



# Committee Report

**Date of Report:** April 30, 2024  
**Date & Type of Meeting:** May 15, 2024 Rural Affairs Committee  
**Author:** Dana Hawkins, Planner 2  
**Subject:** Bill 44 Implementation – Small Scale Multi Unit Housing  
**File:** 10-5110-20-Provincial Housing Changes  
**Electoral Area/Municipality:** A, B, C, D, F, G, I, J & K

## SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to introduce proposed bylaw amendments to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act, which includes provisions to allow Small-Scale Multi-Unit Housing across BC. The RDCK must allow for a minimum of one secondary suite and/or one detached accessory dwelling unit in all restricted zones (i.e. zones where the residential use is restricted to single detached and duplex housing) in all electoral areas.

These requirements will require changes to the following bylaws:

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

Staff is recommending first, second and third readings of the amending bylaws and referral to the Ministry of Transportation and Infrastructure for signature prior to adoption. A public hearing will not be held as per section 464(4) of the *Local Government Act*.

## SECTION 2: BACKGROUND/ANALYSIS

### 4.1 BACKGROUND

#### Homes for People

In spring 2023 the Provincial government released Homes for People – 'a housing action plan to meet the challenges of today and deliver more homes for people, faster'. Within the plan, the Province identified strategies with the intent to help close the gap between housing demand and supply and to create more homes for people, faster.

#### Provincial Bills

In late 2023 the BC Legislature passed several pieces of legislation that changed the local government land use planning framework with the purpose to provide more housing, in the right places, faster. This included Bill 44 Housing Statutes (Residential Development) Amendment Act, Bill 46 Housing Statutes (Development Financing)

Amendment Act, and Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act. These bills received royal assent on December 7, 2023. Additional bills have been tabled; Bill 16 Housing Statutes Amendments Act received second reading on April 9, 2024.

#### Small-Scale Multi-Unit Housing (SSMUH)

This report deals with the requirements of Bill 44 for local governments to permit between two to six housing units in residential zones that are otherwise restricted to single detached and duplex housing. SSMUH refers to a range of housing forms that can provide more affordable and diverse options than single detached homes.

Examples of SSMUH forms include:

- secondary suites in single detached housing;
- accessory dwelling units (e.g. detached garden suites, laneway homes, carriage homes);
- duplexes;
- townhomes; and
- house-plexes.

SSMUH offers housing options that are ground-oriented and compatible in scale and form with established single detached neighbourhoods. These housing forms typically offer more family-oriented units than larger-scale multi-unit housing like condominium towers, and more affordable options than single detached homes.

All municipalities and regional districts in BC are required to comply with the SSMUH legislation applicable to their situation. Within the RDCK, a minimum of one secondary suite and/or one detached accessory dwelling unit (ADU) must be permitted. In order to comply, RDCK may choose to do any of the following for single detached residential lots:

- permit only one secondary suite;
- permit only one ADU;
- allow landowners to choose either a secondary suite or an ADU; or
- permit the construction of both a secondary suite and an ADU.

#### **4.2 PROCESS**

Compliance with the SSMUH regulations are required to be completed no later than June 30, 2023. The process and applicable dates are outlined below:

- Bill 44 received royal assent December 7, 2023;
- Provincial Policy Manual provided to local governments December 2023;
- Research and review winter 2024;
- Draft zoning amendments spring 2024;
- Referral of draft bylaws sent and posted to applications in progress webpage April 2-30, 2024;
- Notice of first reading published in local papers April 29-May 13, 2024;  
*The SSMUH legislation prohibits local governments from holding a public hearing on a zoning bylaw or amendments to zoning bylaw proposed for the sole purpose of complying with the SSMUH legislation.*
- Board consideration of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings May 16, 2024;
- Notify the Minister of Housing in writing that the zoning bylaw amendments necessary for compliance with the SSMUH requirements have been adopted June 30, 2024; and,
- Update Official Community Plans December 31, 2025.  
*Typically, all bylaws enacted after the adoption of an Official Community Plan (OCP) must be consistent with OCP policy. However, zoning bylaws updates required to align with the SSMUH legislation are*

*explicitly excluded from this requirement until December 31, 2025. Amendments to RDCK OCPs will come to the Board at a future date.*

#### **4.3 PROPOSED AMENDMENTS**

##### Small-Scale Multi-Unit Housing (SSMUH)

In general the RDCK proposes that residential zones with lot sizes one hectare (2.5 acres) or less in size allow a single detached home, duplex and/or secondary suite with a maximum density of two dwelling units. Residential zones with lot sizes over one hectare in size allow a single detached home, duplex, detached accessory dwelling unit (ADU) and/or secondary suite with a maximum density of two dwelling units. This is aligned with the Provincial policy manual recommendations for only secondary suites (not ADUs) to be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government. It is also important to note that the requirements of other provincial legislation and regulations must be met (e.g. the Drinking Water Protection Act and the Sewerage System Regulation).

To implement this, other amendments such as to definitions, general use regulations, density provisions, and non-residential zones are proposed. These amendments are discussed below and catalogued in the Table of Concurrence included in the staff report as Attachment 'B'.

##### Accessory Dwelling Units (ADU)

Across the RDCK secondary suites were mostly permitted except for some small lot residential zones. ADUs were less consistently permitted in some zones in some electoral areas, but continue to be a common front counter request and several rezoning applications have been received in the past few years to allow ADUs on a site-specific basis. Staff felt the SSMUH requirements were an opportunity to review our regulations and provide clarity and consistency across all zoned areas.

A consistent definition of ADUs and secondary suites has been added to each bylaw and general use regulations have been added which would apply to every zone that permits an ADU.

ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property.

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling.

An accessory dwelling unit is subject to the following regulations:

- a) The maximum number of accessory dwelling units per lot is one.
- b) The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
- c) Notwithstanding section (b) secondary suites are permitted on all lots.
- d) The maximum gross floor area is 90.0 square metres.
- e) The maximum height is 8.0 metres.
- f) The maximum number of storeys is 2.
- g) An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.
- h) An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short-term rental.

- i) The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
- j) A secondary suite shall not be connected to a single detached house by a breezeway or carport.

Bill 44 requires that the [Provincial policy manual](#) be considered when creating zoning regulations. Table 1 below identifies the recommendations from the policy manual – site standards package A and compares them to RDCK staff's recommendations.

**Table 1: Recommended zoning regulations for lots requiring a minimum of 2 units**

<b>Zoning Bylaw Parameter</b>	<b>Recommended Benchmark Regulation</b>	<b>RDCK Proposal</b>	<b>Comments</b>
<b>Front Lot Line Setback</b>	Minimum of 5 – 6 metres	Keep existing setbacks which vary by zoning bylaw.	Keep existing rural character. Setbacks are usually 7.5 metres or less and should not hinder the ability to add an ADU. Smaller lots generally have a setback of 4.5 metres.
<b>Rear Lot Line Setback</b>	Minimum of 6 metres for principal buildings  Minimum of 1.5 metres for ADUs	Keep existing setbacks which vary by zoning bylaw.	Keep existing rural character. There are very few lanes in the RDCK which is the rationale for the 1.5 metre setback.
<b>Side Lot Line Setbacks</b>	Minimum of 1.2 metres	Keep existing setbacks which vary by zoning bylaw.	Keep existing rural character and fire separation requirements.
<b>Maximum Height</b>	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings  At least 8 metres for ADUs	Keep existing heights for principal buildings.  Add a maximum height of 8 metres for ADUs.	Most zones do not have a height limit for the principal building.
<b>Maximum Number of Storeys</b>	3 storeys for principal dwellings  2 storeys for ADUs	Keep existing heights for principal buildings.  Add a maximum of 2 storeys for ADUs.	No limit to number of storeys for the principal building.
<b>Maximum Lot Coverage</b>	25-40%	Keep existing site coverage.  Add a maximum gross floor area of 90 square metres for ADUs.	A maximum gross floor area is intended to ensure the ADU is accessory to the principal building, as on large lots site coverage is not a constraint like it would be in urban settings.
<b>Off-Street Parking Requirements</b>	One space per dwelling unit	Keep existing parking regulations and add a	Due to the rural nature and large lots in the RDCK parking requirements

		requirement for 1 space for an ADU.	should not hinder the ability to add an ADU.
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### Density

Adding a detached accessory dwelling unit (ADU) added uncertainty in the interpretation of density. In most zones a minimum site area was used – meaning multiple principal uses were permitted if the lot size was greater than the site area.

The Country Residential (R2) zone is used below as an example:

A site area of 1 hectare would permit 1 single detached house on a 1 hectare lot, 2 on a 2 hectare lot, 5 on a 5 hectare etc. Site area was also considered to be the minimum lot size. Therefore, lots in the R2 zone must be at least 1 hectare when subdivided.

It was unclear how density for an accessory dwelling unit would be calculated in the current scheme. Therefore, staff recommend introducing a maximum density and minimum lot size to single detached and duplex residential zones.

Again looking at the R2 zone:

The proposed maximum density is 2 dwelling units. This could be a single detached house and secondary suite, single detached house and ADU, or duplex, but no more than 2 dwelling units are allowed no matter the lot size. The minimum lot size is 1 hectare, so again new lots must be at least 1 hectare in size when subdivided.

Reasonably density is not lessened; rather a subdivision would be required to maximize density instead of multiple dwellings being built on a lot. This is a preferable option to staff due to the servicing review that takes place at time of subdivision ensuring enough potable water and sustainable sewerage disposal with back up area.

Another change regarding density is to the Suburban Residential (R1) zones. Typically these zones have a site area based on level of servicing and number of dwelling units. Due to all lots now permitting at least two dwelling units under SSMUH legislation, the site areas were updated to remove reference to lot sizes for One-Family Dwellings. The Suburban Residential (R1) zone is used below as an example:

**Table 2: R1 Development Regulations**

Existing Bylaw wording	Proposed Amendment	Comment
<p>The minimum site area for the following uses shall be required as follows:</p> <p>Community Water Supply and Community Sewer System: One-Family Dwelling 700 square metres Two-Family Dwelling 1,000 square metres</p> <p>Community Water Supply Only: One-Family Dwelling 0.2 hectare</p>	<p>The minimum lot size shall be required as follows:</p> <p>Community Water Supply and Community Sewer System: 0.1 hectare</p> <p>Community Water Supply Only: 0.4 hectare</p> <p>On-Site Servicing Only: 1.0 hectare</p>	<p>As all lots are now required to permit 2 dwelling units, the site areas have been updated using Two-Family Dwelling as a guide.</p>

Two-Family Dwelling 0.4 hectare		
On-Site Servicing Only:		
One-Family Dwelling 1.0 hectare		
Two-Family Dwelling 1.0 hectare		

### Caretaker Suite

Many commercial and industrial zones currently permit an accessory use of ‘one dwelling unit’, which is ambiguous. As one dwelling unit could conceivably take the form of a single detached home these zones could also be considered restricted zones requiring SSMUH under the Province’s definition. As the intention for an accessory dwelling unit in these zones was to house proprietors, staff or security tied to the business, staff have added clarity to the zoning bylaws and amended ‘one dwelling unit’ to ‘caretaker suite’ as defined below:

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site.

### Updated terms

As many text amendments were already required to the zoning bylaws, staff felt this was a good chance to update terminology surrounding housing. In the past housing was defined by who occupied it (e.g. single family home); however, common practice now is to define by form (e.g. single detached house). Staff have taken this opportunity to update our definitions to single detached housing, duplex housing, multi-unit housing and household. Other updates have been made to use consistent terms for example relying on ‘kitchen’ instead of sometimes using ‘cooking facility’.

## **SECTION 3: DETAILED ANALYSIS**

### **3.1 Financial Considerations – Cost and Resource Allocations:**

<b>Included in Financial Plan:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Financial Plan Amendment:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Debt Bylaw Required:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Public/Gov’t Approvals Required:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The bylaw amendments were completed in house by the Planner 2 and only advertising costs were incurred. The Province provided the RDCXK with \$279,143 of funding for local government implementation of the legislative changes to support housing initiatives, including SSMUH, proactive planning, development finance, and transit-oriented development.

### **3.2 Legislative Considerations (Applicable Policies and/or Bylaws):**

The proposed zoning changes implement the requirements of Bill 44 Housing Statutes (Residential Development) Amendment Act for SSMUH.

### **3.3 Environmental Considerations**

Local governments can continue to use their authorities under section 491(1) of the *Local Government Act* to specify areas of land that warrant special measures for the protection of the natural environment on lots to which SSMUH requirements apply, provided this authority does not unreasonably obstruct the intent of the SSMUH legislation. RDCK’s Riparian Protection Development Permit Areas would apply. Further development permit areas and/or guidelines may be developed as part of future Official Community Plan updates (required by December 2025) to address additional needs to assess servicing sustainability and protect groundwater due to SSMUH densities.

### 3.4 Social Considerations:

Single detached homes are out of reach for many people in a growing number of BC communities. However, zoning regulations that exclusively permit single detached homes often cover 70-85% of the privately held residential land base in communities. Not only are less expensive multi-unit forms of housing not permitted in most areas of our communities, but they are also subjected to more layers of process and regulations like rezoning and design requirements. The aim of the SSMUH legislation is to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across BC.

SSMUH requirements are aligned with a recommendation of the RDCK Affordable Housing Action Plan (2023):

- Identify areas for (and reduce limitations on) infill or moderate density housing options, including duplex or triplex housing, secondary suites, and accessory dwelling units.

### 3.5 Economic Considerations:

Due to the high cost of land and building in BC, as well as extensive zoning regulations that were typically designed to regulate larger multi-unit building forms, the economic viability of building SSMUH forms has been limited throughout most of the province. Creating a favourable regulatory environment for SSMUH housing could help overcome these barriers by reducing processing times and costs and adding certainty.

### 3.6 Communication Considerations:

The proposed amendments were referred for a 30 day period (April 2-30, 2024) to internal departments, external agencies, First Nations, Improvement Districts, RDCK Advisory Planning and Heritage Commissions, and the RDCK Creston Valley Agricultural Committee. Referral comments received are included as Attachment 'A'.

Notice of the proposed amendments were advertised in the following local newspapers in compliance with section 467 of the *Local Government Act* and were available for inspection online on the applications in progress webpage and hardcopy at the Lakeside office:

- Pennywise (Castlegar/Slocan, Nelson/Salmo, Kootenay Lake) April 29 & May 13 editions;
- Creston Valley Advance May 2 & May 9 editions; and,
- Arrow Lakes News May 2 & May 9 editions.

### 3.7 Staffing/Departmental Workplan Considerations:

The proposed amendments were prepared by the Planner 2 with support from the Development & Community Sustainability Services Department.

### 3.8 Board Strategic Plan/Priorities Considerations:

The proposed amendments are aligned with the following Areas of Focus:

- Simplify land use planning while respecting our unique challenges to ensure our ability to provide water and other infrastructure is maintained; and,
- Support and encourage housing initiatives where servicing and amenities can support densification.

## SECTION 4: OPTIONS & PROS / CONS

### 4.1 SUMMARY

The RDCK is required to update its zoning bylaws to comply with the Small-Scale Multi-Unit Housing requirements of Bill 44 prior to June 30, 2024. A minimum of one secondary suite and/or one detached accessory dwelling unit



(ADU) must be permitted in all restricted zones. In general, staff propose that residential zones with lot sizes one hectare or less in size allow a single detached home, duplex and/or secondary suite with a maximum density of two dwelling units. Residential zones with lot sizes over one hectare in size allow a single detached home, duplex, ADU and/or secondary suite with a maximum density of two dwelling units. Other amendments such as to definitions, general use regulations, density provisions, and non-residential zones are proposed to implement these changes. All amendments are catalogued in the Table of Concurrence (Attachment 'B') showing existing bylaw wording, proposed changes and rationale.

Staff recommend three readings of the following bylaws:

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

## 4.2 OPTIONS

### Recommended Option

#### **Grant Three Readings**

THAT *[Name of new Bylaw No. XXXX, 20XX]* being a bylaw to amend the *[Original Bylaw No. XXXX, 20XX]* is hereby given FIRST, SECOND and THIRD READING.

*Staff note: As no public hearing is able to be held, staff recommend three readings of the amending bylaws (noting that this is different than the typical process for zoning amendments). Prior to adoption of the bylaws, a signature is required by the Ministry of Transportation and Infrastructure.*

### Other Options

#### **Defer Decision to Future Board Meeting**

That further consideration of *[Name of new Bylaw No. XXXX, 20XX]* being a bylaw to amend the *[Original Bylaw No. XXXX, 20XX]* BE REFERRED to the *[Date of RAC meeting]* Rural Affairs Committee meeting.

*Staff note: Deferral is not recommended as adoption should take place at the June 13, 2024 Board meeting in order to meet the Province's June 30, 2024 deadline. Any significant concerns could be tackled with a future bylaw amendment.*

## SECTION 5: RECOMMENDATIONS

1. THAT Electoral Area 'A' Land Use Amendment Bylaw No. 2953, 2024 being a bylaw to amend the Electoral Area 'A' Land Use Bylaw No. 2315, 2013 is hereby given FIRST, SECOND and THIRD READING, AND FURTHER, that consideration of adoption be withheld until Ministry of Transportation and Infrastructure signs Amending Bylaw.
2. THAT Electoral Area 'B' Land Use Amendment Bylaw No. 2954, 2024 being a bylaw to amend the Electoral Area 'B' Land Use Bylaw No. 2316, 2013 is hereby given FIRST, SECOND and THIRD READING, AND FURTHER, that consideration of adoption be withheld until Ministry of Transportation and Infrastructure signs Amending Bylaw.



3. THAT Electoral Area 'C' Land Use Amendment Bylaw No. 2955, 2024 being a bylaw to amend the Electoral Area 'C' Land Use Bylaw No. 2317, 2013 is hereby given FIRST, SECOND and THIRD READING, AND FURTHER, that consideration of adoption be withheld until Ministry of Transportation and Infrastructure signs Amending Bylaw.
4. THAT Electoral Area 'D' Land Use Amendment Bylaw No. 2956, 2024 being a bylaw to amend the Electoral Area 'D' Land Use Bylaw No. 2435, 2016 is hereby given FIRST, SECOND and THIRD READING, AND FURTHER, that consideration of adoption be withheld until Ministry of Transportation and Infrastructure signs Amending Bylaw.
5. THAT Electoral Area 'G' Land Use Amendment Bylaw No. 2957, 2024 being a bylaw to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018 is hereby given FIRST, SECOND and THIRD READING, AND FURTHER, that consideration of adoption be withheld until Ministry of Transportation and Infrastructure signs Amending Bylaw.
6. THAT Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958, 2024 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given FIRST, SECOND and THIRD READING, AND FURTHER, that consideration of adoption be withheld until Ministry of Transportation and Infrastructure signs Amending Bylaw.

Respectfully submitted,

Dana Hawkins, MCIP, RPP Planner 2

## CONCURRENCE

Planning Manager – Nelson Wight **Digitally approved**

General Manager Development & Sustainability – Sangita Sudan **Digitally approved**

Chief Administrative Officer – Stuart Horn **Digitally approved**

## ATTACHMENTS:

Attachment A – Referral Comments

Attachment B – Table of Concurrence

Attachment C – Electoral Area 'A' Land Use Amendment Bylaw No. 2953, 2024

Attachment D – Electoral Area 'B' Land Use Amendment Bylaw No. 2954, 2024

Attachment E – Electoral Area 'C' Land Use Amendment Bylaw No. 2955, 2024

Attachment F – Electoral Area 'D' Land Use Amendment Bylaw No. 2956, 2024

Attachment G – Electoral Area 'G' Land Use Amendment Bylaw No. 2957, 2024

Attachment H – Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958, 2024

Attachment I – Frequently Asked Questions for Bill 44 (Small-Scale, Multi-Unit Housing)



# Bylaw Amendment Referral Form

Amendment to Zoning Bylaw Nos. 1675, 2004; 2315, 2013;  
2316, 2013; 2317, 2013; 2435, 2016 & 2452, 2018

Date: March 28, 2024

You are requested to comment on the attached bylaw amendments for potential effect on your agency's interests. We would appreciate your response within 30 days (**PRIOR TO APRIL 30<sup>TH</sup>, 2024**). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

## PURPOSE OF THE BYLAW AMENDMENT:

The purpose of the proposed bylaw amendments are to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act, which includes provisions to allow small-scale multi-unit housing (SSMUH) across B.C. The RDCK must allow for a minimum of 1 secondary suite and/or 1 detached accessory dwelling unit in all restricted zones (i.e. zones where the residential use is restricted to detached single-family dwellings), in all electoral areas. More information on the Provincial requirements can be found [here](#).

These requirements will require changes to the following bylaws:

Electoral Area 'A' Land Use Bylaw No. 2315, 2013	Electoral Area 'A' Land Use Amendment Bylaw No. 2953, 2024
Electoral Area 'B' Land Use Bylaw No. 2316, 2013	Electoral Area 'B' Land Use Amendment Bylaw No. 2954, 2024
Electoral Area 'C' Land Use Bylaw No. 2317, 2013	Electoral Area 'C' Land Use Amendment Bylaw No. 2955, 2024
Electoral Area 'D' Land Use Bylaw No. 2435, 2016	Electoral Area 'D' Land Use Amendment Bylaw No. 2956, 2024
Electoral Area 'G' Land Use Bylaw No. 2452, 2018	Electoral Area 'G' Land Use Amendment Bylaw No. 2957, 2024
Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004	Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958, 2024

(Full existing bylaws can be found [here](#), and amending bylaws can be found [here](#).)

