls should be sheathed with fire resistive materials;
 - e. fire-resistive decking materials, such as solid composite decking materials or fire-resistive treated wood, should be used;
 - f. all windows should be tempered or double-glazed to reduce heat and protect against wind and debris that can break windows and allow fire to enter the building or structure.
4. The following landscape and service conditions should be required in respect of subject development:
 - a. a defensible space of at least 10 metres, where practical, should be managed around buildings and structures with the goal of eliminating fuel and combustible debris, reducing risks from approaching

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- wildfire and reducing the potential for building fires to spread to the forest;
 - b. the defensible space should be larger in areas of sloping ground where fire behaviour creates greater risk, and;
 - c. avoid the use of highly combustible landscaping materials, such as wood chips.
5. Applicants may be required to submit a tree assessment and retention/restoration plan completed by a qualified professional.
- d. request additional information, such as a FireSmart Assessment, a report prepared by a Wildfire Mitigation Specialist, Fire Chief or other professional;
 - e. refer the application to Council, or;
 - f. may deny the permit if the development is not compatible with the objectives of the Wildfire Protection DPA requirements.
3. A denial, or conditions of approval, may be appealed to Council by the applicant.

16.6.4 Application and Review Procedure

1. An application for a Wildfire Protection DP shall include:
 - a. a sketch or site plan of the parcel showing the location of existing and proposed structures, vegetation and landscaping within 30 metres of the structures, nearest fire hydrant, driveways, roads and general topography, and;
 - b. an exterior sketch or elevation plan the building or structure that indicates the fire resistive materials and features to be used in the construction.
2. After receipt of a complete application, village staff shall review the application and, within 20 business days, may:
 - a. approve the application if it meets the Wildfire Protection DPA requirements;
 - b. approve the application with conditions relating to character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures;
 - c. establish restrictions on the type and placement of trees and other vegetation in proximity to the development;

17.0 Energy and Climate Change

17.1 Objectives

1. The Village is a signatory to the BC Climate Action Charter and the West Kootenay 100% Renewable Energy Plan (see Appendix IV). The Village encourages the efforts to reduce carbon emissions and adapt to a changing climate, by:
 - a. Considering energy and carbon emission and climate related impacts in land use.
 - b. Working toward carbon neutrality by focusing on energy efficient community design and retention of green space.
 - c. Encouraging the use of local and low carbon materials and green and carbon neutral building techniques in new and retrofitted developments.
 - d. Supporting mixed use and medium density development in lands adjacent to where services and amenities are available.
4. Consider climate change, its potential impacts, and mitigation measures when reviewing new development applications and undertaking long term planning initiatives.
5. Act on opportunities to adapt to the impacts of climate change.
6. Ensure bids, tenders and contracts for planning and development have criteria for climate change adaptation and energy reduction.
7. Depending on the risk and probability of occurrence, lands susceptible to increased risk of natural hazards related to climate change will not be considered for development, unless mitigation measures are taken.
8. Engage the community by raising awareness respecting climate change, adapting to climate impacts, promoting community wide emission reductions.
9. Work with community organizations to continue to retain and improve the pedestrian trail network within the village and promote active transportation towards carbon neutrality.

17.2 Policies

The Village will:

1. Identify and act on opportunities to adapt to and mitigate the impacts of climate change.
2. Working with the UBCM, support, encourage and lobby the Provincial Government to create initiatives and enact legislation to provide local governments with the necessary tools and funding opportunities to better address climate change, energy efficiency and energy security issues.
3. Refer to, and utilize in decision making, climate change impacts and Greenhouse Gas Reduction projections produced by academic, government and not-for-profit institutions.
10. Work with other levels of government to expand public transit services throughout the area.
11. Encourage the use of electric or low emissions vehicles.
12. Maintain and expand electric vehicle charging stations as community need determines.
13. Encourage composting and recycling.
14. Ensure public awareness of and use regulatory bylaws that reduce carbon emissions and improve air quality such as an Anti-Idling Bylaw and the annual burning restrictions.

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15. Switch streetlights to LED.
16. Adopt a water conservation bylaw.
17. Encourage community groups to provide environmental and climate change related education opportunities, especially for the youth.

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18.0 OCP Amendment Process

18.1 Objective

To provide criteria to evaluate a proposed amendment to the OCP land use designation (amendment), objectives or policies.

18.2 Policies

1. When reviewing an application for an amendment of the OCP, Council may consider any of the following criteria and any other criteria that the Village deems relevant to evaluate the proposal:
 - a. The proposed amendment should be compatible with current surrounding land uses and possible future land uses shown on Map B - Land Use Designations Map.
 - b. The proponent shall show how the proposed use will have positive environmental outcomes.
 - c. The proponent shall identify and address any potentially hazardous conditions, such as flood hazards or steep slopes (see Maps A.1 to A.3)
 - d. The proponent must demonstrate that the site will have access to adjacent roadways and will be provided with adequate potable water and sewer services.
 - e. The proposed designation should be consistent with the vision, goals, objectives, and policies of this OCP.
 - f. The proposed designation shall not negatively impact the watershed.
 - g. The proposed designation shall not dramatically increase net impervious surfaces.

19.0 Beyond the Boundary and Towards Reconciliation

19.1 Context and Purpose

The Village is the current caretaker of the land within its boundaries. Except for the recent annexation of the Aerodrome lands, the municipal boundary is the same as it has been for over 125 years. But the village serves a wider area and planning decisions are made by other authorities having jurisdiction that can affect what happens within the village, such as changing traffic patterns and enquiries to extend village water service. Meanwhile, area indigenous communities were never engaged meaningfully in the establishment and development of the village over the years or the exploitation of natural resources that led to its initial settlement and subdivision of land.

Village boundary expansion has been considered since at least the 1990s. The Village also operates, but does not own or control, the McDonald Creek water service. The Village also owns large tracts of land along Kaslo River to the west. Our source water infrastructure is located on crown provincial land in the Kemp Creek Watershed, an area open to heli-ski operations and forestry. This area is particularly vulnerable to environmental impacts and hazards, which resulted in the water intake dam and pipe being severely damaged in a debris flood in 2020. Yet the Village has no authority to make improvements upstream of the dam to reduce the environmental degradation. Boundary expansion needs to be considered and the process should include meaningful consultation with area indigenous communities to build consensus that the Village is an appropriate caretaker for the expanded area, and how, when, and why these communities want to be consulted about the OCP, if at all.

On September 21, 2021, Council endorsed the United Nations Declaration on the Rights of

Indigenous Peoples (UNDRIP) and the Truth and Reconciliation (TRC) Calls to Action as the framework for reconciliation. Council also recognized the need to consult and engage indigenous communities towards mutual learning and understanding during the Official Community Plan Review process. Early in the process, reconciliation was recognized as important to health and social wellbeing and recognizing indigenous cultural values as important to history and heritage. But consultation and engagement is not so simple a task when no prior relationship has been established. We must recognize that building these relationships and trust could take years.

A municipality is not a sovereign (independent) form of government, unlike the federal and provincial government. Municipalities are corporations created by provinces to provide local services, tax collection, and planning within their boundaries, but with limited ability to enact laws except those within the powers explicitly granted to them. Endorsement of UNDRIP shows support for the principles of the Declaration generally. The provincial and federal legislation already compel municipalities (among others) to obtain the free, prior, and informed consent with affected indigenous communities. This does not necessarily mean achieving consent, which is not always possible, but making a good faith effort and legitimate process of working towards achieving consent.

See Map H for Boundary Expansion Options for consideration.

FURTHER CONSIDERATIONS

19.2 Objectives

1. To establish and build relationships with area indigenous communities so that meaningful consultation and engagement on land use, environmental protection and stewardship, shared values, and municipal boundary expansion can begin.
2. To expand the jurisdiction of the Village beyond the current municipal boundary to ensure sustainable, resilient service delivery and appropriate land use planning.

19.3 Policies

The Village will:

1. Consult and engage with local indigenous communities including the Ktunaxa Nation Council and specifically the Yakan Nukiy (Lower Kootenay Band) near Creston, towards establishing and building a lasting working relationship through mutual learning, understanding and shared values.
2. Incorporate what was learned into the Official Community Plan through amendment.
3. Harmonize its bylaws and policies with the relevant principles of UNDRIP and the TRC Calls to Action as bylaws and policies are introduced or revised, and this commitment be articulated in the Corporate Strategic Plan.
4. Ask the Kootenay Lake Historical Society to review the Village's archives to identify and collect copies of any local records relevant to the history and legacy of the residential school system, and to provide these to the National Centre for Truth and Reconciliation. (TRC Call to Action #77)
5. Provide training opportunities for staff and Council on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and

Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism. (TRC Call to Action #57).

6. Plan and consider the best options for boundary expansion to enable extending services, protect the environment, and sources of water, manage resources, and establish land use planning that is consistent with the OCP's objectives and policies, and what was learned through engagement and consultation with aboriginal communities, area residents, and other stakeholders.
7. Remember that we are the caretakers of the land during our brief time here in the earth's history and our decisions today affect the generations to come.

