

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3041

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

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

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

APPLICATION

- 1 That 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 'A' Comprehensive Land Use Bylaw No. 2315, 2013* be amended as follows:
 - A. That the Background subsection of section 5.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-Unit and Mixed Use Residential designations in the Plan Area.
 - B. That the Suburban Residential (RS) Policies subsection of section 5.0 Residential be amended as follows:
 20. Directs that the principal use shall be single detached or duplex housing.
 21. Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.
 22. Supports an accessory dwelling unit as an accessory use.
 - C. That the Country Residential (RC) Policies subsection of section 5.0 Residential be amended as follows:
 25. Directs that the principal use shall be single detached or duplex housing.

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26. Supports an accessory dwelling unit as an accessory use.

28. Encourages the clustering of strata lots, subject to density requirements and the protection of green-space through issuance of a Development Permit.

- D. That the Rural Residential (RR) Policies subsection of section 5.0 Residential be amended as follows:

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

32. Supports an accessory dwelling unit as an accessory use.

35. Supports that the clustering of development of single detached housing subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.

- E. That the Multi-Family Residential (RM) Policies subsection of section 5.0 Residential be amended as follows:

Multi-Unit Residential (RM) Policies

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

37. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.

38. Directs that all Multi-Unit Residential developments shall be serviced by a community water system and community sewer system.

39. Supports that Multi-Unit Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.

40. Will require that applications for new Multi-Unit Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of Multi-Unit residential development.

- F. That the Natural Environment Policies subsection of Section 10.0 Natural Environment be amended as follows:

18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker

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suite may be considered subject to compliance where necessary with Section 56 of the Community Charter;

- G. That the Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area subsection of Section 16.0 Development Permit Areas be amended as follows:

Area

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

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

CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'A' Comprehensive Land Use Amendment Bylaw No. 3041, 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.

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

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

Concurrence Table

Amendments to Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 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 'A' Comprehensive Land Use Bylaw No. 2315, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
5.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-family and Mixed Use Residential designations in the Plan Area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-Unit and Mixed Use Residential designations in the Plan Area.	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	20. Directs that the principal use shall be one-family or two-family dwellings.	AMEND Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	21. Directs that the recommended minimum lot size should be 2000 square metres of site area where serviced by a community water system, unless a lot is serviced by a	AMEND 21. Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.	In accordance with Zoning Regulations

Concurrence Table

	community sewer system whereby the minimum lot size should be 700 square metres.		
5.0 RESIDENTIAL Suburban Residential (RS) Policies	22. Directs that one-family or two-family dwelling units should be permitted per 2000 square metres of site area where serviced by community water supply. In areas where there is no associated zoning, this minimum lot size may vary if the area needed for an on-site septic system is less.	AMEND 22. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
5.0 RESIDENTIAL Country Residential (RC) Policies	25. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 25. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.
5.0 RESIDENTIAL Country Residential (RC) Policies	26. Directs that a one-family or two-family dwelling should be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 26. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
5.0 RESIDENTIAL Country Residential (RC) Policies	28. Encourages the clustering of strata lots subject to density that should not exceed one unit per hectare of total lot area and subject to the protection of green-space through issuance of a Development Permit.	AMEND 28. Encourages the clustering of strata lots, subject to density requirements and the protection of green-space through issuance of a Development Permit.	In accordance with Zoning Regulations.

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5.0 RESIDENTIAL Rural Residential (RR) Policies	29. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 29. directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
5.0 RESIDENTIAL Rural Residential (RR) Policies	32. Directs that one-family or two-family dwelling unit should be permitted per lot and one additional dwelling should be permitted for every two (2) hectares of lot area over two (2) hectares.	AMEND 32. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
5.0 RESIDENTIAL Rural Residential (RR) Policies	35. Supports that the clustering of development of single detached dwellings subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.	AMEND 35. Supports that the clustering of development of single detached housing subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.	Clarify and modernize.
5.0 RESIDENTIAL	Multi-Family Residential (RM) Policies	AMEND Multi-Unit Residential (RM) Policies	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	36. Directs that the principal use be single family, two-family or multi-family residential.	AMEND 36. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	37. Supports that Multi-family Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row	AMEND 37. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row	Clarify and modernize.

Attachment B

Concurrence Table

	housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.	housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.	
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	38. Directs that all Multi-family Residential developments shall be serviced by a community water system and community sewer system.	AMEND 38. Directs that all Multi-Unit Residential developments shall be serviced by a community water system and community sewer system.	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	39. Supports that Multi-family Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.	AMEND 39. Supports that Multi-Unit Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	40. Will require that applications for new Multi-family Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of multi-family residential development.	AMEND 40. Will require that applications for new Multi-Unit Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of Multi-Unit residential development.	Clarify and modernize.
10.0 NATURAL ENVIRONMENT Natural Environment Policies	18 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	AMEND 18 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	Clarify and modernize.

Concurrence Table

	considered subject to compliance where necessary with Section 56 of the Community Charter;	compliance where necessary with Section 56 of the Community Charter;	
16.0 DEVELOPMENT PERMIT AREAS Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area Area	The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Family Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.	AMEND The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Unit Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.	Clarify and modernize.