Attached to this referral is a Table of Concordance, which outlines the proposed amendments by comparing the existing zoning regulations with the proposed changes and their rationale. **IN GENERAL** (please refer to the table for detail) the RDCK proposes that residential zones with lot sizes 1 hectare (2.5 acres) or less in size allow a single detached home, duplex and/or secondary suite with a maximum density of 2 dwelling units. Residential zones with lot sizes over 1 hectare (2.5 acres) in size allow a single detached home, duplex, detached accessory dwelling unit (commonly known as a carriage house, cottage or garden suite) and/or secondary suite with a maximum density of 2 dwelling units. To implement this, other amendments such as to definitions, general use regulations, density provisions, and non-residential zones are proposed.

## LOCATION:

The proposed amendments affect all zoned areas in the RDCK – Electoral Areas A, B, C, D, F, G, I, J & K (see attached map).

**AREA OF  
PROPERTY  
AFFECTED:**  
n/a

**ALR STATUS:**  
The proposed amendments include properties zoned agriculture within and outside the ALR.

**ZONING DESIGNATION:**  
All zones that meet the Provincial definition of 'restricted zone'.

**OFFICIAL COMMUNITY PLAN DESIGNATION:**  
Typically, all bylaws enacted after the adoption of an OCP must be consistent with the OCP. However, zoning bylaw updates required to align with the SSMUH legislation are excluded from this requirement until December 31<sup>st</sup>, 2025. Therefore, no OCP amendments are proposed at this time.

## APPLICANT:

RDCK Planning Department

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

DANA HAWKINS, MCIP, RPP, PLANNER  
REGIONAL DISTRICT OF CENTRAL KOOTENAY

- ☒ TRANSPORTATION West Kootenay  
☒ AGRICULTURAL LAND COMMISSION  
☒ REGIONAL AGROLOGIST  
☒ MUNICIPAL AFFAIRS & HOUSING  
☒ INTERIOR HEALTH HBE Team, Nelson  
☒ WATER SYSTEM OR IRRIGATION DISTRICT  
 WYNDEL IRRIGATION DISTRICT  
 KITCHENER IMPROVEMENT DISTRICT  
 NORTH CANYON IMPROVEMENT DISTRICT  
 ORDE CREEK IMPROVEMENT DISTRICT  
 RYKERT IRRIGATION DISTRICT  
 SOUTH CANYON IMPROVEMENT DISTRICT  
 CRESTON DYKING DISTRICT  
 NICKS ISLAND DYKING DISTRICT  
 NASOOKIN IMPROVEMENT DISTRICT  
 SITKUM CREEK IMPROVEMENT DISTRICT  
 BONNINGTON IMPROVEMENT DISTRICT  
 BOURKE CREEK IMPROVEMENT DISTRICT  
 CLAYTON CREEK IMPROVEMENT DISTRICT  
 LEECREST IMPROVEMENT DISTRICT  
 RIDGEWOOD IMPROVEMENT DISTRICT  
 TAGHUM IMPROVEMENT DISTRICT  
 WHITEHEAD WATERWORKS DISTRICT  
 GLADE IRRIGATION DISTRICT  
 PLAYMOR JUNCTION IMPROVEMENT DISTRICT  
 VOYKIN IMPROVEMENT DISTRICT  
 BRILLIANT WATERWORKS DISTRICT  
 OOTISCHENIA IMPROVEMENT DISTRICT  
 POUPORE IMPROVEMENT DISTRICT  
 ROBSON-RASPBERRY IMPROVEMENT DISTRICT  
 ARMSTRONG BAY IMPROVEMENT DISTRICT  
☒ UTILITIES  
 FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER

#### REGIONAL DISTRICT OF CENTRAL KOOTENAY

##### DIRECTORS FOR:

☒ A ☒ B ☒ C ☒ D ☐ E ☒ F ☒ G ☐ H ☒ I ☒ J ☒ K

##### ALTERNATIVE DIRECTORS FOR:

☒ A ☒ B ☒ C ☒ D ☐ E ☒ F ☒ G ☐ H ☒ I ☒ J ☒ K

☒ APHC AREAS A, B, C, D, G, H & J, CVAAC

☒ RDCK FIRE SERVICES

☒ RDCK EMERGENCY SERVICES

☒ RDCK BUILDING SERVICES

☒ RDCK UTILITY SERVICES

#### FIRST NATIONS

- ☒ KTUNAXA NATION COUNCIL (ALL REFERRALS)  
 YAQAN NU?KIY (LOWER KOOTENAY)  
 ?AKINK'UM?ASNUQ?IT (TOBACCO PLAINS)  
 ?AKISQNUK (COLUMBIA LAKE)  
 ?AQ'AM (ST. MARY'S)  
☒ OKANAGAN NATION ALLIANCE  
☐ C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)  
☒ K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)  
☒ SNPÍNTKTN (PENTICTON)  
☐ STQA?TKWƏ?WT (WEST BANK)  
☒ SUKNAQÍN (OKANAGAN)  
☒ SWÍWS (OSOYOOS)  
☒ SPAXOMƏN (UPPER NICOLA)  
☒ SHUSWAP NATION TRIBAL COUNCIL  
☒ KENPÉSQT (SHUSWAP)  
☒ QW?EWT (LITTLE SHUSWAP)  
☒ SEXQELTQÍN (ADAMS LAKE)  
☐ SIMPCW (SIMPCW)  
☒ SKEMTSIN (NESKONLITH)  
☒ SPLATSÍN (SPLATSÍN FIRST NATION)  
☐ SKEETCHESTN INDIAN BAND  
☐ TK'EMLUPS BAND  
☒ SINIXT (COLVILLE CONFEDERATED TRIBES)

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

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

**Name:**

**Date:**

**Agency:**

**Title:**

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

### **RDCK Emergency Services - April 3, 2024**

No comments on the bylaws, I assume that each individual development application will still be reviewed to assess specific hazards associated with it.

Jon Jackson, Emergency Program Coordinator

### **RDCK Emergency Services – May 3, 2024**

Thanks for the opportunity to comment. Building on Jon's comments, from a bylaw amendment standpoint, our department is "Unaffected."

That said, densification in rural WUI communities increases the impact of wildfires by increasing assets in areas classified as "high-risk" regarding wildfires. Therefore, my team takes this opportunity to revoice its support for RDCK adoption of Wildfire Development Permit Areas (WDPA).

Furthermore, we highlight that from a risk standpoint, densification also creates additional challenges for egress during an emergency. If roads and evacuation routes are not also increasing in capacity, we run the risk of residents being unable to efficiently evacuate when needed due to new pinch points.

Densification also emphasises the need for us to limit development in high-risk flood areas and for enforcement when bylaws are ignored.

Happy to further discuss, while I also recognize the above is not all in your sphere of influence ;)

Dan Séguin | Manager Community Sustainability

### **Ministry of Transportation and Infrastructure – April 4, 2024**

The Ministry has no concerns with the proposed bylaw amendments. Please send the final document to BCMOT.WKD@gov.bc.ca for signature once ready.

Mikaela Wheaton, Development Services Officer | West Kootenay District

### **BC Hydro – April 10, 2024**

Thank you for sending this Bylaw Amendment Referral to BC Hydro for review. Please note that we have no concerns with the proposed amendments.

Vanessa Gowing | Property Coordinator, Property Rights Services

### **Public – April 29, 2024**

Dear Area I Director, Andy Davidoff , Board members and Planning Dept, RDCK.

I am writing to express my deep concerns regarding the implementation of Bill 44 and its potential ramifications for our community and other regions across the province.

While addressing housing affordability and supply challenges is undoubtedly a pressing issue, the blanket approach taken by Bill 44 fails to account for the diverse needs and environmental considerations of different communities. By overriding existing laws, bylaws, and environmental regulations, this policy risks undermining the hard-won protections and safeguards that have been put in place to preserve our local environments and ensure public health and safety.

As elected officials entrusted with the well-being of our community, I believe it is our duty to push back against policies that threaten to disregard the unique characteristics and needs of our region. We must advocate for more thoughtful and tailored solutions that balance the imperative of housing affordability with environmental sustainability and community resilience.

I urge our board to take a strong stance against the implementation of Bill 44 and to engage in robust discussions with provincial authorities to voice our concerns and advocate for amendments that better reflect the interests and priorities of our community. In cases where the implementation of this policy directly conflicts with our local laws and environmental regulations, we should not hesitate to explore all available avenues, including litigation if necessary, to protect our community's best interests.

Thank you for considering my concerns, and I look forward to your leadership and advocacy on this critical issue.

Regards

Colin Rorick, Area I Resident

Post Script; This Bills legacy will be felt in its heavy handedness and ineptness for years to come and in many cases undermine and contradict the Climate/Environmental strategies that our current Governments claim to stand for. As it is known Shoreacres has a developmental limit on such density housing as to protect the aquifer. Further development will come with unknown prices and costs to local residents who deserve better.

#### **Ministry of Agriculture and Food – April 30, 2024**

Nice chatting with you today about the various bylaw amendments that are being proposed to implement the requirements of Provincial Bill 44 Housing Statutes (Residential

Development) Amendment Act. As discussed, I note that as written, it's not clear if an Accessory Dwelling Unit (ADU) is a Dwelling Unit and that further, part of the definition for an ADU states that it is "a self-contained residential accommodation unit". Given that there is no definition for a self-contained residential accommodation unit, Ministry staff suggest replacing "self-contained residential accommodation unit" with 'dwelling unit' (similar to the existing definition for an ADU that is contained within many (all?) of RDCK's Comprehensive Land Use Bylaws).

Reed Bailey, Team Lead - Land Use Planning (acting)

**Public – April 30, 2024**

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

[https://www.rdck.ca/assets/Services/Land~Use~and~Planning/Active~Applications/2024-04-04-Referral\\_Package-v2-reduced.pdf](https://www.rdck.ca/assets/Services/Land~Use~and~Planning/Active~Applications/2024-04-04-Referral_Package-v2-reduced.pdf)

To Whom It May Concern;

I was alerted to the Bylaw Amendment from the RDCK website and discussion with your colleague regarding our land in Shoreacres, and would like to comment. I'm not sure as a concerned citizen if this is the opportunity, or when public consultation will begin, but I am taking this opportunity in light of the April 30th deadline from the enclosed link.

Firstly, do I think there are ways to make available additional sustainable housing? Of course. '

However, should the amendment pass as written, here are our immediate concerns:

1. Prohibition of food production on vacant land.

eg. Currently our 'vacant land' has been leased in order to grow vegetables to sell in the community. This is a primary land use (Horticulture). The amended bylaws remove Horticulture from a primary to an accessory use and therefore would discourage food production unless housing is provided. In that case the area of land farmed would significantly decrease because of housing infrastructure, or, if housing is not built, fall into disuse.

2. With increased density comes significant infrastructure impacts. ie. substantial increases in water use and sewage disposal, traffic, noise, bylaw violations (for eg. we currently live with at least five families living in RV's and outbuildings already), garbage, policing required, and the rest. There will hardly be an area of all our lives that will not be affected. Who's going to provide all of the services required?? Who's going to pay for it???

3. We moved here precisely because of the peace and quiet afforded to us in a low density environment. Our neighbourhood as we know could be diminished in every way that has made it a joy to live here, and why we chose this place so many years ago.

Isn't zoning prescribed, in most cases, for very valid reasons? Land use regulations were a major consideration upon the purchase of our home and property (isn't everyone's?).

Zoning changes must be made with a scalpel, not a sledge hammer. As proposed this is a one-size-fits-all solution that will create 10 more equally significant problems, while perhaps solving one.

Each community has unique characteristics which must be considered in improving density. We need OPEN consultation with the community.

I look forward to being involved with you to this end, and I submit the proposed bylaw amendments not pass as is currently written.



Yours Sincerely,

Stephanie & Cal Lorencz

### **Interior Health Authority – May 2, 2024**

This email is to pass you the info that we chatted about on the phone on Tuesday. I meant to send to you in a more professional letter, and will still do that when I get back to the office.

I found the staff report to CSRD Board from February that lays out the proposed changes and explanations for what is being proposed. See pdf page 82 – 84 related to secondary dwellings, minimum property sizes based on servicing and the proposed wording for the zoning requirements – related to backup sewerage fields, covenants and potable water. Page 84 offers explanation. I think reading this will be better than me suggesting wording. I am not certain, because I haven't gone looking to confirm, but I think the Board were in support of the Zoning Amendment; I haven't heard anything different.

eSCRIBE Agenda Package ([escribemeetings.com](https://escribemeetings.com))

Also, fyi... the CSRD had 2 projects that they had started a long time ago, which ran into and became their work to be in compliance with the new housing legislation: secondary dwellings project and an accessory building project. They kind of go hand in hand. If you keep scrolling through the link passed the secondary dwellings report (the one in which page 82 – 84 are located) you will come to the accessory dwelling report.

I trust this is helpful. I'll forward a proper response when I get back to have in your file.

Anita Ely, Specialist Environmental Health Officer | Healthy Community Development

### **Ministry of Housing – May 2, 2024**

Thank you for your email from April 2, 2024, regarding a referral of your local government's proposed bylaw amendments to implement the requirements of Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023. Apologies for the delayed response.

We appreciate you taking the time to share this information with the Ministry of Housing, but local governments are not required to submit their bylaw for review and approval by the Ministry of Housing, prior to adopting their amended zoning bylaw to comply with the legislative requirements of Bill 44.

As I'm sure you are aware, the Provincial Policy Manual and Site Standards was developed to support local governments in implementing the small-scale multi-unit housing legislation, including amending zoning bylaws to be in compliance with the legislated requirements of Bill 44.

I would like to recognize and thank you and your staff for the intense and complex work currently underway to implement the legislative requirements from the Fall 2023 legislative session, as well as the ongoing and day-to-day work that is essential to the management of your community.

Matthew Smith, Senior Planning Analyst | Planning and Land Use Management (PLUM) Branch



**Penticton Indian Band**  
Natural Resources Department  
841 Westhills Drive | Penticton, B.C.  
V2A 0E8  
Referrals@pib.ca | www.pib.ca  
Telephone: 250-492-0411  
Fax: 250-493-2882

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**Project Name:**

Proposed Bylaw Amendment - Provincial Housing Changes

**FN Consultation ID:**

L-240403-10-5110-20-SSMUH

**Consulting Org Contact:**

Laura Christie

**Consulting Organization:**

[Regional District of Central Kootenay](#)

**Date Received:**

Wednesday, April 3, 2024

**File number:**

10-5110-20-SSMUH

April 3, 2024

WITHOUT PREJUDICE

Attention: Laura Christie

We are in receipt of the above referral. This proposed activity is within the PIB Area of Interest within the Okanagan Nation's Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

PIB has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 processing fee for each referral. This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be reviewed.

1. Invoice Number: L-240403-10-5110-20-SSMUH

Referrals Processing Fee

Sub Total \$ 500.00

Tax \$ 0.00

Total \$ \$500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

We accept cash and cheque via mailing as well as EMT. Our mailing address is 841 Westhills Drive Penticton BC, V2A 0E8. Our EMT is [PIBPayments@pib.ca](mailto:PIBPayments@pib.ca).

Please have 'ATTN: Natural Resources File # [insert referral number] PC:132 ' in the notes if you are using EMT or if you are using another method, please supply the referral number with it .

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

If you require further information or clarification, please do not hesitate to contact me.

limləmt,

Madison Terbasket  
Interim Referrals Coordinator  
Penticton Indian Band  
Natural Resources  
email: [mterbasket@pib.ca](mailto:mterbasket@pib.ca)  
office: 250-492-0411  
address: 841 Westhills Drive  
Penticton, British Columbia  
Canada V2A 0E8

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# Shuswap Band

**Project Name:**

Proposed Bylaw Amendment - Provincial Housing Changes

**FN Consultation ID:**

10-5110-20-SSMUH

**Consulting Org Contact:**

Laura Christie

**Consulting Organization:**

[Regional District of Central Kootenay](#)

**Date Received:**

Wednesday, April 3, 2024

April 3, 2024

Weyt-k (Hello),

Shuswap Band is in receipt of the project information for: -Proposed Bylaw Amendment - Provincial Housing Changes.

The proposed project is located within Shuswap Band's Caretaker Area, within the greater Secwépemcúlecw (Secwepemc Traditional Territory). As land users and stewards, Shuswap Band members continue to exercise their Section 35 Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering, and fishing, along with rights associated with spiritual and cultural traditions that are practiced in accordance with Secwepemc customs, laws, and governance structures. Secwepemc share an obligation of caretaker responsibility (stewardship) which is to act mindfully, learning from and caring for surrounding ecosystems for the health and survival of future generations, as is their Indigenous right (UNDRIP, Bill 41, Bill C15) Secwepemc culture hinges on the belief that the land responds positively to care and respect, and that tmicw (the air, lands, and resources) is interconnected at a watershed level. It is therefore critical for Shuswap Band to be actively engaged and consulted on all developments occurring within their Caretaker Area.

*Based on our initial review, the nature of the proposed activity, its location, the current information available to our office at this time, we do not see any apparent significant impacts to our indigenous rights, including title at this time. However, we may at future date want to revisit consultation on this matter should new information become available.*

Further, the watersheds in this area are significant to Shuswap Band's cultural heritage, as an area of ancestral land use, and presently significant as an area needing restoration and protection. Currently, Shuswap Band members collect medicines and berries in the surrounding area, fish the area waters, and camp nearby. While the area and its vitality has been impacted by industry developments, Shuswap Band has been actively involved in research and other initiatives which aim to restore this region to an ecologically and culturally thriving place.

Wherever possible, Shuswap Band recommends the reuse of existing infrastructure so as to avoid unnecessary ground disturbance and additional cumulative impacts to the region. It is Shuswap Bands expectation that all disturbed areas be reclaimed as soon as possible with the areas being monitored and treated for invasive plants to aid the ecosystem in its healing.

The province is responsible for ensuring adequate consultation and where appropriate, accommodation to address potential impacts of proposed developments on asserted Aboriginal rights including title. It is Shuswap Band expectation that continued consultation on projects and on matters that may affect our long-term traditional land use, occupancy and access, including potential cumulative impacts between proposed activity and other previous or future developments within the

project footprint and in adjacent areas (watershed, habitat type, aquifer, viewscape, etc).

Kukwstsétsemc (Thank you).

Referrals Coordinator

*"Our people are our strength. Our children are our future."*

cc: Barb Cote - Chief, Shuswap Band

Mark Thomas - Councilor, Shuswap Band

Richard Martin - Councilor, Shuswap Band

Manon Moreau - Director, Territorial Stewardship, Shuswap Band

Travis Yeats - Referrals Coordinator, Shuswap Band

Joshua Martin - Guardian Manager, Shuswap Band

Enola Eugene - Culture, Shuswap Band

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**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

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

**Time: 6:00pm**

**Date: Tuesday, April 16<sup>th</sup> 2024**

**Location: Remote via Webex**

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

**Join by Video:**

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m7c240d8e40f218bb7e2c0115f83ae950>

**Join by Phone:**

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

**Meeting Number (access code):** 2770 358 3073

**Meeting Password:** bgJvgf7zY52 (24584379 from phones)

**COMMISSION/COMMITTEE MEMBERS**

Commissioner Gerry Devine

Area D

Commissioner Deb Borsos

Area D

Commissioner Fraser Bonner (Chair)

Area D

**MEMBERS ABSENT**

Commissioner Sarah Sinclair

Area D

**STAFF**

Laura Christie

Planning Technician

**PUBLIC**

One unidentified member of the public

**3 out of 4 voting commission members were present – quorum was met.**

**1. CALL TO ORDER**

Commissioner Bonner called the meeting to order at 6:13 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 April 16th, 2024 Area D Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried**

**4. RECEIPT OF MINUTES**

The January 18th, 2024 Area D Advisory Planning and Heritage Commission minutes have been received.

**5. STAFF REPORTS- APPLICATIONS**

**5.1 Bylaw Amendments – Small Scale Multi Unit Housing (SSMUH)**

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

- Several commissioners indicated support for increased density in the Ainsworth area.
- One commissioner commented that if tourism is the focus in Ainsworth, more density in the area could be beneficial.
- Commissioner Devine had general questions about the impact of Bill 44 on the Area D Official Community Plan and the process for updating an OCP.

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

That the Area D Advisory Planning and Heritage Commission SUPPORT the proposed RDCK bylaw amendments as outlined in the March 28<sup>th</sup>, 2024 referral package prepared by Dana Hawkins to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act.

**Carried**

**6. PUBLIC TIME**

The Chair will call for questions from the public at 6:27 p.m.

-The unidentified member of the public expressed their concern (via the 'chat' option) that the new provincial legislation may provide a conduit through which a regional OCP could take away the autonomy of the individual Electoral Areas.

**7. NEXT MEETING**

The next Area D Advisory Planning and Heritage Commission meeting is scheduled for Tuesday, May 21st, 2024 at 6:00p.m.

**8. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Area D Advisory Planning and Heritage Commission meeting be adjourned at 6:33 p.m.