20.0 Maps

Maps A.1 to A.3 – Natural Hazards

A.1 – Flood Hazard Map

A.2 – Slope Hazard Map

A.3 – Terrain Assessment

Map B – Land Use Map

Map C – Development Permit Areas

Map D – Transportation

Map E – South Kaslo Planning Area

Map F – Waterfront Development Area

Map G - Aerodrome Development Area

Map H – Boundary Expansion Options

Map I - Infrastructure

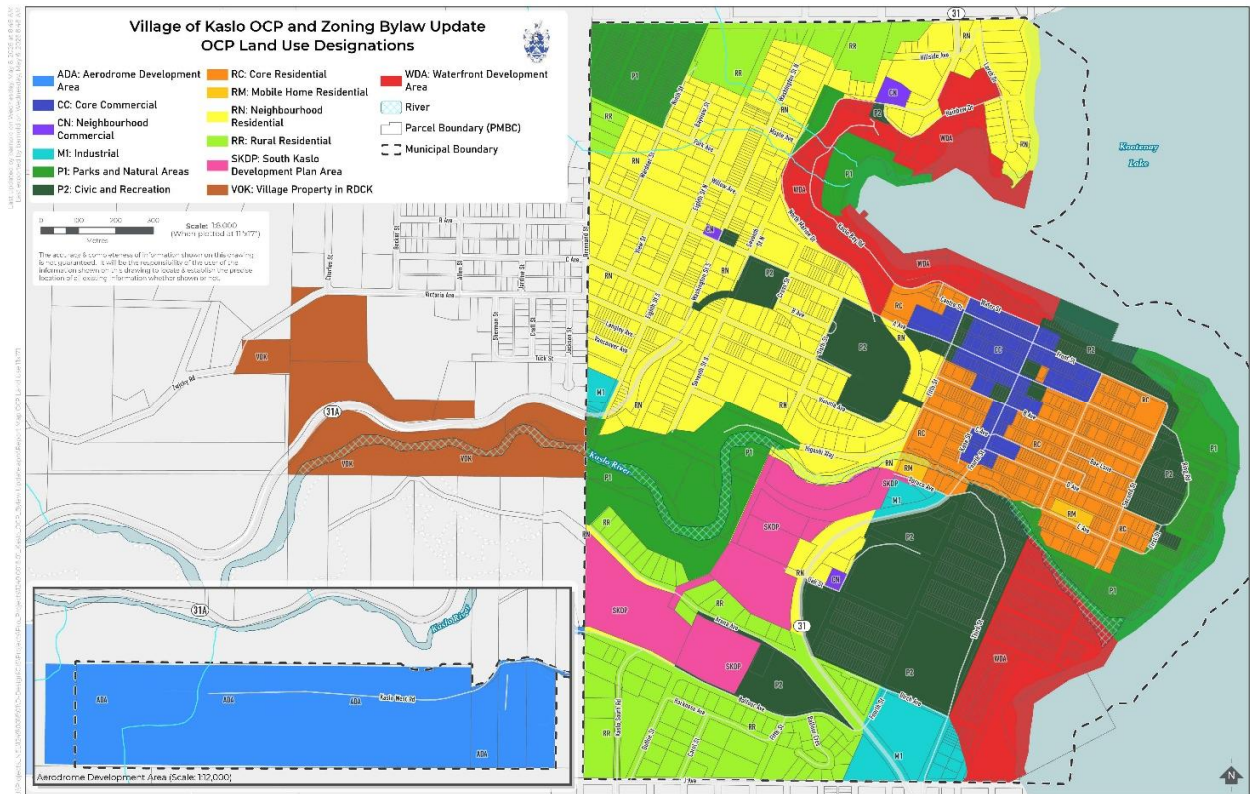
Maps A.1 to A.3 – Natural Hazards

A.1 – Flood Hazard Map

A.2 – Slope Hazard Map

A.3 – Terrain Assessment

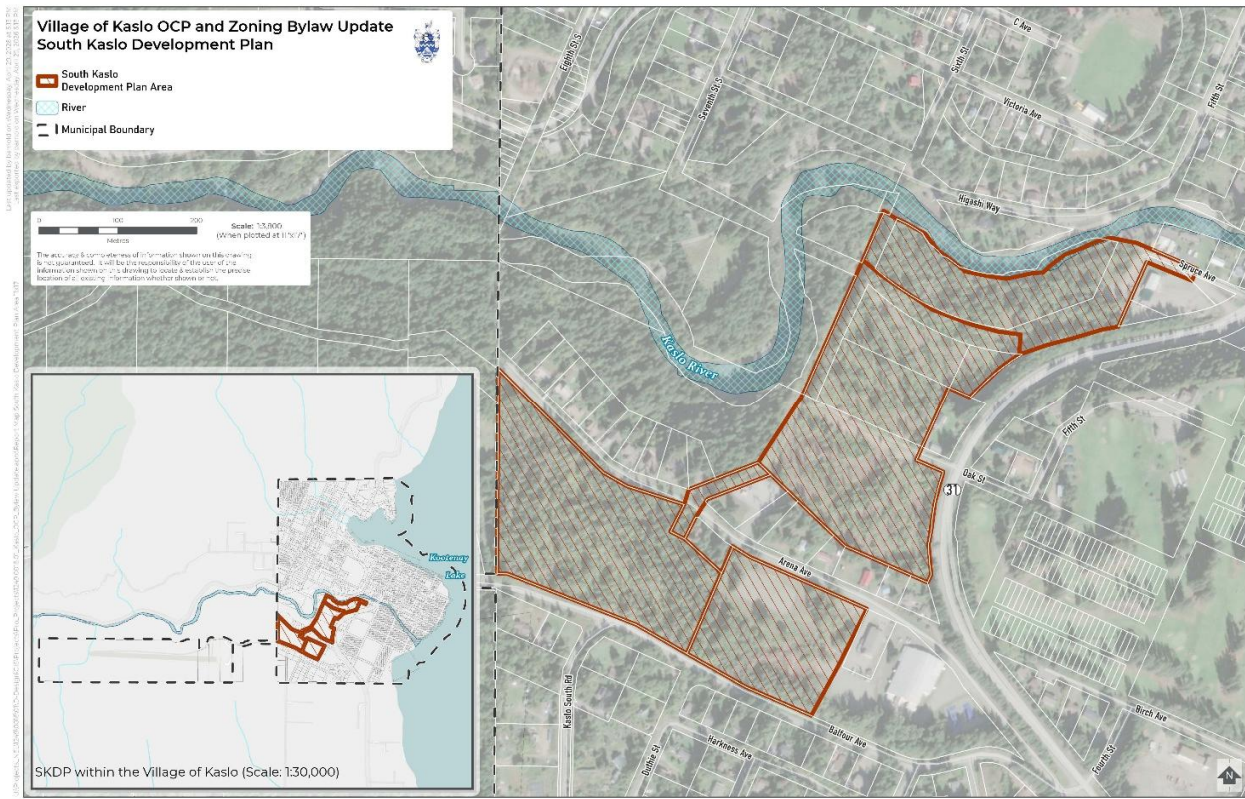
Map B – Land Use Map



Map C – Development Permit Areas

Map D – Transportation

Map E – South Kaslo Planning Area



Map F – Waterfront Development Area

Map G - Aerodrome Development Area

Map H – Boundary Expansion Options

Map I – Infrastructure

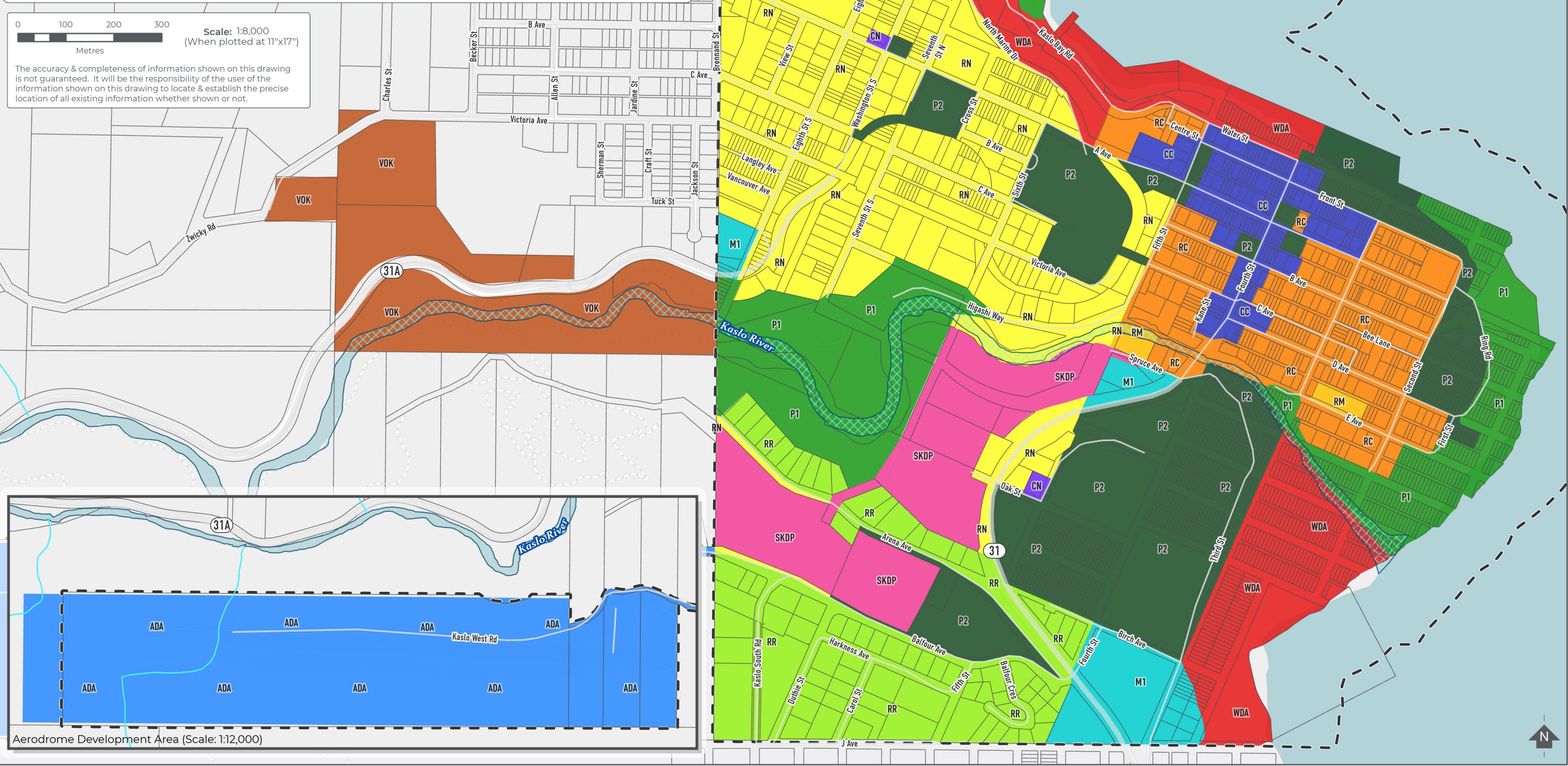
Village of Kaslo OCP Land Use Designations



- | | | |
|---------------------------------|---|----------------------------------|
| ADA: Aerodrome Development Area | RC: Core Residential | WDA: Waterfront Development Area |
| CC: Core Commercial | RM: Mobile Home Residential | River |
| CN: Neighbourhood Commercial | RN: Neighbourhood Residential | Parcel Boundary |
| M1: Industrial | RR: Rural Residential | Municipal Boundary |
| P1: Parks and Natural Areas | SKDP: South Kaslo Development Plan Area | |
| P2: Civic and Recreation | VOK: Village Property in RDCK | |

0 100 200 300
Metres
Scale: 1:8,000
(When plotted at 11"x17")

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.





Village of Kaslo

July 9, 2026

**DRAFT JULY 9, 2026
NOT ADOPTED**

ZONING BYLAW NO. 1341

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ZONING BYLAW No. 1341

PART 1. | ADMINISTRATION

1.1. TITLE

- 1.1.1. This Bylaw may be cited as “**Zoning Bylaw No. 1341.**”

1.2. APPLICATION

- 1.2.1. This Bylaw applies to all land, **buildings**, and **structures** within the boundaries of the **Village**.
- 1.2.2. Any map included in this Bylaw is attached to and forms an integral part of this Bylaw.
- 1.2.3. This Bylaw applies to all land, **buildings**, and structures within the boundaries of the **Village**.
- 1.2.4. Any graphics or visuals contained in this bylaw are for illustrative purposes only and do not form part of this bylaw.
- 1.2.5. No land, **building**, or structure within the **Village** shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
- 1.2.6. Lawful non-conforming uses, **buildings**, and structures are subject to provisions of the *Local Government Act*.

1.3. SEVERABILITY

- 1.3.1. If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found to be invalid by a decision of a Court of competent jurisdiction, the invalid portion shall be severed and the validity of the remaining portion of the Bylaw shall not be affected.

1.4. COMPLIANCE WITH OTHER LEGISLATION

- 1.4.1. Nothing in this Bylaw shall exempt any person from their responsibility to ascertain and comply with the requirements of all other applicable municipal bylaws, provincial statutes or regulations, and federal statutes or regulations.

1.5. REPEAL

- 1.5.1. The Village of Kaslo Land Use Bylaw No. 1130, 2014, including all amendments, is hereby repealed.

1.6. EFFECTIVE DATE

- 1.6.1. This Zoning Bylaw No. 1341, 2026, shall be effective on the date of approval and adoption below.

PART 2. | ENFORCEMENT

2.1. GENERAL

- 2.1.1. The Chief Administrative Officer, Corporate Officer or their delegates, the Building Inspector, and Bylaw Enforcement Officers are authorized to enforce the provisions of this Bylaw.

2.2. RIGHT OF ENTRY

- 2.2.1. The Chief Administrative Officer, Corporate Officer or their delegates, the Building Inspector, and Bylaw Enforcement Officers are authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.
- 2.2.2. No person shall interfere with or obstruct the Chief Administrative Officer, Corporate Officer or their delegates, the Building Inspector, or a Bylaw Enforcement Officer from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3. OFFENCES

- 2.3.1. No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- 2.3.2. No person shall commence or undertake a use which is not permitted by this Bylaw.

2.4. PENALTIES

- 2.4.1. Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.
- 2.4.2. Any person who contravenes any provisions of this Bylaw is liable on summary conviction to maximum fine for an offense against this bylaw designated under the *Municipal Ticketing Bylaw*.

PART 3. | INTERPRETATION

3.1. GENERAL

- 3.1.1. Section headings in this Bylaw have been inserted as a matter of convenience and for reference only and in no way shall define or limit any of its provisions.
- 3.1.2. Words or phrases not defined in this Bylaw, where defined by the *Community Charter* or the *Local Government Act*, shall have the same meaning as defined by those statutes.
- 3.1.3. Words or phrases not defined in this Bylaw, the *Community Charter*, or the *Local Government Act* shall be given their usual and customary meaning.
- 3.1.4. A reference in this Bylaw to any provincial or federal enactment shall be a reference to the enactment as amended, revised, consolidated, or replaced from time to time.
- 3.1.5. A reference in this Bylaw to any bylaw or policy of the **Village** is a reference to the bylaw or policy as amended, revised, consolidated, or replaced from time to time.

3.2. MAPS AND SCHEDULES

- 3.2.1. The Zoning Map and any other map included in this Bylaw shall be interpreted as follows:
 - a) Where a boundary is shown as approximately following a lot line, the lot line is deemed to be the boundary.
 - b) Where a boundary is shown as approximately following the municipal boundary, the municipal boundary is deemed to be the boundary.
 - c) Where a boundary is shown as approximately following the **natural boundary** of a watercourse, the **natural boundary** is deemed to be the boundary; and
 - d) Where a boundary follows a street, **lane**, power line, **utility** right-of way, or easement, the centreline of such feature is deemed to be the boundary unless otherwise clearly indicated on the map.
- 3.2.2. Where a boundary does not follow a legally defined property line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the corresponding map.
- 3.2.3. Where a survey plan approved by the Surveyor General indicates the adjustment of a **lot** boundary due to accretion or erosion, the zoning designation applicable to the **lot** is deemed to extend to the new **lot** boundary despite the zoning designation of the accreted or eroded area indicated on the Zoning Map.
- 3.2.4. Where a **lot** is divided by a zone boundary on the Zoning Map, each area created by the division shall be considered a separate **lot** for the purpose of determining the applicable regulations of this Bylaw, including but not limited to required setbacks, projections, and screening.

3.3. FIGURES

- 3.3.1. All figures used in this Bylaw are for illustrative purposes only and are not to scale.

3.4. UNITS OF MEASUREMENT

3.4.1. Metric units are used for all dimensions and measurements in this Bylaw.

3.4.2. The following units of measure are abbreviated for the purpose of this Bylaw:

- a) centimetres – cm
- b) metres – m
- c) square metres – m²
- d) cubic metres – m³
- e) hectares – ha
- f) kilograms – kg
- g) decibels (A-weighted sound levels – dBA
- h) kilowatts – kW

3.4.3. Regulations in this Bylaw provided to one decimal place must not be rounded to whole numbers.

3.4.4. Where a calculation has been made for the purposes of compliance with the provisions of this Bylaw and does not yield a whole number, metric fractions of one half or greater (≥ 0.5) shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

3.5. DEFINITIONS

A

Accessory means clearly incidental and subordinate to a **principal** or **secondary building, structure**, or use, on the same **lot**.

Throughout this Bylaw, **accessory** is only used to describe how and where **buildings** and/or **structures** that are clearly incidental and subordinate to a principal or secondary use may be permitted (e.g., sheds, detached garages, playground equipment, etc.). This term is not intended to be used in relation to any other incidental or subordinate use.

Accommodation, Bed and Breakfast (B&B) the use of one or more **sleeping units** within a principal **dwelling unit** to provide temporary tourist vacation accommodation for remuneration and may include the provision of meals.

Accommodation, Hotel/Motel means a **building** or group of **buildings**, divided into self-contained sleeping units which may include **cooking facilities**, used or intended to be used as accommodation for transient visitors. **Hotel/motel accommodations** may also include other associated uses such as food services, banquet halls, meeting and convention rooms, recreation facilities, and personal service establishments for the convenience of guests.

Accommodation, Vacation Rental means the use of an entire **dwelling unit** as a form of temporary tourist vacation accommodation for a period of less than 30 consecutive days in exchange for a fee.

Agriculture means a farm use as defined by the *Agricultural Land Commission Act*. Typical uses include but are not limited to farming, horticulture, commercial composting, or the keeping of bees, poultry, dairy livestock, and horses.

Agriculture, Urban means the small-scale growing of crops or production of farm products and the keeping of hens within an urban or suburban environment. This use may include a **farm stand** but specifically excludes the production or sale of cannabis products.

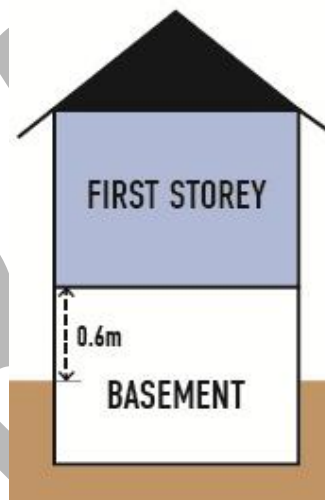
Amenity Area means the part of a multi-unit residential **building** or **lot** intended for the indoor or outdoor recreational use of the occupants, either for common use or individual **dwelling unit** use, exclusive of the areas occupied by entrance hallways, driveways, parking areas, **dwelling units**, and storage areas.

Airport means any area designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft, and includes any associated **buildings**, **structures**, installations, open space, and equipment. This also includes aircraft and **airport**-related manufacturing and services.

Automotive and Equipment Services means the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, and similar vehicles, or the sale, installation, or servicing of related accessories and parts. This does not include auto body repair, paint shops, or **wrecking yard**.

B

Basement means a portion of a **building** that is partially or completely underground and has a finished ceiling 0.6 metres or less above **finished grade**.



Boat Launch means a ramp that extends from an upland property or right-of-way across the foreshore and into the lake, the purpose of which is to facilitate lake placement and removal of boats and other water vessels.

Building means a **structure** having a non-fabric roof supported by columns or walls, used for the shelter, enclosure, or accommodation of persons and/or property.

C

Campground means the provision of **campsites** and associated facilities for the temporary accommodation of travellers using tents, travel trailers, tent trailers, or **recreational vehicles** for recreational purposes. **Campgrounds** may include administrative offices, laundry facilities, playground equipment, or maintenance and/or storage facilities associated with the primary **campground** operation, but specifically exclude **mobile home parks** and **prefabricated homes**.

Campsite means an area designated for use by a single tent or **recreational vehicle** within a **campground**.

Carport means a roofed **structure**, whether freestanding or attached to a principal **building**, which is not enclosed on the front and at least one side, used by the **building** occupants to shelter parked vehicles.

Childcare Services, Major means the provision of care or supervision for more than eight children in accordance with the *Community Care and Assisted Living Act*.

Childcare Services, Minor means the provision of care or supervision for up to eight children in accordance with the *Community Care and Assisted Living Act*.

Commercial Vehicle means a commercial vehicle as defined by and licensed under the *Commercial Transport Act*, or any other such vehicle used for the collection, transport, or delivery of people or goods in the ordinary course of business.

Community Garden means land used by members of the public, either collectively or via individual plots for the production of plants and food crops, demonstration gardening, or instructional programming.

Community Care Facility means premises licensed as required under the *Community Care and Assisted Living Act* to provide care or supervision for three or more persons and may include the provision **health services**, emergency or transitional care, and the short- and long-term prevention and treatment of illness, injury, or disability. **Community care facilities** may comprise individual **dwelling units** or **sleeping units** and may include other associated uses such as standard administrative and operational support functions, temporary staff accommodation, provision of compassionate religious services, a lawfully operated helipad, and **restaurants**.

