

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3043

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

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

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

APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013* be amended as follows:
 - A. That the Background subsection of section 4.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Unit Residential designations in the Plan area.

Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Unit Residential (R6).
 - B. That the Suburban Residential (RS) Policies subsection of section 4.0 Residential be amended as follows:
 10. Directs that the principal use shall be single detached or duplex housing.
 - C. That the Country Residential (RC) Policies subsection of section 4.0 Residential be amended as follows:
 13. Directs that the principal use shall be single detached or duplex housing.
 14. Supports an accessory dwelling unit as an accessory use.
 - D. That the Rural Residential (RR) Policies subsection of section 4.0 Residential be amended as follows:

Attachment A

17. directs that the principal use shall be single detached or duplex housing.

- E. That the Multi-Unit Residential (RH) Policies subsection of section 4.0 Residential be amended as follows:

20. Directs that the principal use be single detached, duplex or multi-unit housing.

21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.

22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject to the provision of community water and/or waste water disposal.

23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.

24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).

- F. That the Natural Environment Policies subsection of Section 9.0 Natural Environment be amended as follows:

19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.

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

CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3043, 2025."**

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

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

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

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

Attachment A

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

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
TABLE 1: LAND USE CONSISTENCY TABLE Residential Designations:	Multi-Family Residential	AMEND Multi- Unit Residential	Clarify and modernize.

Amendments to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
4.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Family Residential designations in the Plan area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi- Unit Residential designations in the Plan area.	Clarify and modernize.
4.0 RESIDENTIAL Background	Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Family Residential (R6).	AMEND Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi- Unit Residential (R6).	Clarify and modernize.
4.0 RESIDENTIAL Suburban Residential (RS) Policies	10. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 10. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.

Concurrence Table

4.0 RESIDENTIAL Country Residential (RC) Policies	13. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 13. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Country Residential (RC) Policies	14. Will allow for one dwelling unit per parcel and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 14. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
4.0 RESIDENTIAL Rural Residential (RR) Policies	17. Directs that the principal use shall be one-family or two-family dwelling.	AMEND 17. directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	20. Directs that the principal use be one-family, two-family or multi-family residential.	AMEND 20. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	21. Supports that multi-family residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing developments, fractional, strata and row housing developments.	AMEND 21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.	Clarify and modernize.
4.0 RESIDENTIAL	22. Directs that multi-family residential developments be restricted to a maximum of two-	AMEND 22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject	Clarify and modernize.

Concurrence Table

Multi-Unit Residential (RH) Policies	stories and be subject to the provision of community water and/or waste water disposal.	to the provision of community water and/or waste water disposal.	
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	23. Encourages that multi-family residential developments may include accessory or incidental commercial use.	AMEND 23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	24. Recognizes that multi-family residential policies will be applicable to both Manufactured Home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	AMEND 24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	Clarify and modernize.
9.0 NATURAL ENVIRONMENT Natural Environment Policies	19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. One single detached dwelling may be considered subject to compliance where necessary with the Local Government Act.	AMEND 19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.	Clarify and modernize.