**Carried**

*Approved by:*



## TAGHUM IMPROVEMENT DISTRICT

April 18, 2024

Tagum Improvement District  
5592 Wapple Road  
Nelson, BC, V1L 6Y3  
[taghumidad@gmail.com](mailto:taghumidad@gmail.com)

Nelson Wight  
Planning Manager  
Central Kootenay Regional District  
Box 590, 202 Lakeside Drive  
Nelson, BC V1L 5R4

By email: [nwight@rdck.bc.ca](mailto:nwight@rdck.bc.ca)

Dear Nelson Wight:

The Taghum Improvement District (TID) manages a small community water system that provides water to a portion of the homes and businesses in the Taghum area. Drinking water for the system is drawn from Smallwood Creek, which is a relatively small creek with low flows during the summer and fall months. The water system was developed in the early 1960's through 1995 and has negligible storage capacity.

The TID Board is focused on ensuring there is sufficient domestic water to supply the residents of the Improvement District. Recent efforts on this front have included new water conservation measures and information for residents, as well as improved clarity in bylaws on the process and limitations for any new connections and or expansions to the system.

Currently, we are not allowing for any new connections or expansions on existing connected lots – due to uncertainty on water supply and a permanent boil water advisory (generally aligning with Interior Health's approach for no new connections for systems on a boil water advisory). The exception to this are lots that are already connected but undeveloped, which were approved at the time of subdivision many years ago. We are in the process of reviewing options to improve water storage for the TID being mindful of the Regional Health Authority requirements on drinking water.

As the province's drought conditions continue and our communities continue to grow, we are concerned about the capacity of the TID water system to support additional housing as well as what demands may be placed on the system as communities adjust for higher density housing requirements.

## TAGHUM IMPROVEMENT DISTRICT

We have the following questions for the Regional District:

- Will the Regional District be evaluating water capacity of community systems when considering building permit applications? We have historically not been contacted by the RDCK and only in some instances contacted by homeowners about water availability for proposed buildings.
- Will the regional district place restrictions on the size of homes (or number of dwelling units) to limit total occupancy due to limited water supply? How will the new provincial policies on additional housing density factor into this?
- What information might the Regional District require from an Improvement District to inform a prospective builder on the limitations of water supply in a subdivision? Is there a process in place for this currently?

Any information or assistance you might provide regarding these questions would be greatly appreciated.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Scott Benton', with a stylized flourish at the end.

Scott Benton  
Taghum improvement District Trustee



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Area G Advisory Planning and Heritage Commission OPEN MEETING MINUTES

7:00 pm

Wednesday, April 24<sup>th</sup>, 2024

Online via WebEx

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

### Join by Video:

<https://nelsonho.webex.com/nelsonho/j.php?MTID=me86136abfc8b9c68576e6e217ebb2781>

### Join by Phone:

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

**Meeting Number (access code):** 2770 538 4546

**Meeting Password:** rqMeAMDk255 (77632635 from phones)

**In-Person Location:** Online only

### COMMISSION MEMBERS

Commissioner/Committee Member Dave Lang	Area G
Commissioner/Committee Member Laurie MacDonald	Area G
Commissioner/Committee Member Carla Stephenson	Area G
Commissioner/Committee Member Tom Nixon	Area G

### MEMBERS ABSENT

Commissioner/Committee Member Tammy Rushforth	Area G
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### STAFF

Laura Christie	Planning Technician
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### PUBLIC

One unidentified member of the public

**1. CALL TO ORDER**

Chair Lang called the meeting to order at 7:07 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 April 24<sup>th</sup>, 2024 Area G Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried**

**4. RECEIPT OF MINUTES**

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

**5. STAFF REPORTS- APPLICATIONS**

**5.1 Zoning Bylaw Amendments Referral – Small Scale Multi Unit Housing (SSMUH)**

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

-The commissioners discussed increased density and pressure that development puts on water resources and watersheds in the rural area.

-Commissioner Nixon stated his concerns about the impacts of density on transportation and infrastructure.

-Several commissioners commented on the positive aspects of clarifying the language of the bylaw.

-Several commissioners stated that they weren't familiar enough with the details of the referral to support it at this time. They will email their individual comments to Planner Dana Hawkins.

**Moved** and seconded,  
**AND Resolved:**

That the Area G Advisory Planning and Heritage Commission comments on the proposed RDCK bylaw amendments as outlined in the March 28<sup>th</sup>, 2024 referral package prepared by Dana Hawkins to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act be entered into the April 24<sup>th</sup> meeting minutes and shared with the Board.

**Carried**

**6. PUBLIC TIME**

The Chair will call for questions from the public at 7:44 p.m.

-The unidentified member of the public shared their concerns about the impacts of increased development on water resources.

**7. NEXT MEETING**

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

**8. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Area G Advisory Planning and Heritage Commission meeting be adjourned at 7:46 p.m.

**Carried**

*Approved by:*

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**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

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

**7:00pm PST**  
**Tuesday, April 23rd, 2024**  
**Hybrid**

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

<https://nelsonho.webex.com/nelsonho/j.php?MTID=mf6d7770b31f14811dbf61620585d72c0>

**Join by Phone:** 604-449-3026  
**Meeting Number (access code):** 2771 509 7677  
**Meeting Password:** 2s3uR4f8Qxa (27387438 from phones)

**In-Person Location:** Creston & District Community Complex – Erickson Room - 312 19th Avenue North, Creston, BC

**COMMISSIONERS**

Commissioner Daryl Bjarnason	Electoral Area B
Commissioner Lon Main	Electoral Area B
Commissioner Adam Mjolsness	Electoral Area B
Commissioner Jerry Bauer	Electoral Area B
Commissioner Jon Delcaro	Electoral Area B
Commissioner Randy Meyer	Electoral Area B
Commissioner Karen Kraan	Electoral Area B

**DIRECTORS**

Roger Tierney	Electoral Area B, Director
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**STAFF**

Laura Christie	RDCK Planning Technician
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**PUBLIC**

Two unidentified members of the public joined via Webex

**7 out of 11 voting Commission/Committee members were present – quorum was met.**

**1. CALL TO ORDER**

Acting Chair Main called the meeting to order at 7:03 p.m.

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We would like to acknowledge that this meeting is being held on the unceded traditional territory of the Ktunaxa Nation and the Yaqan Nuʔkiy People.

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the April 23<sup>rd</sup>, 2024 Electoral Area B Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried**

**4. RECEIPT OF MINUTES**

The February 27<sup>th</sup>, 2024 Electoral Area B Advisory Planning and Heritage Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 Zoning Bylaw Amendments Referral – Small Scale Multi Unit Housing (SSMUH)**

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

-Several commissioners commented that the proposed bylaw amendments should only be accepted if the regulations implemented through the Agricultural Policy Review to restrict residential development in agricultural zones are maintained.

-Commissioner Meyer shared the view of the Creston Valley Agricultural Advisory Commission (CVAAC), stating the CVAAC wants housing unchanged in the Ag zones.

-General support was shown for bylaw amendments proposed for the Residential zones.

-The APHC would like further clarity on the proposed changes to the Agriculture zones.

-Staff noted that they will request more details on the Agricultural zones from Planner Dana Hawkins and provide the Area B APHC with her response.

**MOVED** and seconded,

AND Resolved that it be recommended to the Board:

That the Area B Advisory Planning and Heritage Commission **SUPPORT** the RDCK bylaw amendments as outlined in the March 28, 2024 referral package prepared by Dana Hawkins to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act, except for the amendments to the

agricultural zones; the group would like clarity on the proposed changes to the agricultural zones.

**Carried**

**6. PUBLIC TIME**

The Chair will call for questions from the public at 7:41 p.m.

- No questions from the public.

**7. NEXT MEETING**

The next Electoral Area B Advisory Planning and Heritage Commission Meeting is scheduled for May 28th, 2024 at 7:00pm.

- Director Tierney informed the members that Miriam Chatwin has resigned from the commission.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area B Advisory Planning and Heritage Commission meeting be adjourned at 7:44 p.m.

**Carried**

*Approved by*

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**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**CRESTON VALLEY AGRICULTURAL ADVISORY  
COMMISSION**

**OPEN MEETING MINUTES**

**7:00pm PST**  
**Monday, April 22<sup>nd</sup>, 2024**  
**Hybrid Meeting**

**In-Person Location:** Erickson Room, Creston and District Community Complex, Creston, BC

**COMMISSIONERS**

Commissioner Randy Meyer	Electoral Area B, Chair
Commissioner David Mutch	Electoral Area B
Commissioner Owen Edwards	Electoral Area B
Commissioner Dean Eastman	Electoral Area C
Commissioner Dale McNamar	Electoral Area C

**DIRECTORS**

Garry Jackman	Electoral Area A, Director
Roger Tierney	Electoral Area B, Director

**STAFF**

Sadie Chezenko	Planning Technician
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**5 out of 6 voting Commission/Committee members were present – quorum was met.**

**1. CALL TO ORDER**

Chair Meyer called the meeting to order at 7:06 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 April 22nd, 2024 Creston Valley Agricultural Advisory Commission meeting, be adopted with the addition of item 5.2.

**Carried**

**Add an item on bylaw enforcement**

**4. RECEIPT OF MINUTES**

The March 4<sup>th</sup>, 2024 Creston Valley Agricultural Advisory Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 Zoning Bylaw Amendments Referral – RDCK all zoned areas**

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

The following was discussed: the short time frame to review the provincial changes, concern about additional density, definitions of bed and breakfast, short term rentals and vacation rentals, water systems and water provisions, the response from the Agricultural Land Commission. The commission expressed that they did not want to see additional density on ag lands or changes that would undo the changes that were adopted as a result of the recent agricultural policy review.

**Moved** and seconded,

**AND Resolved** that it be recommended to the Board:

That the Creston Valley Agricultural Advisory Commission SUPPORT the proposed RDCK bylaw amendments, as applicable to Electoral Areas A, B and C, to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act given that for Ag zones:

- there are no changes to the maximum sizes of principal residences
- there are no changes to the maximum sizes of secondary suites
- there is no additional density proposed and;
- the spirit of the recent changes from the ag policy review (amending bylaws no. 2834, 2835, 2836) are maintained.

**Carried**

**5.2 Bylaw Enforcement Review**

The commission discussed the recent bylaw enforcement session including the following: the reactivity and challenge of doing Bylaw enforcement in the RDCK, the challenge of escalating bylaw enforcement to court injunctions, loopholes in the system, the value of fines, health and safety, the cost of demolition, the notice on title process and issues on and off Crown land.

**6. PUBLIC TIME**

The Chair will call for questions from the public at 9.00 p.m.

**7. NEXT MEETING**

The next Creston Valley Agricultural Advisory Commission Meeting is to be determined at a future date.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Creston Valley Agricultural Advisory Commission meeting be adjourned at 9:01 p.m.



**Agricultural Land Commission**  
 201 – 4940 Canada Way  
 Burnaby, British Columbia V5G 4K6  
 Tel: 604 660-7000 | Fax: 604 660-7033

May 3, 2024

Reply to the attention of Michael McBurnie  
 ALC Planning Review: 46858

Dana Hawkins  
 Planner, Regional District of Central Kootenay  
 plandept@rdck.bc.ca

**Re: Housing Zoning Amendments to align with Bill 44**

Thank you for forwarding a draft copy of the regional district-wide bylaw amendments for review and comment by the Agricultural Land Commission (the “ALC” or “Commission”). The following comments are provided to help ensure that the bylaw amendments are consistent with the purposes of the *Agricultural Land Commission Act* (the “ALCA”), the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The package of amendments proposes to update all comprehensive land use bylaws to align with provincial Bill 44 Housing Statutes (Residential Development). Bill 44 requires local governments to allow for a minimum of one secondary suite or one detached accessory dwelling unit in all restricted zones (ie. zones where the residential use is restricted to detached single-family dwellings).

ALC staff understand that almost all ALR land within the RDCK is designated “Agriculture” and the current bylaws generally permit one single detached residence plus one secondary suite per parcel. The result of the bylaw amendments is that all ALR land will now permit one single detached residence plus one “Accessory Dwelling Unit”, which could be either a secondary suite or an additional residence with a maximum gross floor area of 90 m<sup>2</sup>. There is also an allowance for additional farmworker housing if it is approved by the ALC. To this end, the amended bylaws state that the maximum residential density in the Agriculture zones will be “2 Dwelling Units not including a Farmworker Dwelling Unit.”

ALC staff understand that the bulk of the amendments are updates to definitions and wording and that there are no other substantive changes that affect ALR land.

The ALC Act and regulations currently permit a maximum of three residential units in the ALR:

- One principal residence up to 500 m<sup>2</sup>,
- One suite within the principal residence, and
- One additional residence up to 90 m<sup>2</sup> (on parcel up to 40 ha) or 186 m<sup>2</sup> (on parcels over 40 ha)



However, local governments have the ability to further restrict the number and size of residences in the ALR so long as it does not exceed what is permitted in the ALR.

As the proposed amendments fall within what is allowed in the ALC regulations and ALC staff have no concerns with the bylaw amendments.

One minor note, in the Area G bylaw, ALC staff noticed two references to the former "Agricultural Land Reserve Use, Subdivision and Procedures Regulation" in relation to definitions of *Farm Use* and *Non-Farm Use*. This is now the "Agricultural Land Reserve Use Regulation".

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The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3246 or by e-mail (ALC.Referrals@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Michael McBurnie, Regional Planner

Enclosure: Referral of Housing Zoning Amendments to align with Bill 44

CC: Ministry of Agriculture – Attention: Reed Bailey

46858m1

**From:** [Manda McIntyre](#)  
**To:** [Dana Hawkins](#); [Laura Christie](#)  
**Cc:** [Suzanne Nedham-McBriar](#); [Graham Gordon](#); [Gina Harding](#); [Erik Stout](#); [Chris Gainham](#); [John Purdy](#)  
**Subject:** RE: multi dwelling referral  
**Date:** May 3, 2024 3:32:48 PM  
**Attachments:** [RE Agency Referral - Bylaw Amendment Referral Form - Provincial Housing Changes .msg](#)

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Hi Dana,

Most of our concerns can also be taken account for under the BP applications too.

Building Department comments:

1. Spatial Separation and Limiting Distances:
  - a) Limiting distance and fire department response (9.10.15.3 BCBC) – the RDCK has volunteered fire departments resulting in a reduced response time, all spatial separation and limiting distances described in 9.10.14 shall be doubled.
  - b) with existing structures and D.U. on site the spatial requirements involving distances between buildings, type of construction, and type of cladding (*non-combustible* vs *combustible*), these requirements will be dictated or worked backwards from the existing. For example, if an existing home has non-combustible cladding and framing, and has 7% unprotected openings in the exposed building face (elevation that faces another buildings elevation or a property line), then the new building – if it is proposed to be of the same construction and cladding type with the same 7% openings would be required to be a minimum of 4.8m (2.4m for one building elevation to an imaginary line between the buildings, plus another 2.4m for the second building)
2. Fire Department access to buildings 9.10.20.3. & 3.2.5.6.(1) the BCBC Article 3.2.5.5.5. Access routes shall be provided to a building so that
  - a) for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.15.,
  - b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m, and
  - c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m
3. 3.2.5.6. Access Route Design
  - 1.) A portion of a roadway or yard provided as a required access route for fire department use shall
    - a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
    - b) have a centre-line radius not less than 12 m,
    - c) have an overhead clearance not less than 5 m,
    - d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
    - e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,

- f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
- g) be connected with a public thoroughfare. (See Note A-3.2.5.6.(1).)

2.) For buildings conforming to Article 3.2.2.50. or 3.2.2.58., no portion of the access route described in Sentence 3.2.2.10.(3) shall be more than 20 m below the uppermost floor level

4. A-3.2.5.6.(1) Fire Department Access Route. The design and construction of fire department access routes involves the consideration of many variables, some of which are specified in the requirements in the Code. All these variables should be considered in relation to the type and size of fire department vehicles available in the municipality or area where the building will be constructed. It is appropriate, therefore, that the local fire department be consulted prior to the design and construction of access routes.
5. Site water for suppression: please see attached FUS – Water supply for public fire protection in Canada and NFPA 1720 – standard for rural firefighting.
6. Other items that will be required prior to occupancy will be IHA approvals for sewerage and water, as well the resort operating permit.
7. The Building Department may request more documentation and clarification after the submission of the Building Permits (prior to issuance), upon review of your applications.

#### Other comments from the Team:

8. This may be a good time to discuss the zoning changes coming up soon as they will affect larger properties in the RDCK –the new zoning changes will only allow 2 dwelling units per lot. I (Suzanne) chatted with Dana about sending out a “courtesy letter” to large parcels that are co-ownership and have many owners on one property- ie Whatshan developments. Could we discuss this at the meeting too?
9. John Purdy’s feedback From the referral package (I’ve attached his whole response email to this email):

**IN GENERAL** (please refer to the table for detail) the RDCK proposes that residential zones with lot sizes 1 hectare (2.5 acres) or less in size allow a single detached home, duplex and/or secondary suite with a maximum density of 2 dwelling units. Residential zones with lot sizes over 1 hectare (2.5 acres) in size allow a single detached home, duplex, detached accessory dwelling unit (commonly known as a carriage house, cottage or garden suite) and/or secondary suite with a maximum density of 2 dwelling units. To implement this, other amendments such as to definitions, general use regulations, density provisions, and non-residential zones are proposed.

Currently, residential zones typically allow 1 principle use per Ha of minimum parcel area. This GENERAL statement suggests that a maximum of two dwelling units will be allowed on ANY residential parcel, which seems to be going the opposite direction of the legislative intent.

#### From the Concurrence Table:

10. Why are there three separate and conflicting definitions for Dwelling Unit?
- a. Pg 2 - Accessory Dwelling Unit definition b) has cooking, sleeping and bathroom facilities, and
  - b. Dwelling Unit definition: means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a
  - c. residence for no more than one household; **WHAT IS AN EATING FACILITY (I would suggest it is anywhere that you can eat, or a licensed commercial restaurant...) AND WHY IS IT DIFFERENT FROM ACCESSORY DWELLING UNIT? We are defining kitchen...use kitchen**
  - d. pg 5 PRINCIPAL DWELLING DEFINITION; and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle
  - e. *pg 4 KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances; Does this work?*
11. Should we also consider adding our popular (and highly restrictive) definition for “decommission” from the Area G zoning Bylaw? This is the only bylaw containing this definition, I don’t agree with cabinets, overheads make sense but not bases. I also don’t agree with “laundry facilities” but I’m pretty liberal (in respect of my generous nature, not my political views...shockingly)
- a. DECOMMISSION means the decommissioning of a dwelling where required and verified by the RDCK building authority and includes removal of the following: all kitchen facilities; Schedule B - Electoral Area ‘G’ Land Use Bylaw No. 2452, 2018 47 including cabinets, counter tops, sinks and associated plumbing; all kitchen appliances, including stoves, fan hoods, microwaves and hot plates; all 220 volt electrical connections for the kitchen; all laundry facilities and associated plumbing; and all bathroom fixtures including toilets, bathtub/shower facilities and associated plumbing;
12. DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction. I suggest “living independently in dwellings units fully separated either horizontally or vertically, or a combination thereto”. We may require more nuance to differentiate secondary suite from duplex.
13. Pg 7 – Consider reducing parking requirements for multi-unit residential – this is more of a general initiative to reduce cost and increase density, not really in our lane.
14. Pg 8 – Accessory Dwelling unit rules; 8m height is restrictive where the unit is above a garage, I suggest “except where located over a garage where the maximum height may be 9m” or something to that effect
15. Pg 12 – R2 as per **IN GENERAL** section above; a 20Ha R2 lot currently allows 20 1fam/2fam dwellings subject to servicing capacity. This is going backward for promoting additional housing.
- a. To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.

16. Pg 16 – allow detached accessory dwelling unit in all AG districts

Kind Regards,

**Manda McIntyre, RBO, Dipl. Arch. Tech. | Senior Building Official / Plumbing Official**  
**Phone:** 250.352.1500 | **Fax:** 250.352. 9300 | **Inspection Booking:** 250.352.8155

*Representing Diverse Communities in the Kootenays*

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**From:** Dana Hawkins <DHawkins@rdck.bc.ca>  
**Sent:** May 3, 2024 3:02 PM  
**To:** Manda McIntyre <MMcIntyre@rdck.bc.ca>  
**Subject:** RE: multi dwelling referral

OK the sooner the better as my RAC report was due on Wednesday. So hopefully no big issues. But I appreciate you taking a look and getting me your comments.

Cheers,

**Dana Hawkins MCIP, RPP | Planner**  
**Phone:** 250.352.8153 | **Fax:** 250.352.9300

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**From:** Manda McIntyre <MMcIntyre@rdck.bc.ca>  
**Sent:** May 3, 2024 12:03 PM  
**To:** Dana Hawkins <DHawkins@rdck.bc.ca>  
**Subject:** FW: multi dwelling referral

Hi Dana,

I have some comments from the BD side for the referral for multi residential areas. Sorry I forgot the deadline was Monday. Ill have it to you by the end of the day.

Kind Regards,

**Manda McIntyre, RBO, Dipl. Arch. Tech. | Senior Building Official / Plumbing Official**  
**Phone:** 250.352.1500 | **Fax:** 250.352. 9300 | **Inspection Booking:** 250.352.8155

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## Attachment 'B': Concurrence Table

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

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

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

		below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;	
Interpretation 17.0	DWELLING, MULTI-FAMILY means a building or portion thereof containing three (3) or more dwelling units;	<b>AMEND</b> MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;	Modernize definition.
Interpretation 17.0	DWELLING UNIT means one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit;	<b>AMEND</b> DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 17.0	FAMILY means one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying a dwelling unit; or not more than five (5) unrelated persons sharing a dwelling unit; or residents of a group home;	<b>AMEND</b> HOUSEHOLD means: a) a person; or b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or c) a group of not more than five persons, including boarders, who are not related by blood,	Household is a more modern term and will be used throughout the bylaw.