Cooking Facility means an area within a **building** or **structure** used for the storage, preparation, or cooking of food, including cooking appliances reliant on a 240V electrical outlet or a permanent gas line.

Cultural And Community Services means premises used for cultural, recreational, or social purposes, including public or private clubs, spectator entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to government offices, community halls, social clubs, libraries, museums, galleries, and theatres.

Creative Services means premises used for the production, display, or sale of artisan goods where carried out wholly within an enclosed **building**, including but not limited to photography, videography, ceramics, textiles, jewelry, paintings, and drawings.

D

Density means a measure of the development intensity of a **lot**, including the number of **dwelling units** permitted on a **lot** measured in units per **lot**, units per hectare, or **floor area of dwelling units**.

Dwelling, Caretaker means a **dwelling unit** used to provide on-site accommodation for a single-person household employed on the property.

Dwelling, Carriage House means a self-contained **dwelling unit** that is detached from and clearly **secondary** to a **principal** residential **building** on the same **lot** but specifically excludes a **mobile home**.

Dwelling, Duplex means a **building** containing two principal **dwelling units**, oriented either side-by-side or one over the other, where each dwelling unit is accessed via common hallway or entrance foyer, or separate ground-oriented exterior entrances.

Dwelling, Multi-Unit means a **building** containing three or more principal **dwelling units**, oriented either side-by-side or one over the other, or any combination of side-by-side and above/below, where each **dwelling unit** is accessed via common hallway or entrance foyer, or separate exterior entrances.

Dwelling, Single Detached means a **building** containing one **principal dwelling unit**.

Dwelling Unit means a **building** or self-contained portion thereof containing sleeping, sanitary, and **cooking facilities**, used or intended to be used as a residence for one household but specifically excludes **recreational vehicles**, and **hotel/motel accommodation**.

E

Education Services means the provision of training, instruction, education, or certification in a specific trade, skill, or service, including classrooms, administrative offices, gymnasiums, or maintenance and/or storage facilities associated with the primary education service. Typical uses include but are not limited to public or private schools, vocational schools, and adult education centres.

Emergency and Protective Services means premises used as a base of operations for fire protection, police, ambulance, or other similar services.

Entertainment Facility means premises used to provide entertainment and amusement to patrons for remuneration, including but not limited to arcades, billiard and pool halls, bowling alleys, cinemas, miniature golf, and movie theaters, but specifically excludes nightclubs and gaming facilities such as video lottery terminals, slot machines, or tele-theatre outlets.

F

Farm Stand means a **building** or **structure** used for the sale of crops and farm products grown or produced on-site.

Fence means a vertical **structure** used as a physical barrier or enclosure, or for screening purposes, including any moveable components such as a gate or door.

Floor Area means the sum of all horizontal area with a clear ceiling height of 1.8 metres or more for each **storey** within a **building** measured to the interior face of exterior walls.

Floor Area, Gross means the sum of all horizontal area with a clear ceiling height of 1.8 metres or more for each **storey** of all **buildings** on a **lot**, measured from the outside face of the exterior walls, excluding enclosed areas used to accommodate required parking areas and any associated ramps used for vehicular access/egress to the enclosed parking area(s).

G

Golf Course means an area used for playing golf and may include a club house, restaurant, and driving range.

Grade, Finished means the elevation of the ground following construction or land altering activities.

Grade, Natural means the elevation of the ground surface in its natural state, prior to the commencement of any alteration or development, or on sloping sites, the plane angles prior to the commencement of any alteration or development. Where land alteration has occurred, **natural grade** is determined using historical records or interpolation based on surrounding **natural grades**.

H

Health Services means the provision of physical or mental health services, on an out-patient basis, which may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics, and counselling services.

Height means maximum vertical distance between the highest point of a **building** or **structure** and the lesser

of **natural grade** or **finished grade**.

Highway means a **highway** under the *Land Title Act* that affords the principal access to abutting properties, including a thoroughfare, street, **lane**, trail, avenue, parkway, **highway**, road, viaduct, alley, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic, parking, and pedestrians, and is located on publicly owned lands.

Home Occupation means the use of a portion of a **dwelling unit** or **accessory building**, by a resident of the premises, to operate a business.

I

Industrial, Light means the assembly, fabrication, manufacturing, repair, servicing, maintenance, and testing of goods or materials where carried out wholly within an enclosed **building** or **structure**, including processes using hazardous materials, or processes that may create hazardous or commonly recognized offensive conditions, and may include the sale of such goods or materials but specifically excludes the storage, processing, or handling of hazardous waste.

L

Landscape Screen means a continuous visual barrier consisting of natural vegetation, trees, shrubs, wooden or otherwise solid **fencing**, or a combination of those elements, serving to effectively screen the area that it encloses.

Landscaping means changing, modifying, or enhancing the visual appearance of a **lot** including reshaping the earth, planting lawns, shrubs, trees or preserving the original natural vegetation, adding walks, **fencing**, patios and other ornamental features for the purpose of beautifying or screening the appearance of a **lot**.

Lane means a **highway** 8.0 metres or less in width that provides **secondary rear** or **side yard** access to abutting **lots**, or any other public thoroughfare that is otherwise undesignated.

Licensed Premises means premises licensed pursuant to the *Liquor Control and Licensing Act* to serve alcoholic beverages to the public, where such premises may also serve food and non-alcoholic beverages and provide forms of live entertainment. Typical uses include but are not limited to bars, lounges, and taprooms, but specifically excludes nightclubs, cabarets, discotheques, or other such premises.

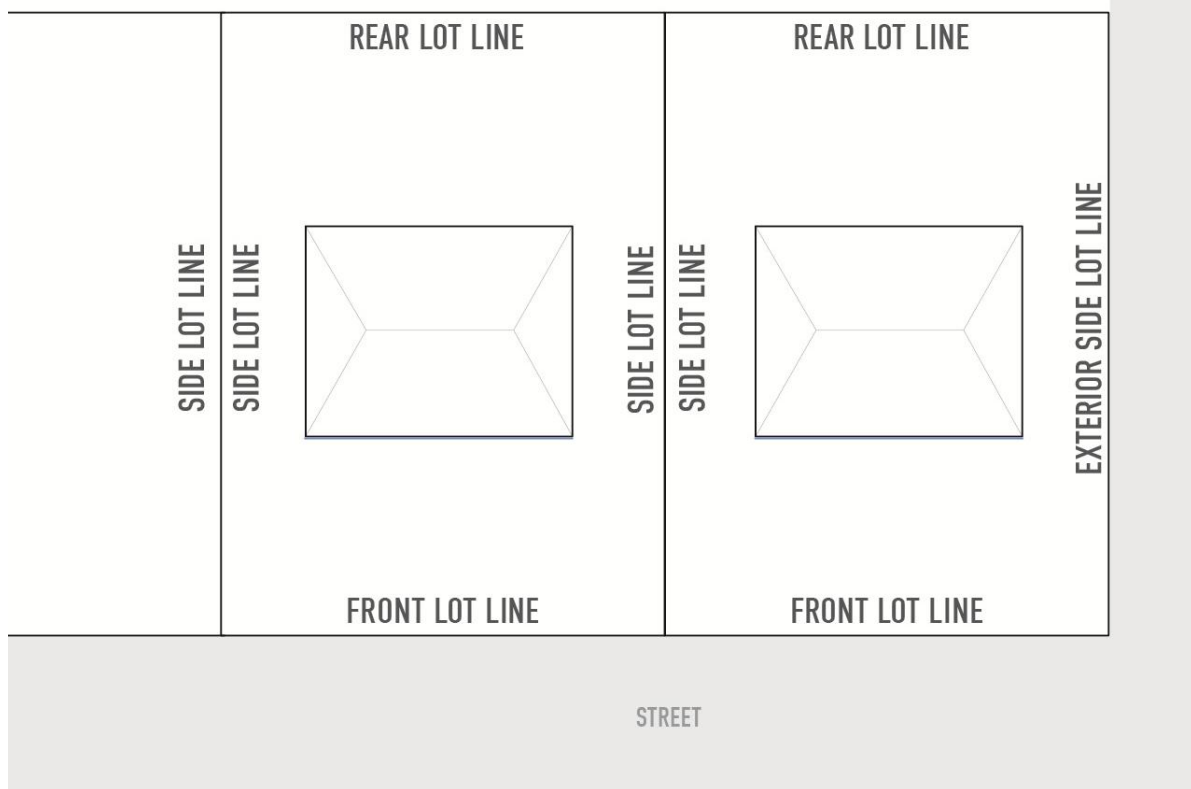
Loading Space means an on-site area reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

Lot means a separate and distinct parcel of land that is legally defined by a recorded subdivision plan or description of land registered in the Provincial Land Title Office.

Lot Area means the total horizontal area within the **lot line** of a **lot**. In the case of a panhandle **lot**, the access strip shall be excluded from the calculation of total **lot area** for the purpose of determining compliance with a minimum **lot area** requirement of this Bylaw.

Lot Coverage means the total horizontal area of a **lot** that is built upon, expressed as a percentage of **lot area**.

Lot Line means any line that forms the legally defined boundary of a **lot**.



Lot Line, Exterior means a **lot line** abutting a **highway** other than a **lane**, which is not the **front** or **rear lot line**.

Lot Line, Front means the **lot line** that is common to a **lot** and an abutting **highway**, other than a **lane**. Where two or more **lot lines** abut a **highway**, the shortest **line** shall be deemed to be the **front lot line**. In the case of a **through lot**, all **lot lines** abutting a **highway** shall be deemed to be **front lot lines**. Where a **lot** does not abut a **highway**, or where all **lot lines** abutting a **highway** are of equal length, the **lot line** adjacent to a **highway** with a lesser designation shall be considered the **front lot line**. Should both frontages have the same designation, the **lot line** from where common vehicle access is provided shall be considered the **front lot line**.

Lot Line, Rear means the **lot line** that is opposite to and most distant from the **front lot line**, or, where there are no such **rear lot lines**, the point of intersection of any **lot lines** other than the **front lot line** that is opposite to and most distant from the **front lot line**.

Lot Line, Side means any **lot line** which is not a **front lot line** or **exterior lot line**.

Lot Width means the average horizontal distance between the **side lot lines** of a **lot**, measured at both the **front lot lines** and **rear lot lines**.

Lot, Corner means a **lot** situated at the intersection of two **highways**.

Lot, Through means a **lot** abutting two parallel or apperallel **highways**, excluding a **lane**, or a **corner lot** abutting three **highways**.

M

Manoeuvring Aisle means a pathway designated for use by vehicular traffic for the purpose of accessing individual **parking areas** and **loading spaces**.

Marina means the use of land or surface of water for the sale, rental and/or storage of boats, marine supplies, marine fuel and docking facilities.

Mobile Home means a **dwelling unit** built in a factory environment that is constructed to the CAN/CSA Z-240 (Mobile Home) standard but specifically excludes recreational vehicles.

Mobile Home Space means an area set aside and designated within a **mobile home** park for the installation and placement of a **mobile home**, including access to an internal road and space for the exclusive **accessory** use by the owner or occupant of that **mobile home**.

Mobile Vending means the sale of food and/or beverages from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart.

N

Natural Boundary means, as established by a British Columbia Land Surveyor, the visible highwater mark of any body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself.

Natural Resource Extraction means the mining, quarrying, digging, removal, or processing of earth, gravel, sand, peat, rock, or other natural substances found on or under the site. Typical uses include but are not limited to quarries, gravel pits, and stripping of topsoil.

P

Park means land used or intended to be used for passive outdoor recreation by the public or for the protection of environmentally sensitive or ecologically significant areas.

Parking Area means the area of a **lot** used to accommodate **parking spaces** and associated **manoeuvring aisles**.

Parking, Barrier-Free means **parking spaces** designated for use by persons with disabilities.

Parking, Short-Term Bicycle means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for less than two consecutive hours; such facilities are readily visible and accessible for a range of users and are located adjacent to the main entrance of the premises they serve.

Parking, Electric Vehicle-Ready means a **parking space** featuring an energized outlet capable of Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

Parking, Tandem means two **parking spaces**, one behind the other, with a common or shared point of access to a **manoeuvring aisle**, driveway, **lane**, or **highway**.

Parking Space means a designated area intended to be used to park one vehicle, exclusive of any driveways, **manoeuvring aisles**, or ramps.

Personal Services means the provision of services related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods that are associated with the primary personal service operation. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, estheticians, tailors, shoe repair shops, dry cleaning establishments, and laundromats, but specifically excludes health services.

Prefabricated Home means a **building** built in a factory environment in accordance with the British Columbia Building Code or the CAN/CSA A-277 (Modular Home) standard, intended to be assembled and then occupied as a **dwelling unit** in a place other than its manufacture.

Principal means the main or primary use of land, **buildings**, or **structures** on a lot.

Production Facility, Alcohol means premises licensed under the *Liquor Control and Licensing Act* to produce, package, store, and distribute wine, beer, or spirits, and may include **retail sales**, tours, tastings, or the service of food and beverages.

Production Facility, Cannabis means premises licensed under the *Cannabis Act* to grow, process, test, package, store, distribute, and destroy cannabis or cannabis-related products, but specifically excludes cannabis retail.

Professional Services means the provision of technical, management, health, administrative, consulting, or financial services which may include ancillary functions such as the servicing and repair of goods, the manufacturing or handling of a product, or on-site **retail sales**. Typical uses include but are not limited to the offices of lawyers, accountants, architects, technology firms, financial institutions, office of travel agents, real estate and insurance providers, household repair services, funeral services, business support services, planners, clerical, and secretarial agencies, but specifically excludes health services or personal services.

Public Market means a market for the sale of locally produced goods, with multiple vendors, operated in a fixed location on a periodic or seasonal basis. This use includes but is not limited to the sale of arts and crafts and **mobile vending**, but specifically excludes the sale of farm machinery, implements, and tools other than gardening supplies.

R

Recreation, Indoor means indoor facilities used or intended to be used for recreational, cultural, or community activities, including but not limited to arenas, gymnasiums, swimming pools, ice rinks, rock climbing facilities, dance, fitness, and mixed martial arts studios, and indoor athletic fields and sport courts.

Recreation, Outdoor means premises used or intended to be used for recreational, cultural, or community activities conducted outdoors, including but not limited to bandshells, amphitheatres, playgrounds, athletic fields and sport courts, swimming pools, and field houses, but specifically excludes campgrounds.

Recreational Vehicle means a transportable conveyance designed to travel or be transported via **highway**, intended to be used as temporary accommodation for travel, vacation, or other such recreational use. A recreational vehicle may include a travel trailer, motorized home, slide-in camper, chassis-mounted camper, camper van, or a tent trailer, but specifically excludes a mobile home.

Regional District means the Regional District of Central Kootenay.

Restaurant means a business establishment where food, beverages, and refreshments are prepared, served and consumed on the premises, and includes facilities for ordering and pick-up for consumption off-site. A Restaurant includes dining establishments issued a food primary license pursuant to the *Liquor Control and Licensing Act*.

Retail, Alcohol means premises licensed under the *Liquor Control and Licensing Act* to sell alcohol or alcohol-related products but specifically excludes an **alcohol production facility**.

Retail, Cannabis means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes a cannabis production facility.

Retail Sales means the provision of goods, merchandise, and other materials for sale to the public, including uses associated with the primary retail operation such as on-site storage and/or outdoor sales. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores, but specifically excludes **service stations, automotive and equipment services, wholesale retail, cannabis retail, and alcohol retail.**

Retail, Wholesale means premises used for the storage, sale, and distribution of goods, commodities, and merchandise to retail distributors, other wholesale distributors, or industrial, commercial, institutional, and professional business users.