## Attachment 'B': Concurrence Table

		<p>marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or</p> <p>d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;</p> <p>in addition, a household may also include up to one housekeeper or nanny;</p>	
Interpretation 17.0	GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight (8) persons under care who operate as the functional equivalent of a <b>family</b> ; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;	<p><b>AMEND</b></p> <p>GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a <b>household</b>; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;</p>	Household is a more modern term and will be used throughout the bylaw.
Interpretation 17.0		<p><b>NEW</b></p> <p>KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking</p>	Important definition for enforcement on what constitutes a dwelling unit.

## Attachment 'B': Concurrence Table

		appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;	
Interpretation 17.0	PRINCIPAL DWELLING means a principal <b>residential</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not <b>a secondary or</b> accessory dwelling unit, or any vehicle.	<b>AMEND</b> PRINCIPAL DWELLING means a principal <b>dwelling</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;	Keep terminology consistent.
Interpretation 17.0	SHORT TERM RENTAL means the use of a <b>one-family dwelling or two-family dwelling</b> for temporary accommodation (less than 30 days) on a commercial basis;	<b>AMEND</b> SHORT TERM RENTAL means the use of a <b>dwelling unit</b> for temporary accommodation (periods less than 30 days) on a commercial basis;	Update terms.
Interpretation 17.0		<b>NEW</b> SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;	New definition to implement accessory dwelling unit regulations.
Interpretation 17.0	SLEEPING UNIT means either a unit in a residential care facility or a room without <b>cooking facilities</b> used for the temporary accommodation of travellers;	<b>AMEND</b> SLEEPING UNIT means either a unit in a residential care facility or a room without <b>a kitchen</b> used for the temporary accommodation of travellers;	Consistently use kitchen definition.
Site Areas 18.4	The minimum <b>parcel size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum <b>site area</b> of the zone in	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the	Use consistent terms when referring to subdivision.

## Attachment 'B': Concurrence Table

	which the parcel is located unless otherwise stated.	minimum <b>lot size</b> of the zone in which the parcel is located unless otherwise stated.	
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 18.10	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>site area</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	<b>AMEND</b> Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>lot size</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 18.11	Where it is not possible to create a lot that has the minimum <b>site area</b> required for a zone, the minimum <b>site area</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	<b>AMEND</b> Where it is not possible to create a lot that has the minimum <b>lot size</b> required for a zone, the minimum <b>lot size</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 18.12	The minimum <b>site area</b> for a lot created under sub-section 11 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	<b>AMEND</b> The minimum <b>lot size</b> for a lot created under sub-section 11 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 18.13	Despite sub-section 12, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>site area</b> .	<b>AMEND</b> Despite sub-section 12, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property	Use consistent terms when referring to subdivision.

## Attachment 'B': Concurrence Table

		owners to legitimize the structure as long as no lot is reduced in <b>lot size</b> .	
Off-Street Parking Standards 18.68	Required parking and associated manoeuvring aisles in all <b>multi-family residential</b> , commercial and industrial zones shall be surfaced with either asphalt or concrete pavement or a suitable alternative, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one (1) disabled person's parking space for every ten (10) parking spaces required.	<b>AMEND</b> Required parking and associated manoeuvring aisles in all <b>multi-unit housing</b> , commercial and industrial zones shall be surfaced with either asphalt or concrete pavement or a suitable alternative, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one disabled person's parking space for every ten parking spaces required.	Update term.
Off-Street Parking Standards 18.72	The maximum slope for the required off-street parking in all <b>multi-family residential</b> , commercial and industrial zones to accommodate more than three (3) spaces is 6%. The maximum slope applies only to the area that provides the required parking spaces and not to the driveway providing access to the required parking spaces.	<b>AMEND</b> The maximum slope for the required off-street parking in all <b>multi-unit housing</b> , commercial and industrial zones to accommodate more than three (3) spaces is 6%. The maximum slope applies only to the area that provides the required parking spaces and not to the driveway providing access to the required parking spaces.	Update term.
Off-Street Parking and Loading Space Requirements	Single-family 2 spaces per dwelling unit Two-family 2 spaces per dwelling unit /4 spaces total Multi-family Residential 1.2 spaces per dwelling unit	<b>AMEND</b> Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space Multi-Unit Housing 1.2 spaces per dwelling unit	Update terms and include requirements for accessory dwelling unit.
General Regulations for Landscaping 18.100	In a <b>multi-family residential</b> development including manufactured home parks, any part of a lot not used for structures and	<b>AMEND</b> In a <b>multi-unit residential</b> development including manufactured home parks, any part of a lot not used	Update term.

## Attachment 'B': Concurrence Table

	associated parking areas should be fully landscaped and properly maintained as a landscaping area, or as undisturbed forest.	for structures and associated parking areas should be fully landscaped and properly maintained as a landscaping area, or as undisturbed forest.	
General Regulations for Landscaping 18.100	At least 30 percent of the total area of any lot used for <b>multi-family residential</b> purposes shall be maintained as open space landscaped area in a permeable state.	<b>AMEND</b> At least 30 percent of the total area of any lot used for <b>multi-unit residential</b> purposes shall be maintained as open space landscaped area in a permeable state.	Update term.
Development Permit Variances 18.107	Pursuant to Section 498 of the Local Government Act variances to setback, height, landscaping or parking requirements may be approved by the Regional District in conjunction with the issuance of a Development Permit where community plan objectives for the form and character of commercial, industrial and <b>multi-family</b> developments can be achieved provided that no siting variances cross a property line.	<b>AMEND</b> Pursuant to Section 498 of the Local Government Act variances to setback, height, landscaping or parking requirements may be approved by the Regional District in conjunction with the issuance of a Development Permit where community plan objectives for the form and character of commercial, industrial and <b>multi-unit</b> developments can be achieved provided that no siting variances cross a property line.	Update term.
Accessory Dwelling Units 18.108		<b>NEW</b> An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> <li>a. The maximum number of accessory dwelling units per lot is one.</li> <li>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</li> </ul>	General regulations to apply to all zones permitting accessory dwelling units.

## Attachment 'B': Concurrence Table

		<ul style="list-style-type: none"> <li>c. Notwithstanding section 108(b) secondary suites are permitted on all lots.</li> <li>d. The maximum gross floor area is 90.0 square metres.</li> <li>e. The maximum height is 8.0 metres.</li> <li>f. The maximum number of storeys is 2.</li> <li>g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.</li> <li>h. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.</li> <li>i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</li> <li>j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</li> </ul>	
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## Attachment 'B': Concurrence Table

Suburban Residential (R1) Permitted Uses 19.1	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Accessory Dwelling</li> </ul>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> </ul>	Update terms.
Suburban Residential (R1) Development Regulations 19.2	<p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED</p> <p>Community Water and Sewer</p> <p>One-family 700 m2</p> <p>Two-family 1000 m2</p> <p>Community Water or Sewer</p> <p>One-family 0.2 hectares</p> <p>Two-family 0.4 hectares</p> <p>On Site Only</p> <p>One-family 1 hectare</p> <p>Two-family 1 hectare</p>	<p><b>AMEND</b></p> <p>The minimum lot size for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED</p> <p>Community Water and Sewer</p> <p>0.1 hectare</p> <p>Community Water or Sewer</p> <p>0.4 hectares</p> <p>On Site Only</p> <p>1.0 hectare</p>	As all lots are now required to permit 2 dwelling units, the lot sizes have been updated using minimum lot size.
Suburban Residential (R1) Development Regulations		<p><b>NEW</b></p> <p>The maximum density is 2 Dwelling Units.</p>	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.

## Attachment 'B': Concurrence Table

19.2B			
Suburban Residential (R1) Accessory Dwelling 19.13-16	<p>13. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single family dwelling subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> <li>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> </ul> <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p>	<b>DELETE</b>	See general use regulations 18.108.



## Attachment 'B': Concurrence Table

	16. Accessory dwellings shall not be used as tourist accommodation.		
Country Residential (R2) Permitted Uses 20.1	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> <li>- Horticulture</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Accessory Dwelling</li> <li>- Temporary Guest Accommodation</li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Temporary Guest Accommodation</li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	<p>Update terms.</p> <p>Delete additional reference to horticulture.</p>
Country Residential (R2) Development Regulations 20.2	The minimum site area for each permitted use shall be one (1) hectare.	<p><b>AMEND</b></p> <p>The minimum lot size is 1.0 hectare.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 20.2B		<p><b>NEW</b></p> <p>The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior	The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with	Use consistent terms.

## Attachment 'B': Concurrence Table

20.3	Health Authority, shall be 0.8 hectares.	the approval of the Interior Health Authority, shall be 0.8 hectares.	
Country Residential (R2) Accessory Dwelling 20.11-14	<p>11. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single family dwelling subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> <li>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> </ul> <p>12. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>13. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p>	<b>DELETE</b>	See general use regulations 108.18.

## Attachment 'B': Concurrence Table

	14. Accessory dwellings shall not be used as tourist accommodation.		
Rural Residential (R3) Permitted Uses 21.1	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	Updated terms and add accessory dwelling unit.
Rural Residential (R3) Development Regulations 21.2	The minimum site area for each permitted use shall be two (2) hectares.	<b>AMEND</b> The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 21.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.

## Attachment 'B': Concurrence Table

Rural Residential (R3) Development Regulations 21.6	Despite subsection 2, a manufactured home on a non-permanent foundation may be permitted in addition to a one-family dwelling.	<b>DELETE</b>	Replaced by accessory dwelling unit.
Rural Resource (R4) Permitted Uses 22.1	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- <b>One-family</b></li> <li>- <b>Two-family</b></li> </ul> <p>Horse Riding Stables and Boarding Stables Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- <b>Single Detached Housing</b></li> <li>- <b>Duplex Housing</b></li> </ul> <p>Horse Riding Stables and Boarding Stables Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	Updated terms and add accessory dwelling unit.
Rural Resource (R4) Development Regulations	The minimum site area for each permitted use shall be two (2) hectares.	<p><b>AMEND</b></p> <p>The minimum lot size is 2.0 hectares.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.

## Attachment 'B': Concurrence Table

22.2			
Rural Resource (R4) Development Regulations 22.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
<del>Multi-Family</del> Multi-Unit Residential (R6) Permitted Uses 24.1	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- <del>One-family</del></li> <li>- <del>Two-family</del></li> <li>- <del>Multiple Family</del></li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails)</li> <li>- Maintenance and Utility Buildings</li> </ul>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- <del>Single Detached Housing</del></li> <li>- <del>Duplex Housing</del></li> <li>- <del>Multi-Unit Housing</del></li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <del>Accessory Dwelling Unit</del></li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails)</li> <li>- Maintenance and Utility Buildings</li> </ul>	Updated terms and add accessory dwelling unit.
<del>Multi-Family</del> Multi-Unit Residential (R6) Development Regulations 24.2	<p>The minimum site area (per unit) for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED</p> <p>Community Water Supply and Community Water System</p> <p>One-family 700 m<sup>2</sup></p> <p>Two-family/Unit 500 m<sup>2</sup></p> <p>Multi-Family/Unit 300 m<sup>2</sup></p> <p>Community Water Supply Only</p> <p>One-family 0.2 hectare</p> <p>Two-family/Unit 0.4 hectare</p>	<p><b>AMEND</b></p> <p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED</p> <p>Community Water Supply and Community Water System</p> <p>Single Detached and Duplex Housing 0.1 hectare</p> <p>Multi-Unit/ Dwelling Unit 300 square metres</p> <p>Community Water Supply Only</p>	As all lots are now required to permit 2 dwelling units, the site areas have been updated.

## Attachment 'B': Concurrence Table

	Multi-Family/Unit 0.1 hectare  On Site Only One-family 1.0 hectare Two-family/Unit 0.75 hectare Multi-Family/Unit 0.4 hectare	Single Detached and Duplex Housing 0.8 hectare Multi-Unit/Dwelling Unit 0.1 hectare  On Site Only Single Detached and Duplex Housing 1.0 hectare Multi-Unit/Dwelling Unit 0.4 hectare	
<del>Multi-Family</del> Multi-Unit Residential (R6) Development Regulations 24.2B		<b>NEW</b> The minimum lot size for subdivision is 0.1 hectares.	Add clarity.
Agriculture 1 (AG1) Permitted Uses 25.1	... <b>Single Family Dwelling</b> ...	<b>AMEND</b> ... <b>Single Detached Housing</b> ...	Use consistent language.
Agriculture 1 (AG1) Development Regulations 25.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 1 (AG1) Development Regulations 25.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 185.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 185.0 square metres.	Use consistent language.
Agriculture 2 (AG2) Permitted Uses 26.1	... <b>Single Family Dwelling</b> ...	<b>AMEND</b> ... <b>Single Detached Housing</b> ...	Use consistent language.
Agriculture 2 (AG2)		<b>NEW</b>	Add clarity.

## Attachment 'B': Concurrence Table

Development Regulations 26.2B		The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	
Agriculture 2 (AG2) Development Regulations 26.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 300.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 300.0 square metres.	Use consistent language.
Neighbourhood Commercial (C1) Permitted Uses 27.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
General Commercial (C2) Permitted Uses 28.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Tourist Commercial (C3) Permitted Uses 29.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Light Industrial (M1) Permitted Uses 30.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Medium Industrial (M2) Permitted Uses 31.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Heavy Industrial (M3) Permitted Uses 32.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.

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		- business office	
Railway (RW) Permitted Uses 33.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - warehousing	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - warehousing	Update term.
Community Services (CS) Permitted Uses 34.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Park and Recreation (PR) Permitted Uses 35.1	Accessory Uses: - Accessory Buildings or Structures - <b>one dwelling unit</b> - concession booth - club house(s) - storage facilities	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - concession booth - club house(s) - storage facilities	Update term.
Quarry (Q) Permitted Uses 37.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Forest Resource (FR) Permitted Uses 38.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Environmental Reserve (ER) Permitted Uses 39.1	Accessory Uses: - Accessory Buildings or Structures - Interpretive facilities - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - Interpretive facilities - <b>Caretaker Suite</b>	Update term.



## Attachment 'B': Concurrence Table

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

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

## Attachment 'B': Concurrence Table

	six (6) years of age not forming part of the operator's <b>family</b> ;	six years of age not forming part of the operator's <b>household</b> ;	
Interpretation 15.0	DENSITY means density means the number of dwellings, visitor or resort accommodation units on a site expressed in units per acre or hectare, or alternatively as the site area required per dwelling unit;	<b>AMEND</b> DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;	Align with how bylaw calculates density.
Interpretation 15.0	DWELLING means one or more rooms that are self-contained, intended for domestic use as a residence by one or more persons, and containing kitchen, living, sleeping and sanitary facilities;	<b>DELETE</b>	Refer to Dwelling Unit definition.
Interpretation 15.0	DWELLING, ACCESSORY means a dwelling unit, either detached or attached, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath; common accessory dwellings include, but are not limited to, secondary suites, cottages, carriage houses and garage suites;	<b>AMEND</b> ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;	Updated and consistent definition across all bylaws.
Interpretation 15.0	DWELLING, ONE-FAMILY means a detached building used exclusively for occupancy by one (1) family;	<b>AMEND</b> SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite;	Clarify and modernize.

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

	emotional, and social needs of the residents;	to meet the physical, emotional, and social needs of the residents;	
Interpretation 15.0		<b>NEW</b> KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;	Important definition for enforcement on what constitutes a dwelling unit.
Interpretation 15.0	PRINCIPAL DWELLING means a principal <b>residential</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not a <b>secondary or</b> accessory dwelling unit, or any vehicle.	<b>AMEND</b> PRINCIPAL DWELLING means a principal <b>dwelling</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;	Keep terminology consistent.
Interpretation 15.0	SHORT TERM RENTAL means the use of a <b>one-family dwelling or two-family dwelling</b> for temporary accommodation (less than 30 days) on a commercial basis;	<b>AMEND</b> SHORT TERM RENTAL means the use of a <b>dwelling unit</b> for temporary accommodation (periods less than 30 days) on a commercial basis;	Update terms.
Interpretation 15.0	SLEEPING UNIT means either a unit in a residential care facility or a room without <b>cooking facilities</b> used for the temporary accommodation of travellers;	<b>AMEND</b> SLEEPING UNIT means either a unit in a residential care facility or a room without a <b>kitchen</b> used for the temporary accommodation of travellers;	Consistently use the kitchen definition.

## Attachment 'B': Concurrence Table

Interpretation 15.0		<b>NEW</b> SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling.	New definition to implement accessory dwelling unit regulations.
Site Areas 16.4	The minimum <b>parcel size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum <b>site area</b> of the zone in which the parcel is located unless otherwise stated.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum <b>lot size</b> of the zone in which the parcel is located unless otherwise stated.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 16.10	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>site area</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	<b>AMEND</b> Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>lot size</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 16.11	Where it is not possible to create a lot that has the minimum <b>site area</b> required for a zone, the minimum <b>site area</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	<b>AMEND</b> Where it is not possible to create a lot that has the minimum <b>lot size</b> required for a zone, the minimum <b>lot size</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 16.12	The minimum <b>site area</b> for a lot created under Section 16.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	<b>AMEND</b> The minimum <b>lot size</b> for a lot created under Section 16.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4	Use consistent terms when referring to subdivision.

## Attachment 'B': Concurrence Table

		hectares where not serviced by a community water system.	
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 16.13	Despite Section 16.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>site area</b> .	<b>AMEND</b> Despite Section 16.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>lot size</b> .	Use consistent terms when referring to subdivision.
Off-Street Parking and Loading Space Requirements	Single-family 2 spaces per dwelling unit Two-family 2 spaces per dwelling unit /4 spaces total Multi-family Residential 1.2 spaces per dwelling unit	<b>AMEND</b> Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space Multi-Unit Housing 1.2 spaces per dwelling unit	Update terms and include requirements for accessory dwelling unit.
Accessory Dwelling Units 16.108		<b>NEW</b> An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> <li>a. The maximum number of accessory dwelling units per lot is one.</li> <li>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</li> <li>c. Notwithstanding section 108(b) secondary suites are permitted an all lots.</li> <li>d. The maximum gross floor area is 90.0 square metres.</li> <li>e. The maximum height is 8.0 metres.</li> <li>f. The maximum number of storeys is 2.</li> </ul>	General regulations to apply to all zones permitting accessory dwelling units.

## Attachment 'B': Concurrence Table

		<p>g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.</p> <p>h. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.</p> <p>i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</p> <p>j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</p>	
<p>Suburban Residential (R1) Permitted Uses 17.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> </ul>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> </ul>	<p>Update terms.</p>



## Attachment 'B': Concurrence Table

	<ul style="list-style-type: none"> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Accessory Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> </ul>	
Suburban Residential (R1) Development Regulations 17.2	<p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer One-family 700 m2 Two-family 1000 m2</p> <p>Community Water or Sewer One-family 0.2 hectares Two-family 0.4 hectares</p> <p>On Site Only One-family 1 hectare Two-family 1 hectare</p>	<p><b>AMEND</b></p> <p>The minimum lot size for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer 0.1 hectare</p> <p>Community Water or Sewer 0.4 hectares</p> <p>On Site Only 1.0 hectare</p>	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.
Suburban Residential (R1) Development Regulations 17.2B		<p><b>NEW</b></p> <p>The maximum density is 2 Dwelling Units.</p>	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Suburban Residential (R1) Accessory Dwelling 17.13-16	13. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single	<b>DELETE</b>	See general use regulations 16.108.

## Attachment 'B': Concurrence Table

	<p>family dwelling subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> <li>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> </ul> <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>16. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Country Residential (R2) Permitted Uses 18.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> <li>Horticulture</li> </ul> <p>Accessory Uses:</p>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Accessory Uses:</p>	<p>Update terms.</p> <p>Delete duplicate of horticulture.</p>

## Attachment 'B': Concurrence Table

	<ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- <b>Horticulture</b></li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- <b>Accessory Dwelling</b></li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- <b>Horticulture</b></li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	
Country Residential (R2) Development Regulations 18.2	The minimum site area for each permitted use shall be one (1) hectare.	<b>AMEND</b> The minimum lot size is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 18.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 18.3	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.	The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.	Use consistent terms.
Country Residential (R2) Accessory Dwelling 18.11-14	11. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single	<b>DELETE</b>	See general use regulations 16.108.

## Attachment 'B': Concurrence Table

	<p>family dwelling subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> <li>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> </ul> <p>12. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>13. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>14. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Rural Residential (R3)</p> <p>Permitted Uses 19.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Horticulture</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horticulture</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p>	<p>Updated terms.</p>

## Attachment 'B': Concurrence Table

	<p>Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- <b>Accessory Dwelling</b></li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Farmworker Housing</li> </ul>	<p>Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Guest Accommodation</li> <li>- Temporary Farmworker Housing</li> </ul>	
Rural Residential (R3) Development Regulations 19.2	The minimum site area for each permitted use shall be two (2) hectares.	<p><b>AMEND</b></p> <p>The minimum lot size is 2.0 hectares.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 19.2B		<p><b>NEW</b></p> <p>The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 19.6	Despite subsection 2, a manufactured home on a non-permanent foundation may be permitted in addition to a one-family dwelling.	<b>DELETE</b>	Replaced by accessory dwelling unit.
Rural Residential (R3) Accessory Dwelling 19.13-16	13. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as	<b>DELETE</b>	See general use regulations 16.108.

## Attachment 'B': Concurrence Table

	<p>an accessory use to a single family dwelling subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> <li>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> </ul> <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>16. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Rural Resource (R4)</p> <p>Permitted Uses 20.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horse Riding Stables and Boarding Stables</p>	<p>Updated terms and add accessory dwelling unit.</p>

## Attachment 'B': Concurrence Table

	<p>Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>-Temporary Farmworker Housing</li> </ul>	<p>Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>-Temporary Farmworker Housing</li> </ul>	
Rural Resource (R4) Development Regulations 20.2	The minimum site area for each permitted use shall be two (2) hectares.	<b>AMEND</b> The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4) Development Regulations 20.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Multi-Unit Residential (R6) Permitted Uses 22.1	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- <b>One-family</b></li> <li>- <b>Two-family</b></li> <li>- <b>Multiple Family</b></li> </ul> <p>Accessory Uses:</p>	<p><b>AMEND</b> Dwellings:</p> <ul style="list-style-type: none"> <li>- <b>Single Detached Housing</b></li> <li>- <b>Duplex Housing</b></li> <li>- <b>Multi-Unit Housing</b></li> </ul>	Updated terms and add accessory dwelling unit.

## Attachment 'B': Concurrence Table

	<ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul>	Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul>	
Multi-Unit Residential (R6) Development Regulations 22.2	<p>The minimum site area (per unit) for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED</p> <p>Community Water Supply and Community Water System</p> <p>One-family 700 m<sup>2</sup></p> <p>Two-family/Unit 500 m<sup>2</sup></p> <p>Multi-Family/Unit 300 m<sup>2</sup></p> <p>Community Water Supply Only</p> <p>One-family 0.2 hectare</p> <p>Two-family/Unit 0.4 hectare</p> <p>Multi-Family/Unit 0.1 hectare</p> <p>On Site Only</p> <p>One-family 1.0 hectare</p> <p>Two-family/Unit 0.75 hectare</p> <p>Multi-Family/Unit 0.4 hectare</p>	<p><b>AMEND</b></p> <p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED</p> <p>Community Water Supply and Community Water System</p> <p>Single Detached and Duplex Housing 0.1 hectare</p> <p>Multi-Family/ Dwelling Unit 300 square metres</p> <p>Community Water Supply Only</p> <p>Single Detached and Duplex Housing 0.8 hectare</p> <p>Multi-Family/Dwelling Unit 0.1 hectare</p> <p>On Site Only</p> <p>Single Detached and Duplex Housing 1.0 hectare</p> <p>Multi-Family/Dwelling Unit 0.4 hectare</p>	As all lots are now required to permit 2 dwelling units, the site areas have been updated.
Multi-Unit Residential (R6) Development Regulations 22.2		<p><b>NEW</b></p> <p>The minimum lot size for subdivision is 0.1 hectares.</p>	Add clarity.
Agriculture 1 (AG1) Permitted Uses	<p>...</p> <p><b>Single Family Dwelling</b></p> <p>...</p>	<p><b>AMEND</b></p> <p>...</p> <p><b>Single Detached Housing</b></p>	Use consistent language.



## Attachment 'B': Concurrence Table

23.1		...	
Agriculture 1 (AG1) Development Regulations 23.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 1 (AG1) Development Regulations 23.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 300.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 300.0 square metres.	Use consistent language.
Agriculture 2 (AG2) Permitted Uses 24.1	... <b>Single Family Dwelling</b> ...	<b>AMEND</b> ... <b>Single Detached Housing</b> ...	Use consistent language.
Agriculture 2 (AG2) Development Regulations 24.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 2 (AG2) Development Regulations 24.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 300.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 300.0 square metres.	Use consistent language.
Agriculture 3 (AG3) Permitted Uses 25.1	... <b>Single Family Dwelling</b> ...	<b>AMEND</b> ... <b>Single Detached Housing</b> ...	Use consistent language.
Agriculture 3 (AG3) Development Regulations 25.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.

## Attachment 'B': Concurrence Table

Agriculture 3 (AG3) Development Regulations 25.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 375.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 375.0 square metres.	Use consistent language.
Neighbourhood Commercial (C1) Permitted Uses 26.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
General Commercial (C2) Permitted Uses 27.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Tourist Commercial (C3) Permitted Uses 28.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Light Industrial (M1) Permitted Uses 29.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Medium Industrial (M2) Permitted Uses 30.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Heavy Industrial (M3) Permitted Uses 31.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.

## Attachment 'B': Concurrence Table

Mixed Use Industrial (Airport) (M4) Permitted Uses 32.1	Accessory Uses: - Accessory Buildings or Structures - buildings and structures accessory to airports including sales of aircraft fuel, aircraft charter business, aircraft sales and repairs and flight training schools - <b>one dwelling unit</b>	Accessory Uses: - Accessory Buildings or Structures - buildings and structures accessory to airports including sales of aircraft fuel, aircraft charter business, aircraft sales and repairs and flight training schools - <b>Caretaker Suite</b>	Update term.
Railway (RW) Permitted Uses 34.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - warehousing	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - warehousing	Update term.
Community Services (CS) Permitted Uses 35.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Park and Recreation (PR) Permitted Uses 36.1	Accessory Uses: - Accessory Buildings or Structures - <b>one dwelling unit</b> - concession booth - club house(s) - storage facilities	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - concession booth - club house(s) - storage facilities	Update term.
Quarry (Q) Permitted Uses 38.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Forest Resource (FR) Permitted Uses 39.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.

## Attachment 'B': Concurrence Table

Environmental Reserve (ER) Permitted Uses 40.1	Accessory Uses: - Accessory Buildings or Structures - Interpretive facilities - One dwelling unit	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - Interpretive facilities - Caretaker Suite	Update term.
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## Attachment 'B': Concurrence Table

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

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

## Attachment 'B': Concurrence Table

	hectare, or alternatively as the site area required per dwelling unit;	expressed as a maximum number of units per lot, or alternatively as the site area required per unit;	
Interpretation 16.0	DWELLING means one or more rooms that are self-contained, intended for domestic use as a residence by one or more persons, and containing kitchen, living, sleeping and sanitary facilities;	<b>DELETE</b>	Refer to Dwelling Unit definition.
Interpretation 16.0	DWELLING, ACCESSORY means a dwelling unit, either detached or attached, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath; common accessory dwellings include, but are not limited to, secondary suites, cottages, carriage houses and garage suites;	<b>AMEND</b> ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;	Updated and consistent definition across all bylaws.
Interpretation 16.0	DWELLING, ONE-FAMILY means a detached building used exclusively for occupancy by one (1) family;	<b>AMEND</b> SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;	Clarify and modernize.
Interpretation 16.0	DWELLING, TWO-FAMILY means a detached building or pair of attached buildings used exclusively for occupancy by two (2) families living independently of each other;	<b>AMEND</b> DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above,	Clarify and modernize.

## Attachment 'B': Concurrence Table

		below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;	
Interpretation 16.0	DWELLING, MULTI-FAMILY means a building or portion thereof containing three (3) or more dwelling units;	<b>AMEND</b> MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;	Modernize definition.
Interpretation 16.0	DWELLING UNIT means one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit;	<b>AMEND</b> DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 16.0	FAMILY means one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying a dwelling unit; or not more than five (5) unrelated persons sharing a dwelling unit; or residents of a group home;	<b>AMEND</b> HOUSEHOLD means: a) a person; or b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or c) a group of not more than five persons, including boarders, who are not related by blood,	Household is a more modern term and will be used throughout the bylaw.

## Attachment 'B': Concurrence Table

		<p>marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or</p> <p>d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;</p> <p>in addition, a household may also include up to one housekeeper or nanny;</p>	
Interpretation 16.0	GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight (8) persons under care who operate as the functional equivalent of a <b>family</b> ; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;	<p><b>AMEND</b></p> <p>GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a <b>household</b>; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;</p>	Household is a more modern term and will be used throughout the bylaw.
Interpretation 16.0		<p><b>NEW</b></p> <p>KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking</p>	Important definition for enforcement on what constitutes a dwelling unit.



## Attachment 'B': Concurrence Table

		appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;	
Interpretation 16.0	PRINCIPAL DWELLING means a principal <b>residential</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not a <b>secondary or</b> accessory dwelling unit, or any vehicle.	<b>AMEND</b> PRINCIPAL DWELLING means a principal <b>dwelling</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;	Keep terminology consistent.
Interpretation 16.0	SHORT TERM RENTAL means the use of a <b>one-family dwelling or two-family dwelling</b> for temporary accommodation (less than 30 days) on a commercial basis;	<b>AMEND</b> SHORT TERM RENTAL means the use of a <b>dwelling unit</b> for temporary accommodation (periods less than 30 days) on a commercial basis;	Update terms.
Interpretation 16.0	SLEEPING UNIT means either a unit in a residential care facility or a room without <b>cooking facilities</b> used for the temporary accommodation of travellers;	<b>AMEND</b> SLEEPING UNIT means either a unit in a residential care facility or a room without a <b>kitchen</b> used for the temporary accommodation of travellers;	Consistently use kitchen definition.
Interpretation 16.0		<b>NEW</b> SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;	New definition to implement accessory dwelling unit regulations.
Site Areas 17.4	The minimum <b>parcel size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum <b>site area</b> of the zone in	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the	Use consistent terms when referring to subdivision.

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	which the parcel is located unless otherwise stated.	minimum <b>lot size</b> of the zone in which the parcel is located unless otherwise stated.	
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 17.10	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>site area</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	<b>AMEND</b> Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>lot size</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 17.11	Where it is not possible to create a lot that has the minimum <b>site area</b> required for a zone, the minimum <b>site area</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	<b>AMEND</b> Where it is not possible to create a lot that has the minimum <b>lot size</b> required for a zone, the minimum <b>lot size</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 17.12	The minimum <b>site area</b> for a lot created under Section 17.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	<b>AMEND</b> The minimum <b>lot size</b> for a lot created under Section 17.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 17.13	Despite Section 17.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>site area</b> .	<b>AMEND</b> Despite Section 17.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property	Use consistent terms when referring to subdivision.

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		owners to legitimize the structure as long as no lot is reduced in <b>lot size</b> .	
Off-Street Parking and Loading Space Requirements	Single-family 2 spaces per dwelling unit Two-family 2 spaces per dwelling unit /4 spaces total Multi-family Residential 1.2 spaces per dwelling unit	<b>AMEND</b> Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space Multi-Unit Housing 1.2 spaces per dwelling unit	Update terms and include requirements for accessory dwelling unit.
Accessory Dwelling Units 17.107		<b>NEW</b> An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> <li>a. The maximum number of accessory dwelling units per lot is one.</li> <li>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</li> <li>c. Notwithstanding section 107(b) secondary suites are permitted an all lots.</li> <li>d. The maximum gross floor area is 90.0 square metres.</li> <li>e. The maximum height is 8.0 metres.</li> <li>f. The maximum number of storeys is 2.</li> <li>g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on</li> </ul>	General regulations to apply to all zones permitting accessory dwelling units.

## Attachment 'B': Concurrence Table

		<p>the parcel unless a community sewer system is available in which case connection to the community sewer system is required.</p> <p>h. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.</p> <p>i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</p> <p>j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</p>	
<p>Suburban Residential (R1) Permitted Uses 18.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Accessory Dwelling</li> </ul>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Dwelling Unit</li> <li>- Accessory Tourist Accommodation</li> <li>- Day Care Facility</li> <li>- Home Based Business</li> <li>- Horticulture</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> </ul>	<p>Update terms.</p>

## Attachment 'B': Concurrence Table

Suburban Residential (R1) Development Regulations 18.2	<p>The minimum site area for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer One-family 700 m2 Two-family 1000 m2</p> <p>Community Water or Sewer One-family 0.2 hectares Two-family 0.4 hectares</p> <p>On Site Only One-family 1 hectare Two-family 1 hectare</p>	<p><b>AMEND</b></p> <p>The minimum lot size for the following uses shall be required as follows:</p> <p>LEVEL OF SERVICES PROVIDED Community Water and Sewer 0.1 ha</p> <p>Community Water or Sewer 0.4 hectares</p> <p>On Site Only 1.0 hectare</p>	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.
Suburban Residential (R1) Development Regulations 18.2B		<p><b>NEW</b></p> <p>The maximum density is 2 Dwelling Units.</p>	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Suburban Residential (R1) Development Regulations 18.13-16	<p>13. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single family dwelling subject to the following:</p> <p>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</p>	<b>DELETE</b>	See general use regulations 17.107.

## Attachment 'B': Concurrence Table

	<ul style="list-style-type: none"> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> <li>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> </ul> <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>16. Accessory dwellings shall not be used as tourist accommodation.</p>		
Country Residential (R2) Permitted Uses 19.1	Dwellings: - One-family - Two-family Horticulture  Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Day Care Facility - Home Based Business - Horticulture - Keeping of Farm Animals	<b>AMEND</b> Dwellings: - Single Detached Housing - Duplex Housing  Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Day Care Facility - Home Based Business - Horticulture - Keeping of Farm Animals	Update terms.  Remove duplicate of horticulture.

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	<ul style="list-style-type: none"> <li>- Sale of Site Grown Horticultural Produce</li> <li>- <b>Accessory Dwelling</b></li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	<ul style="list-style-type: none"> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Portable Sawmills (for processing of materials harvested on-site only)</li> </ul>	
Country Residential (R2) Development Regulations 19.2	The minimum site area for each permitted use shall be one (1) hectare.	<b>AMEND</b> The minimum lot size is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 19.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 19.3	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.	Use consistent terms.
Country Residential (R2) Accessory Dwelling 19.11-14	<p>15. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single family dwelling subject to the following:</p> <p>e. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</p>	<b>DELETE</b>	See general use regulations 17.107.

## Attachment 'B': Concurrence Table

	<p>f. a maximum gross floor area of 90 square meters (m2);</p> <p>g. the accessory dwelling shall not be a vehicle; and/or</p> <p>h. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</p> <p>16. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>17. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Rural Residential (R3)</p> <p>Permitted Uses</p> <p>20.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p> <p>Kennels</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Nurseries, Greenhouses and Florists</p> <p>Veterinary Clinics</p> <p>Accessory Uses:</p>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p> <p>Kennels</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Nurseries, Greenhouses and Florists</p> <p>Veterinary Clinics</p>	<p>Updated terms.</p>



## Attachment 'B': Concurrence Table

	<ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Daycare facility</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- <b>Accessory Dwelling</b></li> <li>- Portable Sawmills</li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Farmworker Housing</li> </ul>	<p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Daycare facility</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Horticultural Produce</li> <li>- Portable Sawmills</li> <li>- Small Scale Wood Product Manufacturing</li> <li>- Temporary Farmworker Housing</li> </ul>	
Rural Residential (R3) Development Regulations 20.2	The minimum site area for each permitted use shall be two (2) hectares.	<p><b>AMEND</b></p> <p>The minimum lot size is 2.0 hectares.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 20.2B		<p><b>NEW</b></p> <p>The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 20.5	Despite subsection 20.0 (2), a manufactured home on a non-permanent foundation may be permitted in addition to a one-family dwelling.	<b>DELETE</b>	Replaced by accessory dwelling unit.
Rural Residential (R3) Accessory Dwelling 20.13-16	13. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single	<b>DELETE</b>	See general use regulations 17.107.

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	<p>family dwelling subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> <li>d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> </ul> <p>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</p> <p>16. Accessory dwellings shall not be used as tourist accommodation.</p>		
<p>Rural Resource (R4)</p> <p>Permitted Uses 21.1</p>	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- One-family</li> <li>- Two-family</li> </ul> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p> <p>Kennels</p>	<p><b>AMEND</b></p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>- Single Detached Housing</li> <li>- Duplex Housing</li> </ul> <p>Horse Riding Stables and Boarding Stables</p> <p>Horticulture</p>	<p>Updated terms and add accessory dwelling unit.</p>

## Attachment 'B': Concurrence Table

	<p>Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> <li>- Child Care Facility</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>-Temporary Farmworker Housing</li> </ul>	<p>Kennels Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics</p> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Child Care Facility</li> <li>- Home Based Business</li> <li>- Keeping of Farm Animals</li> <li>- Sale of Site Grown Agricultural Produce</li> <li>- Portable Sawmills</li> <li>-Temporary Farmworker Housing</li> </ul>	
Rural Resource (R4) Development Regulations 21.2	The minimum site area for each permitted use shall be two (2) hectares.	<b>AMEND</b> The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4) Development Regulations 21.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Multi-Family Unit Residential (R6) Permitted Uses 23.1	<p>Dwellings:</p> <ul style="list-style-type: none"> <li>- <b>One-family</b></li> <li>- <b>Two-family</b></li> <li>- <b>Multiple Family</b></li> </ul> <p>Accessory Uses:</p>	<p><b>AMEND</b> Dwellings:</p> <ul style="list-style-type: none"> <li>- <b>Single Detached Housing</b></li> <li>- <b>Duplex Housing</b></li> <li>- <b>Multi-Unit Housing</b></li> </ul>	Updated terms and add accessory dwelling unit.

## Attachment 'B': Concurrence Table

	<ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul>	Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Accessory Dwelling Unit</b></li> <li>- Accessory Tourist Accommodation</li> <li>- Home Based Business</li> </ul>	
Multi-Family Unit Residential (R6) Permitted Uses 23.2	The minimum site area (per unit) for the following uses shall be required as follows: <b>LEVEL OF SERVICES PROVIDED</b> Community Water Supply and Community Water System One-family 700 m <sup>2</sup> Two-family/Unit 500 m <sup>2</sup> Multi-Family/Unit 300 m <sup>2</sup>  Community Water Supply Only One-family 0.2 hectare Two-family/Unit 0.4 hectare Multi-Family/Unit 0.1 hectare  On Site Only One-family 1.0 hectare Two-family/Unit 0.75 hectare Multi-Family/Unit 0.4 hectare	<b>AMEND</b> The minimum site area for the following uses shall be required as follows: <b>LEVEL OF SERVICES PROVIDED</b> Community Water Supply and Community Water System Single Detached and Duplex Housing 0.1 hectare Multi-Family/ Dwelling Unit 300 square metres  Community Water Supply Only Single Detached and Duplex Housing 0.8 hectare Multi-Family/Dwelling Unit 0.1 hectare  On Site Only Single Detached and Duplex Housing 1.0 hectare Multi-Family/Dwelling Unit 0.4 hectare	As all lots are now required to permit 2 dwelling units, the site areas have been updated.
Multi-Family Unit Residential (R6) Permitted Uses 23.5		<b>NEW</b> The minimum lot size for subdivision is 0.1 hectares.	Add clarity.
Agriculture 1 (AG1) Permitted Uses	... <b>Single Family Dwelling</b> ...	<b>AMEND</b> ... <b>Single Detached Housing</b>	Use consistent language.

## Attachment 'B': Concurrence Table

24.1		...	
Agriculture 1 (AG1) Development Regulations 24.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 1 (AG1) Development Regulations 24.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 300.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 300.0 square metres.	Use consistent language.
Agriculture 2 (AG2) Permitted Uses 25.1	... <b>Single Family Dwelling</b> ...	<b>AMEND</b> ... <b>Single Detached Housing</b> ...	Use consistent language.
Agriculture 2 (AG2) Development Regulations 25.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 2 (AG2) Development Regulations 25.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 300.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 300.0 square metres.	Use consistent language.
Agriculture 3 (AG3) Permitted Uses 26.1	... <b>Single Family Dwelling</b> ...	<b>AMEND</b> ... <b>Single Detached Housing</b> ...	Use consistent language.
Agriculture 3 (AG3) Development Regulations 26.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.

## Attachment 'B': Concurrence Table

Agriculture 3 (AG3) Development Regulations 26.6	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 375.0 square metres.	The Maximum Gross Floor Area of the <b>Single Detached Housing</b> is 375.0 square metres.	Use consistent language.
Neighbourhood Commercial (C1) Permitted Uses 27.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
General Commercial (C2) Permitted Uses 28.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b>	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b>	Update term.
Light Industrial (M1) Permitted Uses 29.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Medium Industrial (M2) Permitted Uses 30.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Heavy Industrial (M3) Permitted Uses 31.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Quarry (Q) Permitted Uses 32.1	Accessory Uses: - Accessory Buildings or Structures - <b>One dwelling unit</b> - business office	<b>AMEND</b> Accessory Uses: - Accessory Buildings or Structures - <b>Caretaker Suite</b> - business office	Update term.
Railway (RW)	Accessory Uses:	<b>AMEND</b>	Update term.