Retaining Wall means a **structure** greater than 1.2 metres in **height** used to support, stabilize, and/or restrain existing earth or imported fill materials because of differences in grade.

S

Secondary means clearly in conjunction with a principal use on the same **lot**.

Secondary Suite means a self-contained **dwelling unit** located within, and **secondary** to, a **principal building** or portion of a **building** pursuant to the British Columbia Building Code.

Service Station means premises used for the selling and dispensing of vehicular fuels, lubricants, electricity, and automotive parts and accessories, and may include a car wash or the sale of food, tobacco, pharmaceuticals, periodicals, or other similar convenience items.

Setback means the shortest horizontal distance between a **building** or **structure** and a **lot line**.

Shipping Container means a container designed for storing and transporting cargo via rail or truck, whether it is being used for such a purpose, whether in its original form or modified to include doors, windows, vents or any other structural modifications.

Sleeping Unit means a room used or intended to be used, on either a temporary or permanent basis, for living and sleeping but specifically excludes **cooking facilities** unless otherwise specified.

Storage, Indoor means a **building** or group of **buildings** comprising lockers available for rent, used or intended to be used to store commercial, industrial, and household goods and materials of a non-hazardous nature.

Storage, Industry means the storage of machinery, **commercial vehicles**, and bulk goods and materials of a commercial or industrial nature.

Storage, Outdoor means the storage of equipment, goods, materials, and merchandise in the open air where such storage does not involve the construction of permanent **structures** or the material alteration of the existing state of the land.

Storage, Warehouse means a **building** or group of **buildings**, used or intended to be used to store commercial or **industrial** goods and materials of a non-hazardous nature.

Storey means the portion of a **building** between the top of any floor and the top of the floor next above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it.

Structure means anything that is constructed, placed, erected, supported by, or sunk into land or water but specifically excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt, or similar materials.

U

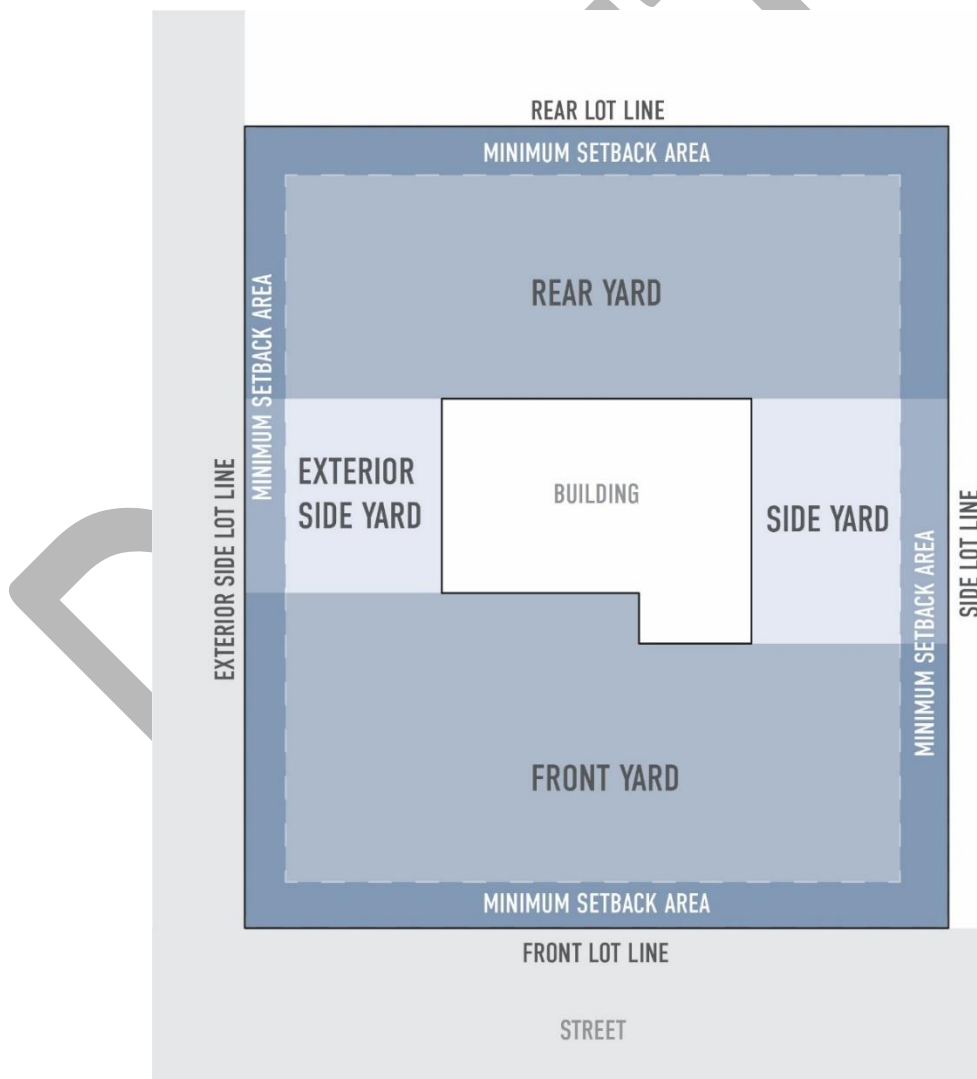
Utilities means the provision of utilities for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, solid waste management, district heat, electric power, natural gas, and telecommunication modules.

V

Village means the Village of Kaslo.

Y

Yard means the area on a **lot** between a **lot line** and the nearest wall or supporting member of a **building** or **structure**.



PART 4. | GENERAL REGULATIONS

USES PERMITTED IN ALL ZONES

4.1. GENERAL

4.1.1. The following uses, **buildings**, and **structures** are permitted in all zones:

- a) **accessory buildings** and **structures**.
- b) **parks**, playgrounds, **community gardens**, multi-use trails, and ecological reserves.
- c) traffic control devices, free-standing lighting poles, and flag poles; and
- d) **utilities**.

4.2. LOT CONSOLIDATION

4.2.1. If proposed construction of a **building**, **structure** or addition will straddle two or more **lots**, the separate **lots** must be consolidated to form one **lot** with a single Certificate of Indefeasible Title.

4.2.2. Where an existing **lot** does not meet the minimum lot size of the zone and both lots are owned by the same person(s), the owner(s) may propose to enter into a legal covenant with the **Village**, at their own expense, pursuant to Section 219 of the *Land Title Act*, to restrict the future breakup or subdivision of the existing property folio and indemnify the **Village** for the existence of any proposed building or structure, to facilitate the construction of that building or structure.

4.2.3. Where a legal covenant is executed pursuant to Section 4.2.2, the size of the property for planning regulation purposes shall be the area of the overall assessment folio applicable to the **lots** concerned.

4.3. SITING ON BARE LAND STRATA LOTS

4.3.1. Siting regulations under this Bylaw do not apply to bare land strata lots except in relation to the **exterior lot line**:

- a) No person shall site a **building** or **structure** on a bare land strata lot less than 7.5 metres from an **exterior lot line**; and
- b) No person shall site a **building** or **structure** on a bare land strata lot less than 1.5 metres from another **building** or **structure**.

4.4. TEMPORARY BUILDINGS AND STRUCTURES

4.4.1. **Buildings** or structures erected for the purpose of providing temporary administrative functions or temporary shelter for construction and maintenance crews or overnight security personnel, where incidental to the erection, maintenance, alteration, or sale of a **building**, structure, or **utility** for which a Building Permit with a construction value of no less than \$100,000.00 has been issued, are permitted in all zones in accordance with the following regulations:

- a) a temporary **building** or **structure** shall be located on the same **lot** as the **building**, **structure**, or **utility** with which it is associated;
- b) a maximum of two temporary **buildings** or **structures** shall be permitted per **lot**;

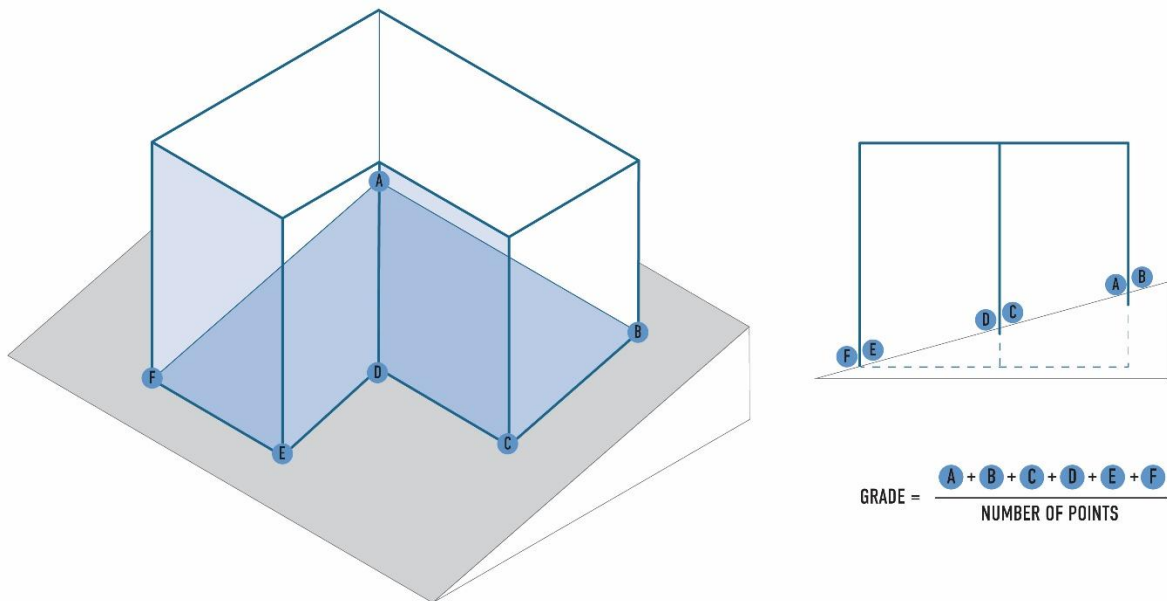
4.4.2. For clarity, no **lot** can have more than one temporary **building** and one temporary **structure**, two temporary **buildings**, or two temporary **structures** at any one time.

4.5. DEVELOPMENT STANDARDS

4.5.1. Height and Number of Storeys

- a) Where a zone establishes maximum **height** regulations, no **building** or **structure** within that zone shall exceed the **height** specified.
- b) For the purposes of calculating **height**, **grade** shall be measured by averaging the elevation at any point at which the corner of a **building** or **structure** comes into contact with the surface of a **lot**, excluding any artificial mounds of earth or rocks placed at or near the face the **building** or **structure**, and excluding the minimum window well width and depth required by the British Columbia Building Code (see Figure 4.5.1 below).

Figure 4.5.1. Calculating Grade



- c) Despite Section 4.5.1(1), the following features may exceed the maximum **height** regulations of this Bylaw:
 - i. chimneys, belfries, spires, flagpoles, and other such features;
 - ii. elevator shafts, mechanical equipment, and heating, ventilation, and air conditioning systems on a **buildings** rooftop, provided such features are screened from view at grade;
 - iii. cranes;
 - i. solar panels, provided they do not exceed the applicable **height** maximum beyond 1.0 metre;
 - ii. telecommunications modules; and
 - iii. water towers.
- d) For the purpose of calculating the maximum number **storeys**, any portion of a **building** having its ceiling 0.6 metres or less above **finished grade** will not be considered a **storey**.
- e) Despite Section 4.5.1(d), on a sloping site, any **basement** with one or more exterior walls fully exposed above **finished grade** will be considered as a **storey**.

4.5.2. Setbacks and Projections

- a) Where a zone establishes minimum setback regulations, no **building** or structure within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged nearer to the **lot line** than the distance specified.
- b) For certainty, all portions of a **building** or **structure**, whether located above or below **finished grade**, shall be subject to all setbacks for the zone in which it is located.
- c) Despite Section 4.5.2(a) and Section 4.5.2(b):
 - i. All lands abutting a provincial **highway** are subject to the provisions of the Transportation Act and all such conditions, orders, and regulations thereto.
 - ii. The following structures may be located anywhere on a **lot**:
 - a. arbours, trellises, pergolas, and other such **landscaping** features.
 - b. **fences** and **retaining walls**; and
 - c. playground equipment.
 - iii. The following architectural and structural features may project 0.6 metres into a required setback:
 - a. awnings, bay windows, canopies, chimneys, cornices, eaves, gutters, pilasters, sills, sunshades, window wells, and other such architectural features; and
 - b. balconies, porches, and verandas that are unenclosed.
 - c. Steps which are below **finished grade** and unenclosed.
 - d. A maximum of 3 stair risers located above **finished grade**.

4.5.3. Lot Coverage

- a) The following shall be excluded from the calculation of **lot coverage**:
 - i. arbours, trellises, pergolas, and other such **landscaping** features;
 - ii. awnings, bay windows, canopies, cornices, eaves, gutters, pilasters, sills, sunshades, and other such architectural features;
 - iii. **fences, retaining walls, and landscape screens**;
 - iv. balconies, decks, porches, and verandas that are uncovered and/or unenclosed;
 - v. uncovered courtyards, patios, sidewalks, driveways, **parking areas**, and other such hard surfacing;
 - vi. uncovered stairs and ramps; and
 - vii. uncovered swimming pools.

PART 5. | USE-SPECIFIC REGULATIONS

5.1. ACCESSORY BUILDINGS AND STRUCTURES

5.1.1. General

- a) Where permitted in a zone, an **accessory building** or **structure** shall only be permitted where a **principal** use has already been established, or is in the process of being established, on the same **lot**.
- b) Where a zone does not explicitly prescribe specific development standards for **accessory buildings** or **structures**, **accessory buildings** and **structures** shall be subject to the development standards prescribed in Table 5.1.1:

Table 5.1.1: Development Standards for Accessory Buildings and Structures

Development Standards for Accessory Buildings and Structures		
Maximum Height		6.0 m
Maximum Number of Storeys		1
Minimum Setbacks	i. Front Lot Line	7.5 m
	ii. Rear Lot Line	1.2 m
	iii. Side Lot Line	1.2 m
	iv. Exterior Side Lot Line	4.5 m

- c) Despite Table 5.1.1(c)(i), no **accessory building** or **structure** shall be located within a **front yard** or closer to the **front lot line** than the **principal dwelling** in a Residential zone.
- d) An **accessory building** or **structure** which is connected to a principal **building** via breezeway, **carport**, or other such unconditioned space shall not be considered to comprise part of the principal **building**.
- e) In no instance shall a **building** containing a **dwelling unit** be considered an **accessory building**.

5.1.2. Shipping Containers

- a) Where permitted in a zone, a **shipping container** shall be considered an **accessory building** or **structure** for the purpose of determining the applicable development standards, and shall be permitted in accordance with the following regulations:
 - i. no **shipping container** shall be located within a required **parking area**;
 - ii. no **shipping container** shall exceed a maximum length of 13.0 metres or a maximum width of 2.5 metres;
 - iii. no **shipping container** shall be located within a required **parking area**;
 - iv. no **shipping container** shall be located within a **front yard** or **exterior side yard**;
 - v. no **shipping container** shall be located anywhere on a **through lot**;
 - vi. no **shipping container** shall be located within 10.0 metres of any **lot** in a residential zone; and
 - vii. a maximum of two **shipping containers** shall be permitted per **lot**.

- b) Despite Section 5.1.2(a):
 - i. a maximum of one **shipping container** is permitted on a **lot** smaller than 1,200 square metres in **lot area**; and
 - ii. a maximum of one **shipping container** is permitted on a **lot** smaller than 1,200 square metres in **lot area**.
 - iii. A shipping container is not permitted to be located on a lot where the only principal use is residential in nature.

5.2. AMENITY AREAS

5.2.1. For all new **multi-unit dwelling** development comprised of five or more **dwelling units**, a minimum of 15.0 square metres of **amenity area** shall be provided per **dwelling unit**.

5.2.2. For outdoor, common **amenity areas**, no such area:

- a) have a dimension less than 1.25 metres;
- b) be smaller than 35.0 square metres of contiguous area; or
- c) have a slope exceeding 5%.

5.2.3. All common **amenity areas**, whether indoors or outdoors, shall be located such that they are commonly accessible to all residents.

5.3. CAMPGROUNDS

5.3.1. Where permitted in a zone, **campgrounds** shall be permitted in accordance with the following regulations:

- a) All **campgrounds** shall have a minimum of one site reserved for an on-site operator or attendant to be present throughout the operating season.
- b) All **campgrounds** shall have a minimum of one centrally located **building** containing community sanitary facilities.
- c) Sanitary facilities shall be provided as a function of the total number of **campsites** within a **campground**, as prescribed in Table 5.3.1.

Table 5.3.1: Sanitary Facility Requirements

Sanitary Facility Requirements			
Type of Campsite	Minimum Requirements per Campsite		
	Toilets	Sinks	Showers
(a) Serviced (campsites equipped with both water and sanitary connections for RVs)	0.05	0.05	0.05
Unserviced	0.1	0.1	0.1

- c) All **campgrounds** containing unserviced **campsites** designated for recreational vehicle use shall provide a dedicated, wildlife-resistant sani-dump facility for sanitary waste disposal.

- d) All **campgrounds** shall have dedicated wildlife-resistant waste collection facilities.
- e) All **campgrounds** shall have a minimum of one potable water tap for every fifteen **campsites**.
- f) All **campsites** shall:
 - i. be clearly marked with a distinct and clearly identifiable **campsite** number; and
 - ii. be clear of any **buildings** or structures.
- g) No **campsite** shall have direct access to a **highway**; individual **campsites** shall be accessed/egressed from a **lane** or other such **manoeuvring aisle** internal to the **lot**.
- h) Tent-only **campsites** may be designated as walk-up sites, provided all required **parking spaces** are located in a **parking area** that is no more than 120.0 metres from the **campsite(s)** they are intended to serve.

5.4. CANNABIS RETAIL

5.4.1. Where permitted in a zone, **cannabis retail** shall:

- a) be conducted entirely within an **enclosed building**.
- b) not involve any **outdoor storage** or outdoor retail.

5.5. CARETAKER DWELLINGS

5.5.1. Where permitted in a zone, a **caretaker dwelling** shall be permitted in accordance with the following regulations:

- a) No **caretaker dwelling** shall exceed a maximum **floor area** of 70.0 square metres.
- b) Where integrated within a principal **building**, a **caretaker dwelling** shall:
 - i. not be connected to such **building** via breezeway, garage, or other such unconditioned space;
 - ii. be located above or to the rear of the **principal** use associated with the **caretaker dwelling**; and
 - iii. have its own separate entrance.

5.6. CARRIAGE HOUSE DWELLINGS

5.6.1. Where permitted in a zone, a **carriage house dwelling** shall:

- a) not be located in a **front yard** or closer to the **front lot line** than the **principal dwelling**;
- b) not be connected to a **principal dwelling unit** via breezeway, **carport**, or other such unconditioned space;
- c) be permitted in accordance with the regulations prescribed in Table 5.6.1:

Table 5.6.1: Development Standards for Carriage House Dwellings

Development Standards for Carriage House Dwellings		
(a) Maximum Floor Area		100.0 m ²
Maximum Height		7.5 m
Minimum Setbacks	i. Front Lot Line	n/a

Development Standards for Carriage House Dwellings		
	ii. Rear Lot Line	1.2 m
	iii. Side Lot Line	1.2 m
	iv. Exterior Side Lot Line	4.5 m

5.6.2. Where a **lot** is smaller than 1.0 hectare in **lot area** and is not connected to municipal water and municipal sanitary sewer systems, a **carriage house dwelling** shall not be permitted on such **lot** if there is already a **secondary suite**.

5.6.3. A **carriage house dwelling** shall not be subdivided from the **principal dwelling unit** under the *Strata Property Act*.

5.6.4. A maximum of one **carriage house dwelling** shall be permitted per **lot**.

5.7. HOME OCCUPATIONS

5.7.1. General

- a) A **home occupation** must hold a valid business licence issued by the **Village**.
- b) A **home occupation** shall not involve a **light industrial** or **automotive and equipment services** use.
- c) No nuisance from noise, vibration, smoke, dust, odours, heat, glare, or electrical or radio disturbance shall be produced by any **home occupation**. At all times, the privacy and enjoyment of adjacent properties shall be preserved and in no instance shall the **home occupation** adversely affect or interfere with the amenities of the surrounding neighbourhood.
- d) On-site parking of **commercial vehicles** larger than 5,500.0 kilograms gross vehicle weight is not permitted.
- e) A **home occupation** shall not cause goods or materials to be delivered to or from the **dwelling unit** associated with the **home occupation** in such a quantity as to require regular or frequent delivery by a **commercial vehicle**.
- f) Employee restrictions are applicable only to those working in a **home occupation** conducted within the associated **dwelling unit** or **accessory building**; there is no limit on the number of off-site, non-resident employees.

5.7.2. Accommodation Home Occupations

- a) Where permitted in a zone, **bed and breakfast accommodations** or **vacation rental accommodation home occupation** shall be permitted in accordance with the regulations prescribed in Table 5.7.2:

Table 5.7.2: Home Occupation Regulations - Bed & Breakfast & Vacation Rental Accommodations

Home Occupation Regulations – Bed and Breakfast and Vacation Rental Accommodations		
Criteria	Bed and Breakfast Accommodation	Vacation Rental Accommodation
(a) Location	The home occupation shall only be permitted where there is no more than one principal dwelling unit on a lot .	

Home Occupation Regulations – Bed and Breakfast and Vacation Rental Accommodations		
Criteria	Bed and Breakfast Accommodation	Vacation Rental Accommodation
	The home occupation shall be conducted entirely within a principal dwelling unit within sleeping units which are contiguous with the principal dwelling . For clarity, sleeping units may have exterior access, but must also be accessible to the principal dwelling from within the sleeping unit .	The home occupation shall be conducted entirely within a secondary suite or carriage house dwelling .
	The home occupation may not be conducted within a secondary suite or carriage house .	No more than one dwelling unit per lot shall be used for this type of home occupation .
	In no instance shall bed and breakfast accommodation be permitted on the same lot as a vacation rental accommodation .	In no instance shall a vacation rental accommodation be permitted on the same lot as a bed and breakfast accommodation .
(b) Employee Restrictions	One non-resident employee is permitted.	
(c) Operating Restrictions	A maximum of four sleeping units shall be used for a bed and breakfast accommodation , provided there is at least one sleeping unit reserved for the operator.	A vacation rental accommodation shall not contain more than three sleeping units .
	Sleeping units may not contain cooking facilities .	
(d) Other Restrictions	A maximum of one meal may be provided to guests of an accommodation home occupation per day, and in no instance shall any alcohol or cannabis products be provided to guests of an accommodation home occupation .	
	No accommodation home occupation shall be operated on the same lot as a community care facility or childcare services .	

5.7.3. Minor Home Occupation

- a) Where permitted in a zone, **minor home occupations** shall be permitted in accordance with the regulations prescribed in Table 5.7.1:

Table 5.7.1: Home Occupation Regulations - Minor

Home Occupation Regulations – Minor	
Criteria	Minor Home Occupation Regulations
(a) Location	The home occupation shall be conducted entirely within a dwelling unit or accessory building , except where the primary purpose of the home occupation is agriculture, urban agriculture, childcare services, or a community care facility .
(b) Maximum	The home occupation shall not occupy more than 50% of the subject dwelling

Home Occupation Regulations – Minor	
Criteria	Minor Home Occupation Regulations
Floor Area	unit's floor area. Where a home occupation is conducted within an accessory building, the maximum floor area shall be 50.0 square metres.
(c) Operator Restrictions	A home occupation must be operated by an individual whose principal residence is the dwelling unit associated with the home occupation .
(d) Employee Restrictions	One non-resident employee is permitted.
	There is no limit to the number of off-site, non-resident employees that may be employed.
(e) Client Restrictions	One client at any given time except for children receiving care or instruction via childcare services or adults receiving care or instruction via community care facility .
(f) Storage Restrictions	The storage of flammable or explosive goods, including ammunition materials, is prohibited.
	Outdoor storage or use of shipping containers is prohibited.
(g) Retail Sales Restrictions	The display and retail sales of goods shall be limited to goods that were produced or manufactured on-site incidentally to the home occupation , or goods produced or manufactured off-site which are directly related to the home occupation . The display and sale of goods shall not be the primary purpose of any home occupation , and in no instance shall goods be visible from the exterior.
(h) Other Restrictions	A food catering business operating lawfully within a dwelling may establish additional cooking facilities , provided the installation of such facilities is required by the Health Authority. Should the home occupation cease, the additional cooking facilities must be removed and in no instance be used to establish an additional dwelling .

5.8. MOBILE HOMES

5.8.1. Where permitted in a zone, **mobile homes** shall be permitted in accordance with the following regulations:

- a) Additions to **mobile homes** shall only be permitted where such addition can be completed in accordance with the CAN/CSA Z-240 (Mobile Home) standard; such additions may include:
 - i. **carports**;
 - ii. vestibules to a maximum of 4.0 square metres; and
 - iii. awnings or other such features intended to offer shelter from precipitation.
- (b) Skirting shall:
 - i. be installed within sixty days of the **mobile home** being installed on a **mobile home space**; and
 - ii. be factory prefabricated or of equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main **mobile home structure**.

5.9. MOBILE VENDING

5.9.1. Where permitted in a zone, **mobile vending** shall be permitted in accordance with the following regulations:

- a) all **mobile vending** operators must hold a valid business licence issued by the **Village**;
- b) **mobile vending** on private land is only permitted in conjunction with an existing **principal** use;
- c) the sale of goods not associated with food and beverages is prohibited; and
- d) **mobile vendors** must:
 - i. be located at least 3.0 metres from any other **building** or **structure**; and
 - ii. conform to all applicable development standards for **accessory buildings** and **structures**.

5.10. SECONDARY SUITES

5.10.1. Where permitted in a zone, a **secondary suite** shall:

- a) have a maximum **floor area** of 90.0 square metres;
- b) be incidental to, and integrated with, a **principal dwelling unit**, and shall not be connected to the **principal dwelling unit** via breezeway, **carport**, or other such unconditioned space;
- c) not be located within a carriage house or mobile home.
- d)

5.10.2. A maximum of one **secondary suite** shall be permitted per **principal dwelling unit**.

5.10.3. A **secondary suite** shall not be subdivided from the **principal dwelling unit** under the *Strata Property Act*.

5.10.4. Where a **lot** is smaller than 1.0 hectare in **lot area** and is not connected to municipal water and municipal sanitary sewer systems, a **secondary suite** shall not be permitted on such **lot** if there is already a **carriage house dwelling**.

5.11. URBAN AGRICULTURE

5.11.1. Where permitted in a zone, **urban agriculture** shall be permitted in accordance with the regulations prescribed in Table 5.11.1:

Table 5.11.1: Urban Agriculture Regulations

Urban Agriculture Regulations		
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Hens
(a) Scale of Activity	n/a	A maximum of six female birds and zero male birds are permitted per lot .

Urban Agriculture Regulations		
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Hens
(b) Accessory Buildings and Structures	All accessory buildings and structures used for urban agriculture must conform to the minimum setbacks for accessory buildings and structures in the applicable zone.	A coop and associated run must be setback a minimum of 4.5 metres from any lot line which abuts a lot in a Residential zone.
(c) Composting	On-site composting is permitted, provided it does not utilize any mechanized process and consists only of plant matter, plant-based materials, or animal manure.	
(d) Food Processing Restrictions	Processing of food products produced on-site is prohibited unless in conjunction with an authorized home occupation .	
(e) Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, vermin, or visual disturbance can be produced by any urban agriculture activity, and the privacy and enjoyment of adjacent properties must always be preserved. Urban agriculture must not adversely affect or interfere with the amenities of the surrounding neighbourhood.	
(f) Retail Sales Restrictions	The display and sale of goods via farm stand is limited to crops or farm products produced on-site.	The sale of eggs, manure, and other products associated with the keeping of hens is limited to products produced on-site.
	The maximum floor area of a farm stand is 10.0 square metres.	
(g) Storage Restrictions	Outdoor storage or use of shipping containers is not permitted.	

PART 6. | LANDSCAPING AND SCREENING

6.1. GENERAL

6.1.1. All required **landscape screens** and **landscaping** installations shall be maintained by the property owners of the **lot** on which the **landscape screen** is situated in accordance with the following regulations:

- a) non-vegetative **landscape screens** shall present a neat and orderly appearance by means of:
 - i. structural repairs or replacements;
 - ii. paint or other exterior finishing material;
 - iii. and clearing of litter or debris.
- b) vegetative **landscape screens** shall be kept in a healthy growing condition and present a neat and orderly appearance by means of:
 - i. watering;
 - ii. fertilizing;
 - iii. pruning;
 - iv. weeding;
 - v. replacement of dead or diseased plant materials; and
 - vi. clearing of litter or debris.

6.2. LANDSCAPING REQUIREMENTS

6.2.1. All pervious surfaces in the Multiple Residential (RM-1), Affordable Multiple Residential (RM-1A), Waterfront Commercial (C-1), Central Business District (C-2), Neighbourhood Commercial (C-3), and Civic Uses (P-2) zones shall be planted with soil-based landscape elements at a minimum depth of 30.0 centimetres.

6.2.2. Existing trees, shrubs, and other such vegetation shall be preserved and protected during construction unless it can be demonstrated to the satisfaction of the Building Inspector that removal is necessary to accommodate a proposed development.

- a) Where construction works are proposed within 5.0 metres of an existing tree that is to be retained, temporary protective **fencing** shall be erected around the dripline of the tree.
- b) Temporary protective **fencing** shall remain in place for the duration of construction and shall be clearly marked and maintained to prevent damage to the trunk, roots, and canopy of the tree.

6.3. LANDSCAPE SCREENS

6.3.1. A **landscape screen**, the minimum **height** of which shall be 2.0 metres, is required:

- a) for **lots** in the General Industrial (M-1) zone, along any **lot line** that abuts a **lot** in the Single and Two-Unit Residential (R-1), Multiple Residential (RM-1), Waterfront Commercial (C-1), and Central Business District (C-2) zones; and
- b) for **lots** in the General Industrial (M-1) zone, around all areas used for **outdoor storage** and **industry storage**, including areas used to store **recreational vehicles**, **commercial vehicles**, boats, or other such vehicles, vessels, and equipment.

6.4. FENCES

6.4.1. The **height** of a **fence** shall be determined by measuring the vertical distance between the highest point of the **fence** and **finished grade**, and, where such **fence** is constructed within 1.0 metre of the top of a **retaining wall**, shall include the **height** of such **retaining wall**.