## Attachment 'B': Concurrence Table

Permitted Uses 33.1	<ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>One dwelling unit</b></li> <li>- warehousing</li> </ul>	Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Caretaker Suite</b></li> <li>- warehousing</li> </ul>	
Community Services (CS) Permitted Uses 34.1	Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>one dwelling unit</b></li> <li>- accessory tourist accommodation</li> <li>- accessory agri-tourism</li> <li>- therapeutic and public horseback riding</li> <li>- small-scale food processing</li> <li>- retail sales and manufacturing of heritage products</li> </ul>	<b>AMEND</b> Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Caretaker Suite</b></li> <li>- accessory tourist accommodation</li> <li>- accessory agri-tourism</li> <li>- therapeutic and public horseback riding</li> <li>- small-scale food processing</li> <li>- retail sales and manufacturing of heritage products</li> </ul>	Update term.
Park and Recreation (PR) Permitted Uses 35.1	Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>one dwelling unit</b></li> <li>- concession booth</li> <li>- club house(s)</li> <li>- storage facilities</li> </ul>	<b>AMEND</b> Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Caretaker Suite</b></li> <li>- concession booth</li> <li>- club house(s)</li> <li>- storage facilities</li> </ul>	Update term.
Forest Resource (FR) Permitted Uses 37.1	Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>One dwelling unit</b></li> </ul>	<b>AMEND</b> Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- <b>Caretaker Suite</b></li> </ul>	Update term.
Environmental Reserve (ER) Permitted Uses 38.1	Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Interpretive facilities</li> <li>- <b>One dwelling unit</b></li> </ul>	<b>AMEND</b> Accessory Uses: <ul style="list-style-type: none"> <li>- Accessory Buildings or Structures</li> <li>- Interpretive facilities</li> <li>- <b>Caretaker Suite</b></li> </ul>	Update term.

## Attachment 'B': Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Interpretation 21.0		<b>NEW</b> ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;	New definition to facilitate additional forms besides secondary suites.
Interpretation 21.0	BED AND BREAKFAST means an accessory use located wholly within a principal single family dwelling that provides temporary lodging for tourists and visitors;	<b>AMEND</b> BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;	Updated terms.
Interpretation 21.0		<b>NEW</b> CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;	Clarify the accessory residential use in industrial and commercial zones.
Interpretation 21.0	DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven (7) or more children under	<b>AMEND</b> DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven or more children under	Household is a more modern term and will be used throughout the bylaw.



## Attachment 'B': Concurrence Table

	six (6) years of age not forming part of the operator's <b>family</b> ;	six years of age not forming part of the operator's <b>household</b> ;	
Interpretation 21.0	DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed in units per <b>acre or</b> hectare, or alternatively as the site area required per <b>dwelling unit</b> ;	<b>AMEND</b> DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;	Amend definition to align with how density is calculated within this bylaw.
Interpretation 21.0	<b>DWELLING, MULTI-FAMILY</b> means a detached building, used exclusively for residential purposes, consisting of three (3) or more dwelling units, either with private individual access or common access intended to be used as a residence by three (3) or more <b>families</b> living independently of each other;	<b>AMEND</b> <b>MULTI-UNIT HOUSING</b> means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more <b>households</b> living independently of each other;	Modernize definition.
Interpretation 21.0	DWELLING, ONE-FAMILY means a detached building used exclusively for residential purposes, consisting of one (1) dwelling unit used or intended to be used as the residence of one (1) family;	<b>AMEND</b> SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;	Clarify and modernize.
Interpretation 21.0	DWELLING, TWO-FAMILY means a detached building used exclusively for residential purposes, as a duplex or dwelling separated by a common wall or floor where one unit may be a secondary suite intended to be used	<b>AMEND</b> DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type	Clarify and modernize.

## Attachment 'B': Concurrence Table

	as a residence by two (2) families living independently of each other;	of development is designed and constructed as two dwelling units at initial construction;	
Interpretation 21.0	DWELLING UNIT means one (1) or more rooms in a detached building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) family;	<b>AMEND</b> DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 21.0		<b>NEW</b> HOUSEHOLD means: a) a person; or b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or	Household is a more modern term and will be used throughout the bylaw.

## Attachment 'B': Concurrence Table

		<p>associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;</p> <p>in addition, a household may also include up to one housekeeper or nanny;</p>	
Interpretation 21.0	HOUSEKEEPING UNIT means a room with <b>cooking facilities</b> used for the temporary accommodation of travellers;	<p><b>AMEND</b></p> <p>HOUSEKEEPING UNIT means a room with <b>a kitchen</b> used for the temporary accommodation of travellers;</p>	Consistently use kitchen definition.
Interpretation 21.0		<p><b>NEW</b></p> <p>PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;</p>	Define term used currently in bylaw.
Interpretation 21.0	SECONDARY SUITE means a dwelling unit contained within a building containing only one other dwelling unit and having a total floor space of not more than 90 square metres in area or 40% of the habitable floor space of the building;	<p><b>AMEND</b></p> <p>SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;</p>	Update to align with new accessory dwelling regulations.
Interpretation 21.0	SLEEPING UNIT means either a unit in a residential care facility or a room without <b>cooking facilities</b> used for the temporary accommodation of travellers;	<p><b>AMEND</b></p> <p>SLEEPING UNIT means either a unit in a residential care facility or a room without <b>a kitchen</b> used for the</p>	Consistently use kitchen definition.

## Attachment 'B': Concurrence Table

		temporary accommodation of travellers;	
Site Areas 22.4	The minimum <b>parcel size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.	<b>AMEND</b> The minimum <b>lot area</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.	Use the defined term 'minimum lot area' consistently throughout bylaw.
Reduction of Minimum Site Lot Areas 22.9	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>site area</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>lot area</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	Use the defined term 'minimum lot area' consistently throughout bylaw.
Reduction of Minimum Site Lot Areas 22.10	Where it is not possible to create a lot that has the minimum <b>site area</b> required for a zone, the minimum <b>site area</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	Where it is not possible to create a lot that has the minimum <b>lot area</b> required for a zone, the minimum <b>lot area</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	Use the defined term 'minimum lot area' consistently throughout bylaw.
Reduction of Minimum Site Lot Areas 22.11	The minimum <b>site area</b> for a lot created under sub-section 10 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	The minimum <b>lot area</b> for a lot created under sub-section 10 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	Use the defined term 'minimum lot area' consistently throughout bylaw.

## Attachment 'B': Concurrence Table

Reduction of Minimum Site Areas-Lot Sizes 18.12	Despite sub-section 11, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>site area</b> .	<b>AMEND</b> Despite sub-section 11, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>lot area</b> .	Use consistent terms when referring to subdivision.
Off Street Parking Requirements Residential	Dwelling (one family) 2 spaces per dwelling unit Dwelling (two family) 2 spaces per dwelling unit Dwelling (multi-family) 1.5 spaces per dwelling unit	<b>Single Detached Housing</b> 2 spaces <b>Duplex Housing</b> 4 spaces <b>Accessory Dwelling Unit</b> 1 space <b>Multi-Unit Housing</b> 1.5 spaces per dwelling unit	Updated terms and include accessory dwelling units.
Accessory Dwelling Units 22.46		<b>NEW</b> An accessory dwelling unit is subject to the following regulations: <ul style="list-style-type: none"> <li>a. The maximum number of accessory dwelling units per lot is one.</li> <li>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</li> <li>c. Notwithstanding section 46(b) secondary suites are permitted on all lots.</li> <li>d. The maximum gross floor area is 90.0 square metres.</li> <li>e. The maximum height is 8.0 metres.</li> <li>f. The maximum number of storeys is 2.</li> <li>g. An accessory dwelling unit must be serviced by an on-site</li> </ul>	New regulations for accessory dwelling units.

## Attachment 'B': Concurrence Table

		<p>sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.</p> <p>h. An accessory dwelling unit is not permitted to be used as a bed and breakfast or a vacation rental.</p> <p>i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</p> <p>j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</p>	
<p>Town-Site Residential R1 Permitted Uses Table 23.1</p>	<p>Permitted uses, buildings and structures:</p> <p>Principal Uses</p> <p>Dwelling, One Family</p> <p>Dwelling, Two Family</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Bed and Breakfast Accommodation see Section 22(22)</p> <p>Home-based Business see Section 22(21)</p>	<p><b>AMEND</b></p> <p>Permitted uses, buildings and structures:</p> <p>Principal Uses</p> <p>Single Detached Housing</p> <p>Duplex Housing</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwelling Unit see Section 22(46)</p>	<p>Updated terms and include accessory dwelling units.</p>

## Attachment 'B': Concurrence Table

	Horticulture Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)	Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Horticulture Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)	
Town-Site Residential R1 Development Regulations Table 23.2	Minimum site area for each Principal Use: Community Water System and Community Wastewater System 0.1 hectares  Community Water System and On-site Wastewater Disposal 0.2 hectares  Individual Water Source and Community Wastewater System 0.2 hectares  Individual Water Source and On-site Wastewater Disposal 1.0 hectares	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Town-Site Residential R1 Development Regulations Table 23.9	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.
Country Residential R2 Permitted Uses Table	Permitted uses, buildings and structures: Principal Uses <b>Dwelling, One Family</b>	<b>AMEND</b> Permitted uses, buildings and structures: Principal Uses	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

24.1	<p>Dwelling, Two Family Horticulture</p> <p>Accessory Uses Accessory Building or Structures Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)</p>	<p>Single Detached Housing Duplex Housing Horticulture</p> <p>Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)</p>	
Country Residential Development Regulations Table 24.2	Minimum site area for each Principal Use 1.0 hectares	<p><b>AMEND</b> The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential Development Regulations Table 24.9	Minimum <b>site area</b> for Subdivision:	<p><b>AMEND</b> Minimum <b>lot area</b> for Subdivision:</p>	Correct term.
Rural Residential R3 Permitted Uses Table 25.1	<p>Permitted uses, buildings and structures: Principal Uses Dwelling, One Family Dwelling, Two Family Horticulture Outdoor Recreational Activities</p>	<p><b>AMEND</b> Permitted uses, buildings and structures: Principal Uses Single Detached Housing Duplex Housing Horticulture</p>	Updated terms and include accessory dwelling units.



## Attachment 'B': Concurrence Table

	<p>Parks Resource Based Activities</p> <p>Accessory Uses Accessory Building or Structures Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)</p>	<p>Outdoor Recreational Activities Parks Resource Based Activities</p> <p>Accessory Uses Accessory Building or Structures <b>Accessory Dwelling Unit see Section 22(46)</b> Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)</p>	
Rural Residential R3 Development Regulations Table 25.2	Minimum site area for each Principal Use 2.0 hectares	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential R3 Development Regulations Table 25.8	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.
Town-Site Commercial C1 Permitted Uses Table 26.1	<p>Accessory Uses Accessory Building or Structures <b>One Dwelling Unit</b></p>	<p><b>AMEND</b> Accessory Uses Accessory Building or Structures <b>Caretaker Suite</b></p>	Clarify the accessory residential use in industrial and commercial zones.
Town-Site Commercial C1	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.

## Attachment 'B': Concurrence Table

Development Regulations Table 26.9			
Tourist Commercial C2 Permitted Uses Table 27.1	Accessory Uses Accessory Building or Structures <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses Accessory Building or Structures <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Tourist Commercial C2 Development Regulations Table 27.9	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.
Ainsworth Resort Commercial C3 Permitted Uses Table 28.1	Accessory Uses Accessory Building or Structures <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses Accessory Building or Structures <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Ainsworth Resort Commercial C3 Development Regulations Table 28.9	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.
Community Service CS Development Regulations Table 29.9	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.
Parks and Recreation PR	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.

## Attachment 'B': Concurrence Table

Development Regulations Table 30.9			
Parks and Recreation Ainsworth Resort PR1 Development Regulations Table 31.9	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.
Environmental Reserve ER Development Regulations Table 32.7	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.
Resource Area RA Development Regulations Table 33.7	Minimum <b>site area</b> for Subdivision:	<b>AMEND</b> Minimum <b>lot area</b> for Subdivision:	Correct term.

## Attachment 'B': Concurrence Table

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

Section Number	Existing Item / Wording	Change	Rationale
Interpretation 17.0		<b>NEW</b> BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;	Updated to add clarity to accessory tourist accommodation.
Interpretation 17.0		<b>NEW</b> CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;	Clarify the accessory residential use in industrial and commercial zones.
Interpretation 17.0	DAY CARE FACILITY means a building licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven (7) or more children under six (6) years of age not forming part of the operator's <b>family</b> . Care of less than seven (7) children under six (6) years of age is considered under home based business regulations;	<b>AMEND</b> DAY CARE FACILITY means a building licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven or more children under six years of age not forming part of the operator's <b>household</b> . Care of less than seven children under six years of age is considered under home based business regulations;	Household is a more modern term and will be used throughout the bylaw.
Interpretation		<b>NEW</b>	Add clarity.

## Attachment 'B': Concurrence Table

17.0		DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;	
Interpretation 17.0	DWELLING, ACCESSORY means a dwelling unit, either detached or attached, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath. Common accessory dwellings include, but are not limited to: secondary suites, cottages, carriage houses and garage suites;	<b>AMEND</b> ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;	Updated and consistent definition across all bylaws.
Interpretation 17.0	DWELLING, MULTI-FAMILY means a detached building, used exclusively for residential purposes, consisting of three (3) or more dwelling units, either with private individual access or common access intended to be used as a residence by three (3) or more <b>families</b> living independently of each other;	<b>AMEND</b> <b>MULTI-UNIT HOUSING</b> means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more <b>households</b> living independently of each other;	Modernize definition.
Interpretation 17.0	DWELLING, ONE FAMILY means a detached building used exclusively for residential purposes, consisting of one dwelling unit used or intended to be used as the residence of one (1) family;	<b>AMEND</b> SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite.	Clarify and modernize.

## Attachment 'B': Concurrence Table

		This use includes manufactured homes;	
Interpretation 17.0	DWELLING, TWO FAMILY means a detached building used exclusively for residential purposes, as a duplex or dwelling separated by a common wall or floor where one unit may be a secondary suite intended to be used as a residence by two (2) families living independently of each other;	<b>AMEND</b> DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;	Clarify and modernize.
Interpretation 17.0	DWELLING UNIT means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities; and includes: manufactured homes, mobile homes, tiny homes, shipping containers, suites and any other structures to be used as a dwelling unit;	<b>AMEND</b> DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 17.0		<b>NEW</b> HOUSEHOLD means: a) a person; or b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or c) a group of not more than five persons, including boarders,	Household is a more modern term and will be used throughout the bylaw.

## Attachment 'B': Concurrence Table

		<p>who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or</p> <p>d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;</p> <p>in addition, a household may also include up to one housekeeper or nanny;</p>	
Interpretation 17.0		<p><b>NEW</b></p> <p>PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;</p>	Define term used currently in bylaw.
Interpretation 17.0		<p><b>NEW</b></p> <p>PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used;</p>	Define term used currently in bylaw.

## Attachment 'B': Concurrence Table

Interpretation 17.0	SECONDARY SUITE means a dwelling unit having a total floor space of not more than 90 square metres in area or 40% of the habitable floor space of the building, located within a building of residential occupancy and containing only one other dwelling unit located in any part of a building which is a single real estate entity;	<b>AMEND</b> SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;	Clarify and modernize.
Interpretation 17.0	SLEEPING UNIT means either a unit in a residential care facility or a room without <b>cooking facilities</b> used for the temporary accommodation of travellers;	<b>AMEND</b> SLEEPING UNIT means either a unit in a residential care facility or a room without <b>a kitchen</b> used for the temporary accommodation of travellers;	Consistently use kitchen definition.
Permitted and Prohibited Uses 18.13	The minimum <b>site area</b> for a lot subdivided under Section 514 of the Local Government Act shall be the minimum lot area of the zone in which the lot is located unless otherwise stated.	<b>AMEND</b> The minimum <b>lot area</b> for a lot subdivided under Section 514 of the Local Government Act shall be the minimum lot area of the zone in which the lot is located unless otherwise stated.	Use consistent terms when referring to subdivision.
Density Regulations 18.16	Where two or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum <b>site area</b> required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application as long as no new lot created is smaller than any previously existing lot.	<b>AMEND</b> Where two or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum <b>lot area</b> required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application as long as no new lot created is smaller than any previously existing lot.	Use consistent terms when referring to subdivision.
Density Regulations 18.17	Where it is not possible to create a lot that has the minimum <b>site area</b> required for a zone, the minimum	<b>AMEND</b> Where it is not possible to create a lot that has the minimum <b>lot area</b>	Use consistent terms when referring to subdivision.



## Attachment 'B': Concurrence Table

	<p>site area requirement will be reduced where the proposed subdivision involves any one of the following and meets regional health authority requirements:</p>	<p>required for a zone, the minimum lot area requirement will be reduced where the proposed subdivision involves any one of the following and meets regional health authority requirements:</p>	
<p>Density Regulations 18.18</p>	<p>The minimum site area for a lot created under Section 16 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.</p>	<p><b>AMEND</b> The minimum lot area for a lot created under Section 16 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.</p>	<p>Use consistent terms when referring to subdivision.</p>
<p>Density Regulations 18.19</p>	<p>Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in site area.</p>	<p><b>AMEND</b> Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area.</p>	<p>Use consistent terms when referring to subdivision.</p>
<p>Accessory Dwelling 18.37-38</p>	<p>37. Subject to approval from the regional health authority for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two family dwelling, depending on the level of servicing, and can be either attached or</li> </ul>	<p><b>AMEND</b> An accessory dwelling unit is subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a. The maximum number of accessory dwelling units per lot is one.</li> <li>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</li> <li>c. Notwithstanding section 37(b) secondary suites are permitted an all lots.</li> </ul>	<p>Update.</p>

## Attachment 'B': Concurrence Table

	<p>detached from the principal dwelling;</p> <p>b. the maximum gross floor area is limited to 90 square metres; and</p> <p>c. the accessory dwelling shall not be a recreational vehicle or other vehicle.</p> <p>38. One (1) additional off street parking space must be provided for an accessory dwelling</p>	<p>d. The maximum gross floor area is 90.0 square metres.</p> <p>e. The maximum height is 8.0 metres.</p> <p>f. The maximum number of storeys is 2.</p> <p>g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.</p> <p>h. An accessory dwelling unit is not permitted to be used as a bed and breakfast or a vacation rental.</p> <p>i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</p> <p>j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</p>	
Accessory Tourist Accommodation 18.41.a	operations shall be confined to the principal dwelling <b>or to an accessory dwelling;</b>	<b>AMEND</b> operations shall be confined to the principal dwelling;	Clarify the intent of Bed and Breakfasts versus Short Term Rentals.

## Attachment 'B': Concurrence Table

Off-Street Parking and Loading Facilities 18.54	Dwelling (one family) 2 spaces per dwelling unit Dwelling (two-family) 2 spaces per dwelling unit Dwelling (multi-family) 1.5 spaces per dwelling unit Dwelling (accessory) 1 space per dwelling unit	<b>AMEND</b> Single Detached Housing 2 spaces Duplex Housing 4 spaces Multi-Unit Housing 1.5 spaces per dwelling unit Accessory Dwelling Unit 1 space	Update terms.
Town-Site Residential (R1) Permitted Uses Table 19.1	Principal Uses <b>Dwelling, One Family</b> <b>Dwelling, Two Family</b> <b>Dwelling, Multi-Family</b>  Accessory Uses Accessory Building or Structures <b>Accessory Dwellings</b> Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals	<b>AMEND</b> Principal Uses <b>Single Detached Housing</b> <b>Duplex Housing</b> <b>Multi-Unit Housing</b>  Accessory Uses Accessory Building or Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals	Update terms.
Town-Site Residential (R1) Development Regulations Table 19.2	Minimum site area for each Principal Use: Community Water System and Community Wastewater System 0.1 hectares  Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System 0.2 hectares	<b>AMEND</b> Minimum site area for each Principal Use: Community Water System and Community Wastewater System: Single Detached Housing or Duplex Housing 0.1 hectare Multi-Unit Housing 300 square metres per unit  Community Water System and On-site Wastewater Disposal or Individual	Adjust site area to reflect permitted densities.

## Attachment 'B': Concurrence Table

	Individual Water Source and On-site Wastewater Disposal 1.0 hectares	<p>Water Source and Community Wastewater System: Single Detached Housing or Duplex Housing 0.8 hectare Multi-Unit Housing 0.1 hectare per unit</p> <p>Individual Water Source and On-site Wastewater Disposal: Single Detached Housing or Duplex Housing 1.0 hectare Multi-Unit Housing 0.4 hectare per unit</p>	
Country Residential (R2) Permitted Uses Table 20.1	<p>Principal Uses <b>Dwelling, One Family</b> <b>Dwelling, Two Family</b></p> <p>Accessory Uses Accessory Building or Structures <b>Accessory Dwellings with the exception of Hall Siding</b> Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals</p>	<p><b>AMEND</b> Principal Uses <b>Single Detached Housing</b> <b>Duplex Housing</b></p> <p>Accessory Uses Accessory Building or Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals</p>	Update terms and permit an accessory dwelling unit everywhere.
Country Residential (R2) Development Regulations Table 20.2	Minimum lot area for each Principal Use 1.0 hectares	<p><b>AMEND</b> The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3)	Principal Uses Cabin	<p><b>AMEND</b> Principal Uses</p>	Update terms.