6.4.2. The maximum **height** of a **fence** shall not exceed:

- a) 2.0 metres when located within a **side yard** or **rear yard**; and
- b) 0.9 metres when located within a **front** or **exterior side yard**.

6.4.3. Despite Section 6.4.2:

- a) where a **lot line** or portion thereof separating two **lots** is interpreted differently for each **lot**, the lesser maximum **fence height** shall apply; and
- b) the maximum **height** of open mesh or chain link **fences** for cemeteries, **community gardens**, **education services**, **parks**, playgrounds, and **outdoor recreation** is 3.5 metres, except for **fences** adjacent to a baseball fields.

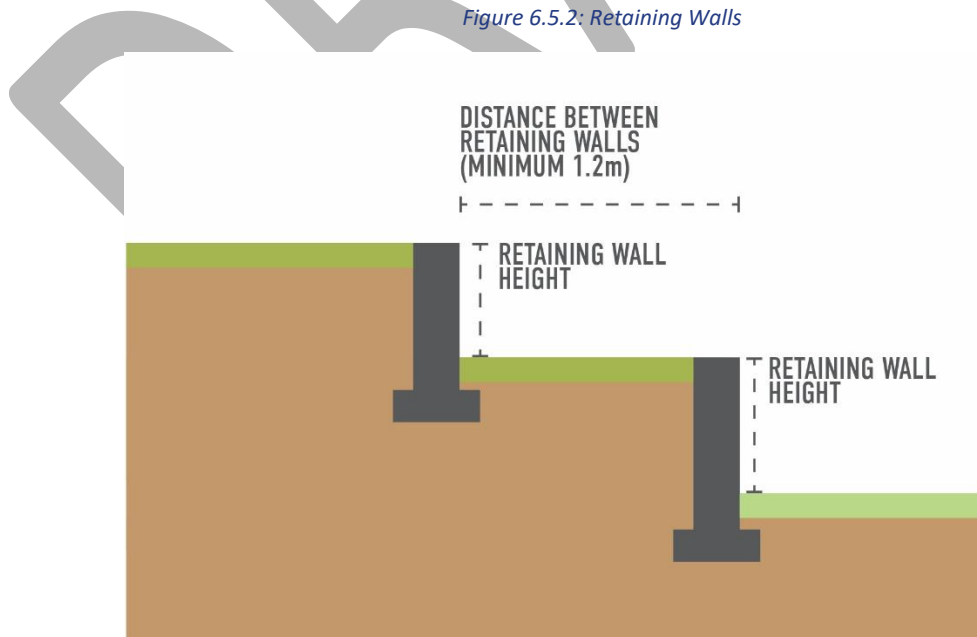
6.5. RETAINING WALLS

6.5.1. The **height** of a **retaining wall** shall be determined by measuring the vertical distance between the highest point of the **retaining wall** and the **natural grade** immediately adjacent on the lower side.

6.5.2. Despite any other **height** regulation in this Bylaw:

- a) No **retaining wall** located within a required setback, including a tiered **retaining wall**, shall exceed 2.4 metres.
- b) No **retaining wall** shall be sited within 1.2 metres, measured horizontally, from another **retaining wall**.

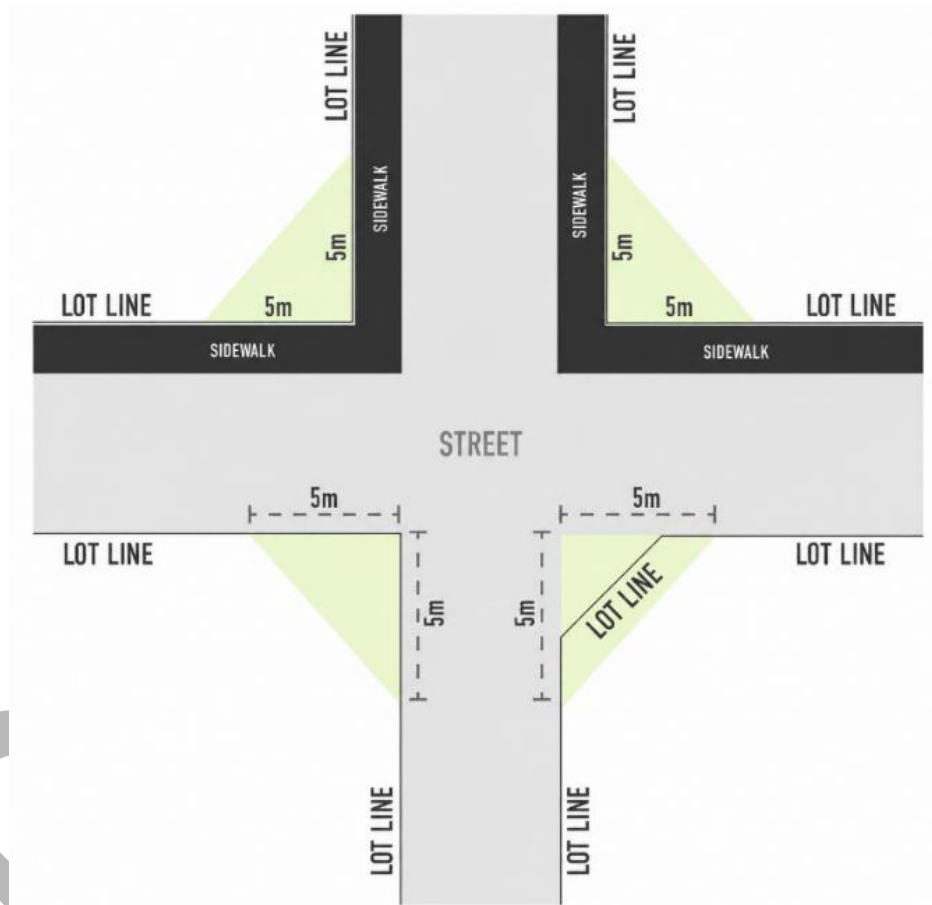
Figure 6.5.2: Retaining Walls



6.6. VISUAL CLEARANCE AT INTERSECTIONS

- 6.6.1. On any **corner lot**, no **building, structure, fence, retaining wall, landscaping**, screening, vegetation that is 1.0 metre or more above the surface of the street or other such object shall be placed, planted, erected, sunk into, or constructed within the area formed by measuring 5.0 metres along the edge of the two adjoining property boundaries from the point of **highway** intersection and joining these points on the diagonal.

Figure 6.6.1: Required Site Triangles



PART 7. | PARKING AND LOADING

7.1. GENERAL

- 7.1.1. Except as otherwise specified in this Bylaw, **on-site parking** and **loading spaces** shall be provided and maintained for any development, including new development, a change of use associated with an existing development, and the expansion of an existing development.
- 7.1.2. **Parking spaces** and **loading spaces** shall be provided in accordance with the number of **parking spaces** and **loading spaces** for a specific use as specified in Table 7.4.1 and Table 7.10.1.
- a) For the purposes of calculating **parking** and **loading** requirements, the following shall be excluded from the measurement of **floor area**:
 - i. **amenity areas** and other common utility spaces, including facilities for storage, laundry, and waste management;
 - ii. areas used to house mechanical and electrical systems of a **building**; and
 - iii. shared corridors, stairs, and elevator shafts.
 - b) Despite Section 7.1.2, no **parking spaces** or **loading spaces** shall be required for non-residential uses in the Central Business District (C-2) zone.
- 7.1.3. **Parking spaces** and **loading spaces** for **secondary** uses shall be provided in addition to the **parking spaces** and **loading spaces** required for **principal** uses.
- 7.1.4. Where multiple uses are established on a single **lot** or a **parking area** collectively serves multiple uses established on a single **lot**, the total number of required **parking** and **loading spaces** shall be the sum of the **parking** and loading requirements for each use calculated separately.
- 7.1.5. **Parking spaces** shall not count towards the required **loading spaces** or vice versa.
- 7.1.6. No **parking** or **loading space** required by this Bylaw shall be used for access or egress, a driveway or other such **manoeuvring aisle**, commercial repair work, displays, or the sale or storage of goods of any kind.
- 7.1.7. No **parking** or **loading spaces** required by this Bylaw shall interfere with or obstruct any **landscaping** or **landscape screen** installations required under Part 6 of this Bylaw.
- 7.1.8. Where a specific use is not listed, the **parking** and loading requirements applicable to the use which is most comparable in character and purpose shall apply.

7.2. LOCATION AND SITING

- 7.2.1. Required **parking spaces**, **loading spaces** and **manoeuvring aisles** must be provided and maintained on the same **lot** as the use or **building** for which they are required by this Bylaw.
- 7.2.2. Despite **Section 7.2.1.**, standard **parking spaces** may be provided on a separate **lot** located within 120.0 metres of the use which they serve, provided the following conditions are met:
- a) the use requiring the **parking spaces** is not residential or residential-related.
 - b) **parking area** is a permitted use on the separate **lot** where the **parking spaces** are proposed to be located; and
 - c) pursuant to Section 219 of the *Land Title Act*, a restrictive covenant is registered on the title of the separate **lot** where the **parking spaces** are proposed to be located,

outlining the provision of **parking spaces** in accordance with the requirements of this Bylaw.

7.2.3. In Residential zones, no **parking areas** shall be located within a **front yard** except where:

- a) vehicular access to the **lot** is provided solely from the **front lot line**;
- b) access to the **lot** cannot be provided by a **lane**.

7.3. DIMENSION AND DESIGN STANDARDS

7.3.1. Any area of a **lot** used for parking or loading must be constructed to always permit unobstructed access and egress from each **parking space** by means of unobstructed **manoeuvring aisles** that meet the minimum dimensions in Table 7.3.1.

7.3.2. A **parking area** must be designed and constructed in accordance with accepted engineering practices:

- a) **parking areas** must be graded to prevent surface drainage from being directed to adjacent lands or **highways**;
- b) driveway and ramp grades must not exceed a 15% gradient; and
- c) **parking areas** must not exceed an 8% gradient.

7.3.3. For **parking areas** that are required to accommodate ten or more **parking spaces**, such **parking area** must be surfaced with durable dust-free materials, such as but not limited to, asphalt, concrete, paving blocks, or permeable materials.

7.3.4. The boundaries between each **parking space** must be clearly delineated by means of painted lines on the **parking** surface or by means of vehicle stops.

7.3.5. All **parking areas** must achieve the minimum dimensions prescribed in Table 7.3.5:

Table 7.3.5: Minimum Dimensions for Standard Parking Spaces

Minimum Dimensions for Standard Parking Spaces				
Parking Angle	Width	Length	Height Clearance	Manoeuvring Aisle Width
0° (parallel parking)	2.6 m	6.7 m	2.0 m	3.7 m (one way)
				6.4 m (two way)
30°	2.5 m	5.5 m		3.5 m (one way)
45°	2.5 m	5.5 m		3.5 m (one way)
60°	2.5 m	5.5 m		3.5 m (one way)
90°	2.5 m	5.5 m		5.5 (one way)
				6.5 (two way)

7.4. STANDARD PARKING REQUIREMENTS

7.4.1. **Parking spaces** shall be provided in accordance with the Table 7.4.1:

Table 7.4.1: Standard Parking Requirements

Standard Parking Requirements		
Use		Minimum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES		
a)	Dwelling, Caretaker	1.0 space per dwelling unit
b)	Dwelling, Carriage House	1.0 space per dwelling unit
c)	Dwelling, Duplex	1.0 space per dwelling unit
d)	Dwelling, Multi-Unit	1.0 space per dwelling unit
e)	Dwelling, Single Detached	1.0 space per dwelling unit
f)	Mobile Home	1.0 space per dwelling unit
g)	Secondary Suite	1.0 space per dwelling unit
h)	i. Bed and Breakfast Accommodation	1.0 space per sleeping unit
	ii. Vacation Rental Accommodation	1.0 space per dwelling unit
	iii. Minor Home Occupation	1.0 space per non-resident employee
ALL OTHER USES		
i)	Accommodation, Hotel/Motel	1.0 spaces per sleeping unit
j)	Agriculture	0.5 spaces per non-resident employee
k)	Automotive and Equipment Services	1.0 space per 100.0 m ² of floor area
l)	Campground	1.0 space per campsite
m)	Cemetery	n/a
n)	Childcare Services, Major	1.0 space per 8 children of capacity
o)	Childcare Services, Minor	1.0 spaces per 8 children of capacity
p)	Community Care Facility	1.0 space per 8 persons of capacity
q)	Community Garden	n/a
r)	Cultural and Community Services	2.5 spaces per 100.0 m ² of floor area
s)	Education Services	1.5 spaces per 100.0 m ² of floor area
t)	Entertainment Facility	2.5 spaces per 100.0 m ² of floor area
u)	Farm Stand	n/a
v)	Health Services	2.0 spaces per 100.0 m ² of floor area

Standard Parking Requirements	
Use	Minimum Number of Parking Spaces
w) Industrial, Light	1.5 spaces per 100.0 m ² of floor area
x) Licensed Premises	2.5 spaces per 100.0 m ² of floor area
y) Marina	1.0 space per 4 moorage slips
z) Mobile Vending	n/a
aa) Park	n/a
bb) Personal Services	1.0 space per 100.0 m ² of floor area
cc) Production Facility, Alcohol	0.5 spaces per 100.0 m ² of floor area
dd) Production Facility, Cannabis	0.5 spaces per 100.0 m ² of floor area
ee) Professional Services	1.5 spaces per 100.0 m ² of floor area
ff) Public Market	n/a
gg) Recreation, Indoor	4.0 spaces per 100.0 m ² of floor area
hh) Recreation, Outdoor	0.5 spaces per 100.0 m ² of lot area
ii) Restaurant	2.5 spaces per 100.0 m ² of floor area
jj) Retail, Alcohol	2.5 spaces per 100.0 m ² of floor area
kk) Retail, Cannabis	1.5 spaces per 100.0 m ² of floor area
ll) Retail Sales	2.5 spaces per 100.0 m ² of floor area
mm) Retail, Wholesale	0.5 spaces per 100.0 m ² of floor area
nn) Service Station	1.5 spaces per 100.0 m ² of floor area
oo) Storage, Indoor	1.0 space per 100.0 m ² of floor area
pp) Storage, Outdoor	n/a
qq) Storage, Warehouse	0.5 spaces per 100.0 m ² of floor area

7.5. SMALL VEHICLE PARKING REQUIREMENTS

7.5.1. Small vehicle **parking spaces** may be provided as a function of the total number of required **parking spaces** prescribed in Table 7.4.1, up to a maximum of 50% of required **parking spaces**.

7.5.2. Despite Section 7.3.5, small vehicle **parking spaces** shall:

- be clearly marked with pavement markings or vertical signage designating the **parking spaces** for exclusive use by small vehicles;
- be constructed at an angle of 60 degrees or greater from the **manoeuvring aisle**;
- have a minimum length dimension of 4.8 metres; and
- have a minimum width dimension of 2.3 metres.

7.6. BARRIER-FREE PARKING REQUIREMENTS

7.6.1. Despite Section 7.3.5, **barrier-free parking spaces** shall achieve the minimum dimensions prescribed in Table 7.6.1 and shall be constructed in accordance with the following regulations:

- a) **barrier-free parking spaces** shall be located within 10.0 metres of the primary **building** entrance, or another public entrance that accommodates wheelchair access;
- b) **barrier-free parking spaces** shall be clearly marked with high-contrast pavement markings or vertical signage displaying the International Symbol of Access;
- c) drop curbs to accommodate wheelchair access must be provided on any curb between a **barrier-free parking space** and the **building** entrance it is intended to serve, and shall not exceed a 3% slope; and
- d) **barrier-free parking spaces** shall have a firm, slip-resistant and level surface.

Table 7.6.1: Minimum Dimensions for Barrier-Free Parking Spaces

Table 7.6.1 Minimum Dimensions for Barrier-Free Parking Spaces			
Width	Length	Height Clearance	Side Access Aisle Width
3.5 m	5.5 m	2.5 m	1.5 m

7.6.2. **Barrier-free parking spaces** shall be provided as a function of the total number of required **parking spaces** prescribed in Table 7.4.1:

Table 7.6.2: Barrier-Free Parking Requirements

Barrier-Free Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Barrier-Free Parking Spaces
1-4	0
5-10	1
11 – 20	2
> 20	10% of total required parking spaces

7.6.3. Despite Table 7.6.2, **community care facilities** must provide one **barrier-free parking space** for every six required **parking spaces**.

7.7. COMMERCIAL VEHICLE PARKING REQUIREMENTS

7.7.1. **On-site parking** of **commercial vehicles** shall not be permitted in Residential zones, except:

- a) a maximum of one **commercial vehicle** not exceeding 6,350.0 kilograms gross vehicle weight;
- b) a maximum of one recreational vehicle, the maximum length of which is 11.0 metres, or a maximum of one boat or other such vessel, the maximum length of which is 10.0 metres;
- c) **commercial vehicles** required for the limited purpose of loading and unloading household contents; or
- d) **commercial vehicles** required for construction, repair, servicing, or maintenance works occurring on a **lot**.

7.7.2. In no instance shall a **commercial vehicle**, **recreational vehicle**, boat, or other such vessel be parked in a Residential zone for the purpose of dismantlement, construction, or other such works beyond the typical

scope of regular mechanical upkeep and maintenance.

7.8. ELECTRIC VEHICLE READY PARKING REQUIREMENTS

7.8.1. **Multi-unit dwellings** must provide one **electric vehicle-ready parking space** for every five required **parking spaces**.

7.8.2. Despite Section 7.8.1, **electric vehicle-ready parking** requirements do not apply to required visitor parking.

7.9. VISITOR PARKING REQUIREMENTS

7.9.1. Visitor **parking spaces** must be provided for **multi-unit dwellings** as a function of the total number of **dwelling units** and in addition to the total number of required **parking spaces** prescribed in Table 7.4.1.

Table 7.9.1: Visitor Parking Requirements

Visitor Parking Requirements	
Total Number of Dwelling Units	Minimum Number of Visitor Parking Spaces
1 – 3	0
≥ 4	0.2 spaces per dwelling unit

7.9.2. Where two or more visitor **parking spaces** are required, a minimum of one visitor **parking space** must achieve the minimum dimensions of a **barrier-free parking space**.

7.9.3. Visitor **parking spaces** must be clearly marked with pavement markings or vertical signage designating the **parking spaces** for exclusive use as visitor parking.

7.10. LOADING REQUIREMENTS

7.10.1. **Loading spaces** shall be provided in addition to the total number of required **parking spaces** prescribed in Table 7.4.1, in accordance with the Table 7.10.1:

Table 7.10.1: Loading Space Requirements

Loading Space Requirements	
Zone	Minimum Number of Loading Spaces
Waterfront Commercial (C-1) Neighbourhood Commercial (C-3)	1 space per 1,400.0 m ² of gross floor area for non-residential uses
Parks and Open Space (P-1) Civic Uses (P-2)	1 space, plus one per 2,800.0 m ² of gross floor area
General Industrial (M-1)	1 space per 2,800 m ² of gross floor area

7.10.2. Despite Section 7.10.1, **loading spaces** are not required for **lots** that can be accessed by a **lane**.

7.10.3. Despite Section 7.3.5, every required **loading space** shall achieve the minimum dimensions prescribed in Table 7.10.2:

Table 7.10.2: Minimum Dimensions for Loading Spaces

Minimum Dimensions for Loading Spaces			
Width	Length	Height Clearance	Side Access Aisle Width
2.75 m	7.5 m	3.0 m	0.5 m

7.11. BICYCLE PARKING

- 7.11.1. **Short-term bicycle parking spaces** shall be provided in accordance with the number of short-term bicycle **parking spaces** required for a specific use prescribed in Table 7.11..
- 7.11.2. Bicycle **parking spaces** for secondary uses shall be provided in addition to the bicycle **parking spaces** required for principal uses.
- 7.11.3. Where multiple uses are established on a single **lot** or a bicycle **parking area** collectively serves multiple uses established on a single **lot**, the total number of required bicycle **parking spaces** shall be the sum of the bicycle parking requirements for each use calculated separately.
- 7.11.4. Where a specific use is not listed in Table 7.11., no **short-term bicycle parking spaces** are required.
- 7.11.5. **Short-term bicycle parking facilities** shall:
- be constructed of theft-resistant materials;
 - be permanently anchored to the ground or a wall;
 - be constructed to enable the bicycle frame and at least one wheel to both be securely locked to the rack with a single U-style lock;
 - be located to not obstruct pedestrians;
 - be located within 15.0 metres of any main entrances, whether inside or outside of the **building**, on the same **lot** as the use they are intended to serve; and
 - be located in a well-lit area.
- 7.11.6. **Short-term bicycle parking** shall be provided in accordance with Table 7.11.6:

Table 7.11.6: Short-Term Bicycle Parking Requirements

Short-Term Bicycle Parking Requirements	
Use	Minimum Number of Short-Term Bicycle Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES	
a) Dwelling, Multi-Unit	for development comprising ≥ 5 dwelling units , 0.4 spaces per dwelling unit
ALL OTHER USES	

Short-Term Bicycle Parking Requirements	
Use	Minimum Number of Short-Term Bicycle Parking Spaces
b) Accommodation, Hotel/Motel c) Childcare Services, Major d) Childcare Service, Minor e) Community Care Facility f) Cultural and Community Services g) Education Services h) Entertainment Facility i) Health Services j) Industrial, Light k) Licensed Premises l) Marina m) Personal Services n) Professional Services o) Restaurant p) Retail, Alcohol q) Retail, Cannabis r) Retail Sales s) Retail, Wholesale	0.2 spaces per 100.0 m ² of floor area
t) Recreation, Indoor u) Recreation, Outdoor	0.5 spaces per 100.0 m ² of floor area

PART 8. | ZONES

8.1. SINGLE AND TWO RESIDENTIAL (R-1)

8.1.1. Zone Intent

- a) This zone is intended to accommodate **single detached dwellings, duplex dwellings,** and **secondary dwelling units** in established **low-density** neighbourhoods.

8.1.2. Permitted Uses

- a) **Principal Uses**
- i. **Dwelling, Duplex**
 - ii. **Dwelling, Single Detached**
 - iii. **Prefabricated Home**
- b) **Secondary Uses**
- i. **Accessory Buildings and Structures**
 - ii. **Agriculture, Urban**
 - iii. **Childcare Services, Minor**
 - iv. **Community Care Facility**
 - v. **Dwelling, Carriage House**
 - vi. **Home Occupation, Minor**
 - vii. **Home Occupation, Bed and Breakfast Accommodation**
 - viii. **Home Occupation, Vacation Rental Accommodation**
 - ix. **Secondary Suite**

8.1.3. Subdivision Regulations

a) Minimum Lot Area	465.0 m ²
b) Minimum Lot Width	15.0 m

8.1.4. General Regulations

a) Maximum Lot Coverage	40%
b) Maximum Number of Dwelling Units	4

8.1.5. Development Standards for **Principal Buildings and Structures**

a) Maximum Height		10.5 m
b) Maximum Number of Storeys		3
c) Minimum Setbacks	i. Front Lot Line	4.5 m
	ii. Rear Lot Line	4.5 m
	iii. Side Lot Line	1.5 m
	iv. Exterior Lot Line	4.5 m

8.2. MOBILE HOME PARK RESIDENTIAL (R-2)

8.2.1. Zone Intent

- a) This zone is intended to accommodate **single detached dwellings, duplex dwellings, and secondary dwelling units** in established **low-density** neighbourhoods.

8.2.2. Permitted Uses

- a) **Principal Uses**
 - i. **Mobile Home**
 - ii. **Prefabricated Home**
- b) **Secondary Uses**
 - i. **Accessory Buildings and Structures**
 - ii. **Agriculture, Urban**
 - iii. **Childcare Services, Minor**
 - iv. **Community Garden**
 - v. **Dwelling, Caretaker**
 - vi. **Home Occupation, Minor**

8.2.3. Subdivision Regulations

a) Minimum Lot Area	10,000.0 m ²
b) Minimum Lot Width	10% of the perimeter of the lot

8.2.4. General Regulations

a) Maximum Lot Coverage	40%
b) Minimum Landscape Area	25%
c) Maximum Number of Mobile Homes	25 per ha

8.2.5. Development Standards

- a) Development Standards for **Mobile Home Spaces**

a) Minimum Mobile Home Space Area	325.0 m ²
b) Minimum Mobile Home Space Width	12.0 m
c) Minimum Mobile Home Space Depth	25.0 m
d) Minimum Setbacks – Mobile Home Spaces from All Lot Lines	4.5 m

b) Development Standards for **Principal Buildings** and **Structures**

a) Maximum Height		7.5 m
b) Minimum Setbacks for Principal Buildings within a Mobile Home Space	i. Front and Exterior Side (abutting a vehicular roadway or highway)	1.8 m
	ii. Rear (opposite the front)	1.5 m
	iii. Side (not the front or rear)	1.5 m

c) Development Standards for **Accessory Buildings** and **Structures**

a) Maximum Number of Accessory Buildings and Structures		2
b) Maximum Height		6.0 m
c) Minimum Setbacks for Accessory Buildings and Structures within a Mobile Home Space	i. Front and Exterior Side (abutting a vehicular roadway or highway)	1.8 m
	ii. Rear (opposite the front)	1.5 m
	iii. Side (not the front or rear)	1.5 m

8.3. MULTIPLE RESIDENTIAL (RM-1)

8.3.1. Zone Intent

- a) This zone is intended to provide for a range of **multi-unit residential dwelling** forms such as duplexes, townhouses, and apartments on serviced **lots**.

8.3.2. Permitted Uses

- a) **Principal Uses**
 - i. **Dwelling, Duplex**
 - ii. **Dwelling, Multi-Unit**
 - iii. **Dwelling, Single Detached**
 - iv. **Prefabricated Home**
- b) **Secondary Uses**
 - i. **Accessory Buildings**
 - ii. **Agriculture, Urban**
 - iii. **Childcare Services, Minor**
 - iv. **Community Garden**
 - v. **Dwelling, Carriage House**
 - vi. **Home Occupation, Minor**
 - vii. **Secondary Suite**

8.3.3. Subdivision Regulations

a) Minimum Lot Area	1,000.0 m ²
b) Minimum Lot Width	22.0 m

8.3.4. General Regulations

a) Maximum Lot Coverage	50%
b) Maximum Number of Dwelling Units	60 Units per ha

8.3.5. Development Standards for **Principal Buildings** and **Structures**

a) Maximum Height		12.0 m
b) Maximum Number of Storeys		4
c) Minimum Setbacks	i. Front Lot Line	4.5 m
	ii. Rear Lot Line	7.5 m
	iii. Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	7.5 m

8.4. AFFORDABLE MULTIPLE RESIDENTIAL ZONE A (RM-1A)

8.4.1. Zone Intent

- a) This zone is intended to provide for affordable housing developments, subject to a housing agreement between a property owner and the **Village**.

8.4.2. Permitted Uses

- a) **Principal Uses**
 - i. **Dwelling Multi-Unit**
- b) **Secondary Uses**
 - i. **Accessory Buildings**
 - ii. **Agriculture, Urban**
 - iii. **Community Garden**
 - iv. **Home Occupation, Minor**

8.4.3. Subdivision Regulations

a) Minimum Lot Area	700.0 m ²
b) Minimum Lot Width	22.0 m

8.4.4. General Regulations

a) Maximum Lot Coverage	50%
b) Maximum Number of Dwelling Units	10 per lot, 70% of which must be affordable rental dwelling units

8.4.5. Development Standards Principal Buildings and Structures

a) Maximum Height	12.0 m
b) Minimum Setbacks	
i. Front Lot Line	3.0 m
ii. Rear Lot Line	7.5 m
iii. Side Lot Line	1.5 m
iv. Exterior Side Lot Line	4.5 m

8.5. WATERFRONT COMMERCIAL (C-1)

8.5.1. Zone Intent

- a) This zone is intended to provide for public access to the waterfront and a variety of complementary land uses to improve the community's enjoyment of the lakeshore environment.

8.5.2. Permitted Uses

- a) **Principal Uses**
 - i. **Accommodation, Hotel/Motel**
 - ii. **Aerodrome, Water**
 - iii. **Boat Launch**
 - iv. **Cultural and Community Uses**
 - v. **Dwelling, Multi-Unit**
 - vi. **Licensed Premises**
 - vii. **Marina**
 - viii. **Professional Services**
 - ix. **Restaurant**
 - x. **Retail, Alcohol**
 - xi. **Retail, Cannabis**
 - xii. **Retail Sales**
- b) **Secondary Uses**
 - i. **Accessory Buildings**
 - ii. **Dwelling, Caretaker**
 - iii. **Home Occupation, Minor**
 - iv. **Mobile Vending**
 - v. **Parking Area**
 - vi. **Shipping Container**

8.5.3. Subdivision Standards Regulations

a) Minimum Lot Area	750.0 m ²
b) Minimum Lot Width	10% of the perimeter of the lot

8.5.4. General Regulations

a) Maximum Lot Coverage	40%
b) Maximum Number of Dwelling Units	60 units per ha

8.5.5. Development Standards **Principal Buildings and Structures**

a) Maximum Height		10.5 m
b) Minimum Setbacks	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	3.0 m
	iii. Side Lot Line	3.0 m
	iv. Exterior Side Lot Line	4.5 m

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8.6. CENTRAL BUSINESS DISTRICT (C-2)

8.6.1. Zone Intent

- a) This zone is intended to accommodate a mix of residential, commercial, institutional, and temporary guest accommodation uses to support vibrant, pedestrian-oriented development in the Heritage Commercial Core.