## Attachment 'B': Concurrence Table

Permitted Uses Table 21.1	<p>Dwelling, One Family Dwelling, Two Family Horticulture Portable Sawmill</p> <p>Accessory Uses Accessory Building or Structures Accessory Dwellings Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals Kennels (maximum ten (10) dogs over 1 year of age) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Small Scale Wood Product Manufacturing</p>	<p>Cabin Single Detached Housing Duplex Housing Horticulture Portable Sawmill</p> <p>Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals Kennels (maximum ten dogs over one year of age) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Small Scale Wood Product Manufacturing</p>	
Rural Residential (R3) Development Regulations Table 21.2	Minimum lot area for each Principal Use 2.0 hectares	<p><b>AMEND</b> The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Remote Residential (R4) Permitted Uses Table 22.1	<p>Principal Uses Cabin Dwelling, One Family Dwelling, Two Family Horticulture Portable Sawmill</p>	<p><b>AMEND</b> Principal Uses Cabin Single Detached Housing Duplex Housing Horticulture Portable Sawmill</p>	Update terms.

## Attachment 'B': Concurrence Table

	<p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwellings</p> <p>Accessory Tourist Accommodation</p> <p>Accessory Camping Accommodation</p> <p>Home-based Business</p> <p>Horticulture</p> <p>Keeping of Farm Animals Kennels (maximum ten (10) dogs over 1 year of age)</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Small Scale Wood Product Manufacturing</p>	<p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwelling Unit</p> <p>Accessory Tourist Accommodation</p> <p>Accessory Camping Accommodation</p> <p>Home-based Business</p> <p>Horticulture</p> <p>Keeping of Farm Animals Kennels (maximum ten (10) dogs over 1 year of age)</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Small Scale Wood Product Manufacturing</p>	
Remote Residential (R4) Development Regulations Table 22.2	Minimum lot area for each Principal Use 4.0 hectares	<p><b>AMEND</b></p> <p>The maximum density is 2 Dwelling Units.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Multi Unit Residential (R5) Permitted Uses Table 23.1	<p>Principal Uses</p> <p>Dwelling, Multi-Family</p> <p>Manufactured Home Park</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Home-based Business</p> <p>Horticulture</p>	<p><b>AMEND</b></p> <p>Principal Uses</p> <p>Multi-Unit Residential</p> <p>Manufactured Home Park</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Home-based Business</p> <p>Horticulture</p>	Update terms.
Multi Unit Residential (R5)	Minimum site area for Dwelling, Multi-Family:	<p><b>AMEND</b></p> <p>Minimum site area for Multi-Unit Residential (per dwelling unit):</p>	Update terms and adjust site area to reflect permitted densities.

## Attachment 'B': Concurrence Table

Development Regulations Table 23.2	<p>Community Water System and Community Wastewater System <b>0.1 hectares</b></p> <p>Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System <b>0.2 hectares</b></p> <p>Individual Water Source and On-site Wastewater Disposal <b>1.0 hectares</b></p> <p>Minimum site area for Manufactured Home Park 0.8 hectares</p> <p>DEVELOPMENT REGULATIONS FOR <b>DWELLING, MULTI-FAMILY</b></p>	<p>Community Water System and Community Wastewater System <b>300 square metres</b></p> <p>Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System <b>0.1 hectare</b></p> <p>Individual Water Source and On-site Wastewater Disposal <b>0.4 hectare</b></p> <p>Minimum site area for Manufactured Home Park 0.8 hectare</p> <p>DEVELOPMENT REGULATIONS FOR <b>MULTI-UNIT HOUSING</b></p>	
Tourist Commercial (C2) Permitted Uses Table 25.1	<p>Principal Uses</p> <p>Artisan Craft Production and Sales</p> <p>Breweries and Distilleries</p> <p>Campground</p> <p>Commercial Back Country Recreation</p> <p><b>Dwellings, Multi-Family</b></p> <p>Eating and Drinking Establishment</p> <p>Golf Course</p> <p>Tourist Accommodation</p> <p>Interpretive Facilities</p> <p>Mixed Use Development</p> <p>Museum</p> <p>Outdoor Recreational Activities</p> <p>Resort</p> <p>Vacation Rental</p>	<p><b>AMEND</b></p> <p>Principal Uses</p> <p>Artisan Craft Production and Sales</p> <p>Breweries and Distilleries</p> <p>Campground</p> <p>Commercial Back Country Recreation</p> <p><b>Multi-Unit Housing</b></p> <p>Eating and Drinking Establishment</p> <p>Golf Course</p> <p>Tourist Accommodation</p> <p>Interpretive Facilities</p> <p>Mixed Use Development</p> <p>Museum</p> <p>Outdoor Recreational Activities</p> <p>Resort</p> <p>Vacation Rental</p>	Update terms.

## Attachment 'B': Concurrence Table

	<p>Accessory Uses to 'Tourist Accommodation' and 'Campgrounds'</p> <p>Laundromat</p> <p>Liquor Store</p> <p>Personal Service Establishment</p> <p>Retail Store</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwelling</p>	<p>Accessory Uses to 'Tourist Accommodation' and 'Campgrounds'</p> <p>Laundromat</p> <p>Liquor Store</p> <p>Personal Service Establishment</p> <p>Retail Store</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Caretaker Suite</p>	
Light Industrial (M1) Permitted Uses Table 26.1	<p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwelling</p>	<p><b>AMEND</b></p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Caretaker Suite</p>	Update term.
Medium Industrial (M2) Permitted Uses Table 27.1	<p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwelling</p>	<p><b>AMEND</b></p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Caretaker Suite</p>	Update term.
Heavy Industrial (M3) Permitted Uses Table 28.1	<p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwelling</p>	<p><b>AMEND</b></p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Caretaker Suite</p>	Update term.
Agriculture (AG) Permitted Uses Table 30.1	<p>Principal Uses</p> <p>Agriculture, Farm Buildings and Structures</p> <p>Abattoir</p> <p>Dwelling, One Family</p> <p>Dwelling, Two Family</p> <p>Farm Use (as defined in the Agricultural Land Commission Act and Part 2 Section 2 of the</p>	<p><b>AMEND</b></p> <p>Principal Uses</p> <p>Agriculture, Farm Buildings and Structures</p> <p>Abattoir</p> <p>Single Detached Housing</p> <p>Farm Use (as defined in the Agricultural Land Commission Act and Part 2 Section 2 of the Agricultural</p>	Update term and comply with Agricultural Land Commission regulations regarding residential use.



## Attachment 'B': Concurrence Table

	<p>Agricultural Land Reserve Use, Subdivision and Procedures Regulation)</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p> <p>Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwellings (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)</p> <p>Accessory Manufactured Home (for the use of an immediate family member)</p> <p>Accessory Secondary Suites</p> <p>Accessory Tourist Accommodation</p> <p>Accessory Camping Accommodation</p> <p>Home Based Business</p> <p>Secondary Dwellings (subject to a lot being at least 50 hectares)</p> <p>Non-Farm Uses (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)</p>	<p>Land Reserve Use, Subdivision and Procedures Regulation)</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p> <p>Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable</p> <p>Accessory Uses</p> <p>Accessory Building or Structures</p> <p>Accessory Dwelling Unit</p> <p>Tourist Accommodation</p> <p>Accessory Camping Accommodation</p> <p>Home Based Business</p> <p>Non-Farm Uses (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)</p>	
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## Attachment 'B': Concurrence Table

Agriculture (AG) Development Regulations Table 30.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Quarry (Q) Permitted Uses Table 33.1	Accessory Uses Accessory Building or Structures <b>Accessory Dwelling</b>	<b>AMEND</b> Accessory Uses Accessory Building or Structures <b>Caretaker Suite</b>	Update term.

## Attachment 'B': Concurrence Table

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

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

## Attachment 'B': Concurrence Table

	intended to be used as a residence for one (1) family where the dwelling unit is built over an existing garage or car-port and is either purpose built or a conversion of an existing building;		
Division 5 Interpretation	DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three (3) or more children under six (6) years of age not forming part of the operator's <b>family</b> ;	<b>AMEND</b> DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's <b>household</b> ;	Household is a more modern term and will be used throughout the bylaw.
Division 5 Interpretation	DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed in units per acre or hectare, or alternatively as the site area required per dwelling unit;	<b>AMEND</b> DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;	Align with how bylaw calculates density.
Division 5 Interpretation	DWELLING UNIT means one (1) or more rooms in a detached building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) family;	<b>AMEND</b> DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Division 5 Interpretation	<b>DWELLING, MULTI-FAMILY</b> means a detached building, used exclusively for residential purposes, consisting of	<b>AMEND</b> <b>MULTI-UNIT HOUSING</b> means a detached building, used exclusively for	Modernize definition.

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

Division 5 Interpretation	HOUSEKEEPING UNIT means a room with <b>cooking facilities</b> used for the temporary accommodation of travellers;	<b>AMEND</b> HOUSEKEEPING UNIT means a room with <b>a kitchen</b> used for the temporary accommodation of travellers;	Consistently use kitchen definition.
Division 5 Interpretation	IMMEDIATE FAMILY means father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents, and great-grandparents.	<b>DELETE</b>	Term no longer referenced in bylaw.
Division 5 Interpretation	PRINCIPAL DWELLING means a principal <b>residential</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not <b>a secondary or</b> accessory dwelling unit, or any vehicle.	<b>AMEND</b> PRINCIPAL DWELLING means a principal <b>dwelling</b> unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;	Keep terminology consistent.
Division 5 Interpretation	SECONDARY SUITE means a self-contained, accessory dwelling unit within a one-family dwelling that has its own separate entrance and provides living accommodation. A secondary suite does not include a multi-family dwelling, tourist accommodation, or a recreational vehicle;	<b>AMEND</b> SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;	Clarify and modernize.
Division 5 Interpretation	SHORT TERM RENTAL means the use of a dwelling unit to provide tourist accommodation;	<b>AMEND</b> SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (periods less than 30 days) on a commercial basis;	Use consistent definition.

## Attachment 'B': Concurrence Table

Division 5 Interpretation	SLEEPING UNIT means either a unit in a residential care facility or a room without <b>cooking facilities</b> used for the temporary accommodation of travellers;	<b>AMEND</b> SLEEPING UNIT means either a unit in a residential care facility or a room without <b>a kitchen</b> used for the temporary accommodation of travellers;	Consistently use kitchen definition.
Division 5 Interpretation	VACATION RENTAL means the use of a self contained dwelling for the purposes of providing temporary lodging for tourists and visitors;	<b>DELETE</b>	Duplicate definition not referenced in bylaw. Refer to Short Term Rentals.
Site Areas 602.2	The minimum <b>parcel size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.	For consistency lot size will be used throughout the bylaw when discussing subdivision.
Reduction of Minimum <del>Site Areas</del> Lot Sizes 603.1	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>site area</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	<b>AMEND</b> Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum <b>lot size</b> required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	For consistency lot size will be used throughout the bylaw when discussing subdivision.
Reduction of Minimum <del>Site Areas</del> Lot Sizes 603.2	Where it is not possible to create a lot that has the minimum <b>site area</b> required for a zone, the minimum <b>site area</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	<b>AMEND</b> Where it is not possible to create a lot that has the minimum <b>lot size</b> required for a zone, the minimum <b>lot size</b> requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	For consistency lot size will be used throughout the bylaw when discussing subdivision.



## Attachment 'B': Concurrence Table

Reduction of Minimum <del>Site Areas</del> -Lot Sizes 603.3	The minimum <b>site area</b> for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	<b>AMEND</b> The minimum <b>lot size</b> for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	For consistency lot size will be used throughout the bylaw when discussing subdivision.
Reduction of Minimum <del>Site Areas</del> -Lot Sizes 603.4	Despite Section 603(3), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>site area</b> .	<b>AMEND</b> Despite Section 603(3), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in <b>lot size</b> .	For consistency lot size will be used throughout the bylaw when discussing subdivision.
Off Street Parking and Loading Space Requirements Residential	One-Family Dwelling: 2 spaces per dwelling unit Two-Family Dwelling: 2 spaces per dwelling unit / 4 spaces total Multi-Family Dwelling: 1.2 spaces per dwelling unit	<b>AMEND</b> Single Detached Housing: 2 spaces Accessory Dwelling Unit: 1 space Duplex Housing: 4 spaces Multi-Unit Housing: 1.2 spaces per dwelling unit	Updated term and require parking for Accessory Dwelling Units.
Development Permit Variances 622	Pursuant to Section 489 of the Local Government Act, setback and height variances may be approved by the Regional District on a Development Permit where community plan objectives for the form and character of commercial, industrial and <b>multi-family</b> developments can be achieved provided that no siting variances cross a property line.	<b>AMEND</b> Pursuant to Section 489 of the Local Government Act, setback and height variances may be approved by the Regional District on a Development Permit where community plan objectives for the form and character of commercial, industrial and <b>multi-unit housing</b> developments can be achieved provided that no siting variances cross a property line.	Updated term.

## Attachment 'B': Concurrence Table

<p>Secondary Suites Accessory Dwelling Units 623</p>	<p>A secondary suite is subject to the following regulations:</p> <ol style="list-style-type: none"> <li>1. No more than one secondary suite is permitted per one family dwelling.</li> <li>2. A secondary suite shall not exceed 90 square metres gross floor area.</li> <li>3. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</li> <li>4. A secondary suite is not permitted in conjunction with accessory tourist accommodation.</li> <li>5. One parking space for the secondary suite is required in addition to those required for the principal dwelling.</li> </ol>	<p><b>AMEND</b></p> <p>An accessory dwelling unit is subject to the following regulations:</p> <ol style="list-style-type: none"> <li>a. The maximum number of accessory dwelling units per lot is one.</li> <li>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</li> <li>c. Notwithstanding section 623(b) secondary suites are permitted an all lots.</li> <li>d. The maximum gross floor area is 90.0 square metres.</li> <li>e. The maximum height is 8.0 metres.</li> <li>f. The maximum number of storeys is 2.</li> <li>g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.</li> <li>h. An accessory dwelling unit is not permitted to be used as accessory tourist</li> </ol>	<p>Update to include desired regulations for Accessory Dwelling Units to apply in all zones.</p>
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## Attachment 'B': Concurrence Table

		<p>accommodation or a short term rental.</p> <ul style="list-style-type: none"> <li>i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</li> <li>j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</li> </ul>	
<p>Suburban Residential (R1) Permitted Uses 700</p>	<p>Dwellings:  <b>One-Family</b>  <b>Two-Family</b></p> <p>Accessory Uses:            Accessory Buildings and Structures            Accessory Tourist Accommodation            Home Based Business            Horticulture            Keeping of Farm Animals            Sale of Site Grown Farm Products</p>	<p><b>AMEND</b>            Dwellings:  <b>Single Detached Housing</b>  <b>Duplex Housing</b></p> <p>Accessory Uses:            Accessory Buildings and Structures  <b>Accessory Dwelling Unit</b>            Accessory Tourist Accommodation            Home Based Business            Horticulture            Keeping of Farm Animals            Sale of Site Grown Farm Products</p>	<p>Updated terms and include Accessory Dwelling Units.</p>
<p>Suburban Residential (R1) Development Regulations 701.1</p>	<p>The minimum site area for the following uses shall be required as follows:</p> <p>Community Water Supply and Community Sewer System:            One-Family Dwelling 700 square metres            Two-Family Dwelling 1,000 square metres</p> <p>Community Water Supply Only:</p>	<p><b>AMEND</b>            The minimum lot size shall be required as follows:</p> <p>Community Water Supply and Community Sewer System:            0.1 hectare</p> <p>Community Water Supply Only:            0.4 hectare</p> <p>On-Site Servicing Only:</p>	<p>As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.</p>

## Attachment 'B': Concurrence Table

	<p>One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare</p> <p>On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare</p>	1.0 hectare	
Suburban Residential (R1) Development Regulations 701.1B		<p><b>NEW</b></p> <p>The maximum density is 2 Dwelling Units.</p>	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Ootischenia Suburban Residential (R1A) Permitted Uses 800	<p>Dwellings: <b>One-Family</b> <b>Two-Family</b></p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products</p>	<p><b>AMEND</b></p> <p>Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b></p> <p>Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products</p>	Updated terms and include Accessory Dwelling Units.
Ootischenia Suburban Residential (R1A) Development Regulations 801.1	<p>The minimum site area for the following uses shall be required as follows:</p> <p>Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare</p> <p>On-Site Servicing Only: One-Family Dwelling 1.0 hectare</p>	<p><b>AMEND</b></p> <p>The minimum lot size shall be required as follows:</p> <p>Community Water Supply Only: 0.4 hectare</p> <p>On-Site Servicing Only: 1.0 hectare</p>	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.

## Attachment 'B': Concurrence Table

	Two-Family Dwelling 1.0 hectare		
Ootischenia Suburban Residential (R1A) Development Regulations 801.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Suburban Residential F (R1F) Permitted Uses 900	Dwellings: <b>One-Family</b> <b>Two-Family</b>  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>  Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Updated terms and include Accessory Dwelling Units.
Suburban Residential F (R1F) Development Regulations 901.1	The minimum site area for the following uses shall be required as follows:  Community Water Supply and Community Sewer System: One-Family Dwelling 700 square metres Two-Family Dwelling 1,000 square metres  Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare	<b>AMEND</b> The minimum lot size shall be required as follows:  Community Water Supply and Community Sewer System: 0.1 hectare  Community Water Supply Only: 0.4 hectare  On-Site Servicing Only: 1.0 hectare	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.

## Attachment 'B': Concurrence Table

	On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare		
Suburban Residential F (R1F) Development Regulations 901.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Suburban Residential K (R1K) Permitted Uses 1000	Dwellings: <b>One-Family</b> <b>Two-Family</b>  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products Secondary Suite or <b>Carriage House as per Section 1002</b>	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>  Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Updated terms and include Accessory Dwelling Units.
Suburban Residential K (R1K) Development Regulations 1001.1	The minimum site area for the following uses shall be required as follows:  Community Water Supply and Community Sewer System: One-Family Dwelling 700 square metres Two-Family Dwelling 1,000 square metres	<b>AMEND</b> The minimum lot size shall be required as follows:  Community Water Supply and Community Sewer System: 0.1 hectare  Community Water Supply Only: 0.4 hectare	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.

## Attachment 'B': Concurrence Table

	<p>Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare</p> <p>On-Site Servicing Only: One-Family Dwelling 0.5 hectare Two-Family Dwelling 0.5 hectare</p>	On-Site Servicing Only: 1.0 hectare	
Suburban Residential K (R1K) Development Regulations 1001.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Suburban Residential K (R1K) Secondary Suites and Carriage Houses 1002	<p>1. Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) secondary suite OR carriage house per lot is permitted as an accessory use to a one-family dwelling subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for the suite shall be the same as for two-family dwelling above depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square metres;</li> <li>c. the secondary suite or carriage house shall not be a vehicle; and</li> </ul>	<b>DELETE</b>	As this use is now permitted in all zones, this has been moved to general use regulations and updated.

## Attachment 'B': Concurrence Table

	<p>d. the secondary suite or carriage house shall have a separate entrance and separate living, sleeping sanitary and kitchen facilities from the one-family dwelling.</p> <p>2. The minimum separation distance between a carriage house, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>3. A secondary suite shall not comprise more than 40 percent of the total floor area of the dwelling.</p> <p>4. One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house.</p> <p>5. Recreation vehicles shall not be used as rental accommodation.</p> <p>6. Secondary suites and Carriage Houses shall not be used as tourist accommodation.</p>		
Country Residential (R2) Permitted Uses 1100	<p>Dwellings: <b>One-Family</b> <b>Two-Family</b></p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business</p>	<p><b>AMEND</b></p> <p>Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b></p> <p>Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b></p>	Updated terms and include accessory dwelling units.



## Attachment 'B': Concurrence Table

	Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	
Country Residential (R2) Development Regulations 1101.1	The <b>minimum site area for each permitted use</b> shall be one (1) hectare.	<b>AMEND</b> The <b>minimum lot size</b> is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 1101.2	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.	Use consistent language.
Country Residential (R2) Development Regulations 1101.5	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1101(1).	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential I (R2I) Permitted Uses 1200	Dwellings: One-Family Two-Family  Horticulture  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>  Horticulture  Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

	Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	
Country Residential I (R2I) Development Regulations 1201.1	The <b>minimum site area for each permitted use</b> shall be one (1) hectare.	<b>AMEND</b> The <b>minimum lot size</b> is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential I (R2I) Development Regulations 1201.2	Not more than one (1) one-family dwelling or one (1) two-family dwelling shall be located on a lot, except where the lot has a one-family dwelling; a manufactured home may be placed on the lot to provide temporary accommodation for immediate family of the occupant of the principal dwelling.	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential I (R2I) Development Regulations 1201.3	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.	Use consistent language.
Country Residential K (R2K) Permitted Uses 1300	Dwellings: <b>One-Family</b> <b>Two-Family</b>  Horticulture  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Day Care Facility	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>  Horticulture  Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b>	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

	Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products <b>Secondary Suites and Carriage Houses as per Section 1302</b> Temporary Guest Accommodation as per Section 1303	Accessory Tourist Accommodation Day Care Facility Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Temporary Guest Accommodation as per Section 1303	
Country Residential K (R2K) Development Regulations 1301.1	The minimum site area for each permitted use shall be one (1) hectare	<b>AMEND</b> The <b>minimum lot size</b> is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential K (R2K) Development Regulations 1301.2	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act with the approval of the Interior Health Authority shall be 0.8 hectare.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act with the approval of the Interior Health Authority shall be 0.8 hectare.	Use consistent language.
Country Residential K (R2K) Development Regulations 1301.5	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1301(1).	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential K (R2K) Secondary Suites and Carriage Houses 1302	1. Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) secondary suite OR carriage house per lot is permitted as an accessory use to a one-family dwelling subject to the following:	<b>DELETE</b>	As this use is now permitted in all zones, this has been moved to general use regulations and updated.