8.6.2. Permitted Uses

- a) **Principal Uses**
 - i. **Accommodation, Hotel/Motel**
 - ii. **Childcare Services, Minor**
 - iii. **Community Care Facility**
 - iv. **Creative Services**
 - v. **Cultural and Community Services**
 - vi. **Dwelling, Duplex**
 - vii. **Dwelling, Multi-Unit**
 - viii. **Dwelling, Single Detached**
 - ix. **Education Services**
 - x. **Entertainment Facility**
 - xi. **Health Services**
 - xii. **Licensed Premises**
 - xiii. **Personal Services**
 - xiv. **Professional Services**
 - xv. **Restaurant**
 - xvi. **Retail, Alcohol**
 - xvii. **Retail, Cannabis**
 - xviii. **Retail Sales**
 - xix. **Service Station**
- b) **Secondary Uses**
 - i. **Accessory Buildings**
 - ii. **Dwelling, Caretaker**
 - iii. **Dwelling, Carriage House**
 - iv. **Home Occupation, Minor**
 - v. **Mobile Vending**
 - vi. **Parking Area**
 - vii. **Secondary Suite**
 - viii. **Shipping Container**

8.6.3. Subdivision Regulations

a) Minimum Lot Area	765.0 m ²
b) Minimum Lot Width	10% of the perimeter of the lot

8.6.4. General Regulations

a) Maximum Lot Coverage	40%
b) Maximum Number of Dwelling Units	60 units per ha

8.6.5. Development Standards

a) Development Standards for **Single Detached Dwellings** and **Duplex Dwellings**

a) Maximum Height		10.5 m
b) Maximum Number of Storeys		3
c) Minimum Setbacks	i. Front Lot Line	4.5 m
	ii. Rear Lot Line	4.5 m
	iii. Side Lot Line	1.5 m
	iv. Exterior Lot Line	4.5 m

b) Development Standards for **Multi-Unit Dwellings**

a) Maximum Height		12.0 m
b) Maximum Number of Storeys		4
c) Minimum Setbacks	i. Front Lot Line	7.5 m
	ii. Rear Lot Line	7.5 m
	iii. Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	7.5 m

c) Development Standards for **Service Stations**

a) Maximum Height		12.0 m
b) Minimum Setbacks	i. Front Lot Line	7.5 m
	ii. Rear Lot Line	4.5 m
	iii. Side Lot Line	4.5 m
	iv. Exterior Side Lot Line	7.5 m

d) Development Standards for All Other **Principal Buildings** and **Structures**

a) Maximum Height		12.0 m
b) Maximum Number of Storeys		4
c) Minimum Setbacks	i. Front Lot Line	0.0 m
	ii. Rear Lot Line	4.5 m
	iii. Side Lot Line	0.0 m
	iv. Exterior Side Lot Line	0.0 m
	v. All Lot Lines Abutting Highway	4.5 m

	31, Highway 31A, or Any Lot in a Residential Zone	
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8.6.6. Conditions of Use

- a) **Cannabis retail** shall only be permitted in accordance with the following regulations:
 - i. a maximum of two **cannabis retail** operations shall be permitted; and
 - ii. in no instance shall a **cannabis retail** operation be permitted on a **lot** which abuts a **lot** where there is an existing **cannabis retail** operation.

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8.7. NEIGHBOURHOOD COMMERCIAL (C-3)

8.7.1. Zone Intent

- a) This zone is intended to support the liveability of existing residential areas through the provision of mixed-use development that complements the character and scale of the surrounding neighbourhood.

8.7.2. Permitted Uses

- a) **Principal Uses**
- i. **Dwelling, Duplex**
 - ii. **Dwelling, Multi-Unit**
 - iii. **Dwelling, Single-Detached**
 - iv. **Childcare Services, Major**
 - v. **Childcare Service, Minor**
 - vi. **Cultural and Community Services**
 - vii. **Personal Services**
 - viii. **Professional Services**
 - ix. **Retail Sales**
 - x. **Restaurant**
- b) **Secondary Uses**
- i. **Accessory Buildings and Structures**
 - ii. **Dwelling, Carriage House**
 - iii. **Home Occupation, Minor**
 - iv. **Secondary Suite**

8.7.3. Subdivision Regulations

a) Minimum Lot Area	765.0 m ²
b) Minimum Lot Width	10% of the perimeter of the lot

8.7.4. General Regulations

a) Maximum Lot Coverage	40%
b) Maximum Number of Dwelling Units	60 units per ha

8.7.5. Development Standards for Principal Buildings and Structures

a) Maximum Height		10.5 m
b) Minimum Setbacks	i. Front Lot Line	4.5 m
	ii. Rear Lot Line	3.0 m
	iii. Side Lot Line	3.0 m
	iv. Exterior Side Lot Line	4.5 m

8.7.6. Conditions of Use

- a) **Dwelling units** must be integrated within a **principal building** where there are other non-residential uses occurring, subject to the following regulations:
 - i. **dwelling units** shall be located above or to the rear of a non-residential use occurring on the first **storey**; and
 - ii. **dwelling units** shall be accessed through a separate entrance from all non-residential uses occurring within the same **building**, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.
- b) Non-residential uses shall:
 - i. only be permitted on the first **storey** of a **principal building**;
 - ii. be oriented towards the portion of a **lot** which abuts a **highway**; and
 - iii. the primary access for any such use must be located along the front or exterior side business frontage.

8.8. KASLO COMMUNITY SERVICES (C-4)

8.8.1. Zone Intent

- a) This zone is intended to support the Kaslo Community Services property on B Avenue.

8.8.2. Permitted Uses

- a) **Principal Uses**
 - i. **Childcare Services, Major**
 - ii. **Childcare Services, Minor**
 - iii. **Community Care Facility**
 - iv. **Cultural and Community Services**
 - v. **Dwelling, Multi-Unit**
 - vi. **Professional Services**
- b) **Secondary Uses**
 - i. **Accessory Buildings and Structures**
 - ii. **Home Occupation, Minor**
 - iii. **Mobile Vending**

8.8.3. Subdivision Regulations

a) Minimum Lot Area	1,000.0 m ²
b) Minimum Lot Width	20.0 m

8.8.4. General Regulations

a) Maximum Lot Coverage	40%
b) Maximum Number of Dwelling Units	60 units per ha

8.8.5. Development Standards for Principal Buildings and Structures

a) Maximum Height		12.0 m
b) Minimum Setbacks	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	4.5 m
	iii. Side Lot Line – abutting a lot in the Single and Two-Unit Residential (R-1) zone	4.5 m
	iv. Side Lot Line – abutting a lot in any other zone	1.5 m
	v. Exterior Side Lot Line	4.5 m

8.9. AERODOME (AERO)

8.9.1. Zone Intent

- a) This zone is intended to provide for the orderly operation of an **airport** and the development of complementary adjacent uses.

8.9.2. Permitted Uses

- a) **Principal Uses**
 - i. **Airport**
- b) **Secondary Uses**
 - i. **Accessory Buildings and Structures**
 - ii. **Agriculture**
 - iii. **Industry, Light**
 - iv. **Natural Resource Extraction**
 - v. **Parking Area**
 - vi. **Production Facility, Cannabis**
 - vii. **Professional Services**
 - viii. **Recreation, Outdoor**
 - ix. **Retail Sales**
 - x. **Shipping Container**
 - xi. **Storage, Industry**
 - xii. **Storage, Outdoor**
 - xiii. **Storage, Warehouse**

8.9.3. Subdivision Regulations

a) Minimum Lot Area	i. Airport	225.0 m ²
	ii. All Other Principal Uses	765.0 m ²
b) Minimum Lot Width for all uses except aircraft hangar		30.0m

8.10. GENERAL INDUSTRIAL (M-1)

8.10.1. Zone Intent

- a) This zone is intended to provide for larger-scale commercial and **light industrial** uses.

8.10.2. Permitted Uses

- a) **Principal Uses**
- i. **Automotive and Equipment Services**
 - ii. **Creative Services**
 - iii. **Cultural and Community Services**
 - iv. **Industrial, Light**
 - v. **Production Facility, Alcohol**
 - vi. **Production Facility, Cannabis**
 - vii. **Retail, Indoor**
 - viii. **Retail, Outdoor**
 - ix. **Retail, Wholesale**
 - x. **Storage, Industry**
 - xi. **Storage, Warehouse**
- b) **Secondary Uses**
- i. **Accessory Buildings and Structures**
 - ii. **Education Services**
 - iii. **Entertainment Facility**
 - iv. **Mobile Vending**
 - v. **Parking Area**
 - vi. **Personal Services**
 - vii. **Professional Services**
 - viii. **Professional Services**
 - ix. **Restaurant**
 - x. **Retail Sales**
 - xi. **Service Station**
 - xii. **Shipping Container**
 - xiii. **Storage, Indoor**
 - xiv. **Storage, Outdoor**

8.10.3. Subdivision Regulations

a) Minimum Lot Area	1,000.0 m ²
b) Minimum Lot Width	30.0 m

8.10.4. General Regulations

a) Maximum Lot Coverage	60%
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8.10.5. Development Standards for **Principal Buildings and Structures**

a) Maximum Height		13.5 m
b) Minimum Setbacks	i. Front Lot Line	7.5 m
	ii. Rear Lot Line	4.5 m
	iii. Side Lot Line – abutting a lot in a residential zone	7.5 m
	iv. Side Lot Line – abutting a lot in any other zone	4.5 m
	v. Exterior Side Lot Line	7.5 m

8.11. PARKS AND OPEN SPACE (P-1)

8.11.1. Zone Intent

- a) This zone is intended to designate lands for the preservation and enhancement of the **Village's parks** and open space assets while providing for a range of low impact recreational uses.

8.11.2. Permitted Uses

- a) **Principal Uses**
 - i. **Campground**
 - ii. **Community Garden**
 - iii. **Park**
 - iv. **Recreation, Outdoor**
- b) **Secondary Uses**
 - i. **Accessory Buildings and Structures**
 - ii. **Agriculture, Urban**
 - iii. **Childcare Services, Major**
 - iv. **Childcare Services, Minor**
 - v. **Golf Course**
 - vi. **Mobile Vending**
 - vii. **Parking Area**
 - viii. **Public Market**
 - ix. **Shipping Container**

8.11.3. Subdivision Regulations

a) Minimum Lot Area	n/a
b) Minimum Lot Width	n/a

8.11.4. General Regulations

a) Maximum Lot Coverage	10%
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8.11.5. Development Standards for Principal Buildings and Structures

a) Maximum Height		12.0 m
b) Minimum Setbacks	i. Front Lot Line	3.5 m
	ii. Rear Lot Line	3.5 m
	iii. Side Lot Line	3.5 m
	iv. Exterior Side Lot Line	3.5 m

8.12. CIVIC USES (P-2)

8.12.1. Zone Intent

- a) This zone is intended to provide for a range of civic functions, including both publicly and privately operated institutional, cultural, educational, and recreational uses.

8.12.2. Permitted Uses

- a) **Principal Uses**
 - i. **Childcare Services, Major**
 - ii. **Childcare Services, Minor**
 - iii. **Community Care Facility**
 - iv. **Creative Services**
 - v. **Cultural and Community Services**
 - vi. **Education Services**
 - vii. **Emergency and Protective Services**
 - viii. **Health Services**
 - ix. **Recreation, Indoor**
 - x. **Recreation, Outdoor**
- b) **Secondary Uses**
 - i. **Accessory Buildings and Structures**
 - ii. **Agriculture, Urban**
 - iii. **Community Garden**
 - iv. **Dwelling, Caretaker**
 - v. **Golf Course**
 - vi. **Restaurant**
 - vii. **Licensed Premises**
 - viii. **Mobile Vending**
 - ix. **Parking Area**
 - x. **Professional Services**
 - xi. **Public Market**
 - xii. **Retail Sales**
 - xiii. **Shipping Container**

8.12.3. Subdivision Regulations

a) Minimum Lot Area	500.0 m ²
b) Minimum Lot Width	10.0 m

8.12.4. General Regulations

a) Maximum Lot Coverage	50%
b) Maximum Number of Caretaker Dwellings	1 per lot

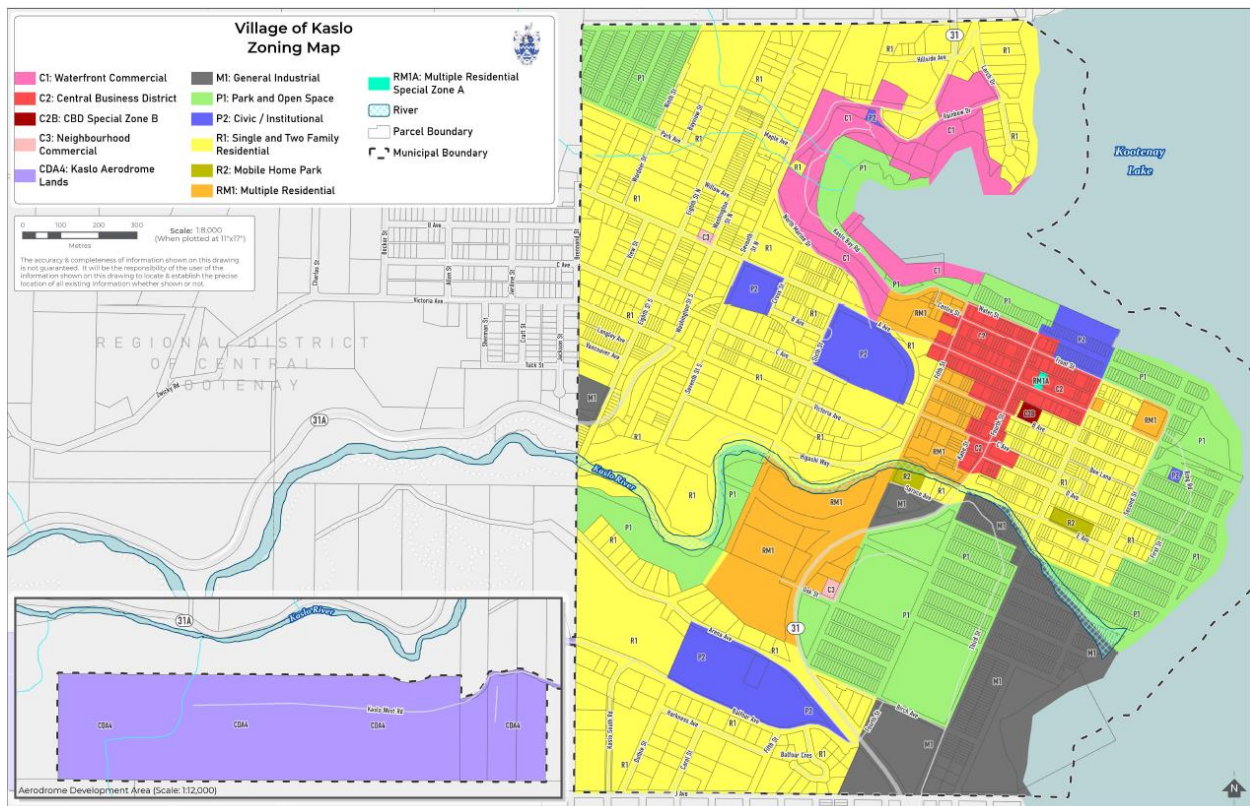
8.12.5. Development Standards for **Principal Buildings and Structures**

a) Maximum Height		12.0 m
b) Minimum Setbacks	i. Front Lot Line	3.5 m
	ii. Rear Lot Line	4.5 m
	iii. Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	3.5 m

8.12.6. Conditions of Use

- a) A **caretaker dwelling** shall only be permitted where secondary to a **cultural and community services** or **outdoor recreation** use occurring on the same **lot**.
- b) **Licensed premises** and **restaurants** shall each be limited to a maximum **floor area** of 200.0 square metres per **lot**.
- c) **Retail sales** shall be limited to a maximum **floor area** of 100.0 square metres per **lot**.

55 | Village of Kaslo Zoning Bylaw **DRAFT July 9, 2026**



PART 10. | ADOPTION

First Reading:

Land Use Bylaw No. 1341, 2026, was read a first time at the Council meeting held on the _____ day of July, 2026.

Second Reading:

Land Use Bylaw No. 1341, 2026, was read a second time at the Council meeting held on the _____ day of July, 2026.

Public Hearing:

In accordance with 477(3)(c) of the Local Government Act, a Public Hearing was held on the _____ day of August, 2026.

Third Reading:

This Land Use Bylaw No. 1341, 2026, was read a third time at the Council meeting held on the _____ day of September, 2026.

Approval and Adoption by Council:

This Land Use Bylaw No. 1341, 2026, was adopted by a majority of Council members present at the Council meeting held on the _____ day of September, 2026.

Signatures

Mayor

Corporate Officer