## Attachment 'B': Concurrence Table

	<ul style="list-style-type: none"> <li>a. the minimum site area shall be 1 hectare;</li> <li>b. a maximum gross floor area of 90 square metres;</li> <li>c. the secondary suite or carriage house shall not be a vehicle; and</li> <li>d. the secondary suite or carriage house shall have a separate entrance and separate living, sleeping sanitary and kitchen facilities from the one-family dwelling.</li> </ul> <p>2. The minimum separation distance between a carriage house, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</p> <p>3. A secondary suite shall not comprise more than 40 percent of the total floor area of the primary dwelling.</p> <p>4. One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house.</p> <p>5. Recreation vehicles shall not be used as rental accommodation.</p> <p>6. Secondary suites and Carriage Houses shall not be used as tourist accommodation.</p>		
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## Attachment 'B': Concurrence Table

Country Residential K (R2K) Temporary Guest Accommodation 1303.1	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a <b>one-family or two-family dwelling</b> subject to the following:	<b>AMEND</b> Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to <b>single detached housing or duplex housing</b> subject to the following:	Updates terms.
Country Residential SA (R2SA – South Arrow) Permitted Uses 1400	Dwellings: <b>One-Family</b> <b>Two-Family</b>  Horticulture  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only Temporary Guest Accommodation as per Section 1402	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>  Horticulture  Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only Temporary Guest Accommodation as per Section 1402	Updated terms and include accessory dwelling units.
Country Residential SA (R2SA – South Arrow) Development Regulations 1401.1	The <b>minimum site area for each permitted use</b> shall be one (1) hectare.	<b>AMEND</b> The <b>minimum lot size</b> is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.

## Attachment 'B': Concurrence Table

Country Residential SA (R2SA – South Arrow) Development Regulations 1401.2	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare	Use consistent language.
Country Residential SA (R2SA – South Arrow) Development Regulations 1401.5	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1401(1).	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential SA (R2SA – South Arrow) Temporary Guest Accommodation 1402.1	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a <b>one-family or two-family dwelling</b> subject to the following:	<b>AMEND</b> Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a <b>single detached housing or duplex housing</b> subject to the following:	Updated terms.
Rural Residential (R3) Permitted Uses 1500	Dwellings: <b>One-Family</b> <b>Two-Family</b>  Horticulture Veterinary Clinics  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>  Horticulture Veterinary Clinics  Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b>	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

	Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	
Rural Residential I (R3I) Development Regulations 1601.1	The minimum site area for each permitted use shall be two (2) hectares.	<b>AMEND</b> The <b>minimum lot size</b> is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential I (R3I) Development Regulations 1601.2	One one-family dwelling or two-family dwelling is permitted and one additional one-family dwelling or two-family dwelling shall be permitted per every additional four (4) hectares of lot area.	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential I (R3I) Development Regulations 1601.3	The minimum <b>parcel size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 1.6 hectares.	<b>AMEND</b> The minimum <b>lot size</b> for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 1.6 hectares.	Use consistent language.
Rural Residential K (R3K) Permitted Uses 1700	Dwellings: <b>One-Family</b> <b>Two-Family</b>  Horticulture Veterinary Clinics  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>  Horticulture Veterinary Clinics  Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b>	Updated terms and include accessory dwelling units.



## Attachment 'B': Concurrence Table

	Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Small Scale Wood Product Manufacturing subject to Section 1702 Temporary Guest Accommodation subject to Section 1703	Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Small Scale Wood Product Manufacturing subject to Section 1702 Temporary Guest Accommodation subject to Section 1703	
Rural Residential K (R3K) Development Regulations 1701.1	The minimum site area for each permitted use shall be two (2) hectares.	<b>AMEND</b> The <b>minimum lot size</b> is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential K (R3K) Development Regulations 1701.5	Despite Section 1701(1), a manufactured home on a non- permanent foundation may be permitted in addition to a one-family dwelling.	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.  Accessory dwelling units are no longer limited by form.
Rural Residential K (R3K) Small Scale Wood Product Manufacturing 1702.1	The minimum <b>parcel size</b> shall be 2.0 hectares.	<b>AMEND</b> The minimum <b>lot size</b> shall be 2.0 hectares.	Use consistent language.
Rural Residential K (R3K) Temporary Guest Accommodation	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, two (2) cabins per lot for the temporary accommodation of	<b>AMEND</b> Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, two cabins per lot for	Updated terms.

## Attachment 'B': Concurrence Table

1703.1	guests is permitted as an accessory use to a <b>one-family or two-family dwelling</b> subject to the following:	the temporary accommodation of guests is permitted as an accessory use to <b>single detached housing or duplex housing</b> subject to the following:	
Rural Resource (R4) Permitted Uses 1800	<p>Dwellings: One-Family Two-Family</p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills</p>	<p><b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b></p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills</p>	Updated terms and include accessory dwelling units.
Rural Resource (R4) Development Regulations 1801.1	The minimum site area for each permitted use shall be two (2) hectares.	<b>AMEND</b> The <b>minimum lot size</b> is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4)	One-family dwellings and two-family dwellings shall be permitted subject	<b>AMEND</b>	To accommodate accessory dwelling units, staff recommend using minimum

## Attachment 'B': Concurrence Table

Development Regulations 1801.4	to conformance with the density provisions of section 1801(1).	The maximum density is 2 Dwelling Units.	lot size and maximum density to control development on a residential lot.
Rural Resource K (R4K) Permitted Uses 1900	<p>Dwellings:  <b>One-Family</b>  <b>Two-Family</b></p> <p>Horse Riding Stables and Boarding Stables  Horticulture  Kennels  Veterinary Clinics</p> <p>Accessory Uses:  Accessory Buildings and Structures  Accessory Tourist Accommodation  Home Based Business  Keeping of Farm Animals  Micro Cultivation, Cannabis  Micro Processing, Cannabis  Nursery, Cannabis  Sale of Site Grown Farm Products  Portable Sawmills  Temporary Guest Accommodation as per Section 1902</p>	<p><b>AMEND</b>  Dwellings:  <b>Single Detached Housing</b>  <b>Duplex Housing</b></p> <p>Horse Riding Stables and Boarding Stables  Horticulture  Kennels  Veterinary Clinics</p> <p>Accessory Uses:  Accessory Buildings and Structures  <b>Accessory Dwelling Unit</b>  Accessory Tourist Accommodation  Home Based Business  Keeping of Farm Animals  Micro Cultivation, Cannabis  Micro Processing, Cannabis  Nursery, Cannabis  Sale of Site Grown Farm Products  Portable Sawmills  Temporary Guest Accommodation as per Section 1902</p>	Updated terms and include accessory dwelling units.
Rural Resource K (R4K) Development Regulations 1901.1	The minimum site area for each permitted use shall be two (2) hectares.	<p><b>AMEND</b>  The <b>minimum lot size</b> is 2.0 hectares.</p>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource K (R4K)	One-family dwellings and two-family dwellings shall be permitted subject	<b>AMEND</b>	To accommodate accessory dwelling units, staff recommend using minimum

## Attachment 'B': Concurrence Table

Development Regulations 1901.4	to conformance with the density provisions of section 1901(1).	The maximum density is 2 Dwelling Units.	lot size and maximum density to control development on a residential lot.
Rural Resource K (R4K) Temporary Guest Accommodation 1902.1	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a <b>one-family dwelling or two-family dwelling</b> subject to a maximum gross floor area of 75 square metres.	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to <b>single detached housing or duplex housing</b> subject to a maximum gross floor area of 75 square metres.	Use consistent language.
Rural Resource (R4SA – South Arrow) Permitted Uses 2000	<p>Dwellings: <b>One-Family</b> <b>Two-Family</b></p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills</p>	<p><b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b></p> <p>Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics</p> <p>Accessory Uses: Accessory Buildings and Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis</p>	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

	Temporary Guest Accommodation as per Section 2002	Sale of Site Grown Farm Products Portable Sawmills Temporary Guest Accommodation as per Section 2002	
Rural Resource (R4SA – South Arrow) Development Regulations 2001.1	The minimum site area for each permitted use shall be two (2) hectares.	<b>AMEND</b> The <b>minimum lot size</b> is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4SA – South Arrow) Development Regulations 2001.4	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of section 2001(1).	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4SA – South Arrow) Temporary Guest Accommodation 2002.1	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a <b>one-family or twofamily dwelling</b> subject to a maximum gross floor area of 75 square metres.	<b>AMEND</b> Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a <b>single detached housing or duplex housing</b> subject to a maximum gross floor area of 75 square metres.	Use consistent language.
Multi-Unit Residential (R6) Permitted Uses 2200	Dwellings: One-Family Two-Family Multi-Family  Accessory Uses:	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b> <b>Multi-Unit Housing</b>  Accessory Uses: Accessory Buildings and Structures	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

		Community Water Supply Only: 0.8 hectare  On-Site Servicing Only: 1.0 hectare	
High Density Residential (R6F) Permitted Uses 2300	Dwellings: <b>One-Family</b>  Accessory Uses: Accessory Buildings and Structures	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b>  Accessory Uses: Accessory Buildings and Structures <b>Secondary Suite</b>	Updated terms and include accessory dwelling units.  Only a secondary suite will be permitted due to small lot sizes.
High Density Residential (R6F) Development Regulations 2301.1	The minimum <b>site area</b> for the following uses shall be required as follows:  Community Water Supply and Community Sewer System: One-Family Dwelling 400 square metres  Community Water Supply Only: One-Family Dwelling 0.2 hectare  On-Site Servicing Only: One-Family Dwelling <b>0.5 hectare</b>	<b>AMEND</b> The minimum <b>lot size</b> for the following uses shall be required as follows:  Community Water Supply and Community Sewer System: 400 square metres  Community Water Supply Only: 0.2 hectare  On-Site Servicing Only: 1.0 hectare	Use consistent terms.  Increase minimum lot size for on-site servicing only to reflect Interior Health best practices.
High Density Residential (R6F) Development Regulations 2301.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
<del>Multi-Family Residential – F (MFR-F)</del>	Land, buildings and structures in the <b>Multi-Family Residential – F (MFR-F)</b>	<b>AMEND</b> Land, buildings and structures in the <b>Multi-Unit Residential – F (MUR-F)</b>	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

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



## Attachment 'B': Concurrence Table

	Each Additional Dwelling Unit 0.1 hectare	Each Additional Dwelling Unit 0.1 hectare	
<del>Multi-Family Residential – F (MFR-F)</del> Multi-Unit Residential F (MUR-F) Development Regulations 2401.2	One-family dwellings, two-family dwellings, or multi-family dwellings shall be permitted subject to conformance with the above site area requirements.	<b>AMEND</b> The minimum lot size for subdivision shall be as follows: Community Water Supply and Community Sewer System: 0.5 hectare  Community Water Supply Only: 0.5 hectare  On-Site Servicing Only: 1.0 hectare	Add clarity.
<del>Multi-Family Residential – F (MFR-F)</del> Multi-Unit Residential F (MUR-F) Development Regulations 2401.4	Accessory Tourist Accommodation is permitted in both the principal and accessory dwellings.	<b>DELETE</b>	Staff recommend that Accessory Tourist Accommodation is not permitted in accessory dwellings. They should be utilized for housing. Refer to s. 608.
Seasonal Residential (R7) Permitted Uses 2500	Dwellings: One-Family Two-Family  Horticulture  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals	<b>AMEND</b> Dwellings: Single Detached Housing Duplex Housing  Horticulture  Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit	Updated terms and include accessory dwelling units.

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

Heritage Residential – I (HR-I) Permitted Uses 2600	Dwellings: One-Family Two-Family  Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	<b>AMEND</b> Dwellings: Single Detached Housing Duplex Housing  Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products	Updated terms and include accessory dwelling units.
Heritage Residential – I (HR-I) Development Regulations 2601.1	The minimum site area for each permitted use shall be one (1) hectare.	<b>AMEND</b> The minimum lot size is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Heritage Residential – I (HR-I) Development Regulations 2601.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Agriculture 1 (AG1) Permitted Uses 2700	Agriculture All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time Dwelling, One Family Kennel	<b>AMEND</b> Agriculture All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time Single Detached Housing	Use consistent language.

## Attachment 'B': Concurrence Table

	<p>Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses: Accessory Buildings or Structures <b>Accessory Dwelling</b> Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval) Home Based Business Portable Sawmills for processing of material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	<p>Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses: Accessory Buildings or Structures <b>Accessory Dwelling Unit</b> Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval) Home Based Business Portable Sawmills for processing of material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	
Agriculture 1 (AG1) Development Regulations 2701.1	The <b>minimum lot area</b> shall be 4 hectares in the Agricultural Land Reserve and 2 hectares outside the Agricultural Land Reserve.	The <b>minimum lot size</b> shall be 4.0 hectares in the Agricultural Land Reserve and 2.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 1 (AG1) Development Regulations 2701.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision for clarity.

## Attachment 'B': Concurrence Table

Agriculture 1 (AG1) Development Regulations 2701.5	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 300.0 square metres.	<b>AMEND</b> The Maximum Gross Floor Area of <b>Single Detached Housing</b> is 300.0 square metres.	Use consistent language.
Agriculture 1 (AG1) Development Regulations 2701.6	Subject to approval from the regional health authority for sewage disposal and water supply, 1 accessory dwelling per lot is permitted as an accessory use subject to the following: <ul style="list-style-type: none"> <li>a. the minimum site area for the accessory dwelling shall be 1 hectare;</li> <li>b. the maximum gross floor area is limited to 90 square metres; and</li> <li>c. the accessory dwelling shall not be a recreational vehicle or other vehicle.</li> </ul>	<b>DELETE</b>	As accessory dwelling units are permitted in all zones this has been moved to general use regulations.
Agriculture 2 (AG2) Permitted Uses 2800	Agriculture All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time <b>Dwelling, One Family</b> Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis	<b>AMEND</b> Agriculture All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time <b>Single Detached Housing</b> Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis	Use consistent language.

## Attachment 'B': Concurrence Table

	<p>Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:  Accessory Buildings or Structures  <b>Accessory Dwelling</b>  Accessory Tourist Accommodation  Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)  Home Based Business  Portable Sawmills for processing of material harvested on site only  Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	<p>Standard Cultivation, Cannabis  Standard Processing, Cannabis  Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:  Accessory Buildings or Structures  <b>Accessory Dwelling Unit</b>  Accessory Tourist Accommodation  Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)  Home Based Business  Portable Sawmills for processing of material harvested on site only  Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	
Agriculture 2 (AG2) Development Regulations 2801.1	The <b>minimum lot area</b> shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.	The <b>minimum lot size</b> shall be 8.0 hectares in the Agricultural Land Reserve and 4.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 2 (AG2) Development Regulations 2801.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision for clarity.
Agriculture 2 (AG2) Development Regulations	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 300.0 square metres.	<b>AMEND</b> The Maximum Gross Floor Area of <b>Single Detached Housing</b> is 300.0 square metres.	Use consistent language.

## Attachment 'B': Concurrence Table

2801.5			
Agriculture 2 (AG2) Development Regulations 2801.6	<p>Subject to approval from the regional health authority for sewage disposal and water supply, 1 accessory dwelling per lot is permitted as an accessory use subject to the following:</p> <ul style="list-style-type: none"> <li>a. the minimum site area for each accessory dwelling shall be 1.0 hectare;</li> <li>b. the maximum gross floor area is limited to 90.0 square metres;</li> <li>c. where two accessory dwellings are present, one of the accessory dwellings shall be a secondary suite; and</li> <li>d. the accessory dwelling shall not be a recreational vehicle or other vehicle.</li> </ul>	<b>DELETE</b>	As accessory dwelling units are permitted in all zones this has been moved to general use regulations.
Agriculture 3 (AG3) Permitted Uses 2900	<p>Agriculture</p> <p>All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time</p> <p><b>Dwelling, One Family</b></p> <p>Kennel</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p>	<p><b>AMEND</b></p> <p>Agriculture</p> <p>All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time</p> <p><b>Single Detached Housing</b></p> <p>Kennel</p> <p>Micro Cultivation, Cannabis</p> <p>Micro Processing, Cannabis</p> <p>Nursery, Cannabis</p> <p>Standard Cultivation, Cannabis</p> <p>Standard Processing, Cannabis</p>	Use consistent language.

## Attachment 'B': Concurrence Table

	<p>Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:  Accessory Buildings or Structures  <b>Accessory Dwelling</b>  Accessory Tourist Accommodation  Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)  Home Based Business  Portable Sawmills for processing of material harvested on site only  Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	<p>Veterinary Clinic (may require ALC non-farm use approval)</p> <p>Accessory Uses:  Accessory Buildings or Structures  <b>Accessory Dwelling Unit</b>  Accessory Tourist Accommodation  Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)  Home Based Business  Portable Sawmills for processing of material harvested on site only  Temporary Farm Worker Housing (may require ALC non adhering residential use approval)</p>	
Agriculture 3 (AG3) Development Regulations 2901.1	The <b>minimum lot area</b> shall be 60 hectares in the Agricultural Land Reserve and 8 hectares outside the Agricultural Land Reserve.	The <b>minimum lot size</b> shall be 60.0 hectares in the Agricultural Land Reserve and 8.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 3 (AG3) Development Regulations 2901.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision for clarity.
Agriculture 3 (AG3) Development Regulations 2901.5	The Maximum Gross Floor Area of the <b>Single Family Dwelling</b> is 375.0 square metres.	<b>AMEND</b> The Maximum Gross Floor Area of <b>Single Detached Housing</b> is 375.0 square metres.	Use consistent language.



## Attachment 'B': Concurrence Table

Agriculture 3 (AG3) Development Regulations 2901.6	Subject to approval from the regional health authority for sewage disposal and water supply, 2 accessory dwellings per lot is permitted as an accessory use subject to the following: <ul style="list-style-type: none"> <li>a. the minimum site area for each accessory dwelling shall be 1.0 hectare;</li> <li>b. the maximum gross floor area is limited to 90.0 square metres;</li> <li>c. one of the accessory dwellings shall be a secondary suite; and</li> <li>d. the accessory dwelling shall not be a recreational vehicle or other vehicle.</li> </ul>	<b>DELETE</b>	As accessory dwelling units are permitted in all zones this has been moved to general use regulations.
Neighbourhood Commercial (C1) Permitted Uses 3200	Accessory Uses: Accessory Buildings and Structures <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
General Commercial (C2) Permitted Uses 3300	Accessory Uses: Accessory Buildings and Structures <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Tourist Commercial (C3) Permitted Uses 3400	Accessory Uses: Accessory Buildings and Structures <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Small-Scale Tourism Accommodation (C5) Permitted Uses 3600	Dwellings: One-Family Two-Family  Rental Cabin for Tourist Accommodation	<b>AMEND</b> Dwellings: <b>Single Detached Housing</b> <b>Duplex Housing</b>	Updated terms.

## Attachment 'B': Concurrence Table

	<p>Accessory Uses:  Accessory Buildings and Structures  Accessory Tourist Accommodation  Home Based Business  Horticulture  Sale of Site Grown Farm Product</p>	<p>Rental Cabin for Tourist Accommodation</p> <p>Accessory Uses:  Accessory Buildings and Structures  Accessory Tourist Accommodation  Home Based Business  Horticulture  Sale of Site Grown Farm Product</p>	
<p>Small-Scale Tourism Accommodation (C5)  Development Regulations 3601.1</p>	<p>The minimum lot size for Small Scale Tourism Accommodation (C5) shall be one (1) hectare:</p> <p>Community Water Supply and Community Sewer System:  Cabin or Dwelling First Cabin or Dwelling 0.5 hectare  Each Additional Cabin or Unit 200 square metres</p> <p>Community Water Supply Only:  Cabin or Dwelling First Cabin or Dwelling 0.5 hectare  Each Additional Cabin or Unit 400 square metres</p> <p>On-Site Servicing Only:  Cabin or Dwelling First Cabin or Dwelling 1.0 hectare  Each Additional Cabin or Unit 0.1 hectare</p>	<p><b>AMEND</b>  The minimum lot size shall be 1.0 hectare.</p>	<p>Clarify regulation for better interpretation.</p>
<p>Small-Scale Tourism</p>	<p>One-family dwellings, two-family dwellings, cabin for tourist accommodation shall be permitted</p>	<p><b>AMEND</b>  The maximum permitted density for single detached housing, duplex</p>	<p>Clarify regulation for better interpretation.</p>

## Attachment 'B': Concurrence Table

Accommodation (C5) Development Regulations 3601.2	subject to conformance with the above site area requirements.	<p>housing and rental cabins for tourist accommodation shall be in conformance with the below site area requirements:</p> <p>Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 200 square metres</p> <p>Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 400 square metres</p> <p>On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare Each Additional Cabin or Dwelling Unit 0.1 hectare</p>	
Small Scale Tourism Accommodation K (C5K) Permitted Uses 3700	<p>Dwellings: One-Family Two-Family</p> <p>Rental Cabin for Tourist Accommodation</p> <p>Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business</p>	<p><b>AMEND</b></p> <p>Dwellings: Single Detached Housing Duplex Housing</p> <p>Rental Cabin for Tourist Accommodation</p> <p>Accessory Uses: Accessory Buildings and Structures</p>	Updated terms.

## Attachment 'B': Concurrence Table

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

## Attachment 'B': Concurrence Table

		<p>Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 200 square metres</p> <p>Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 400 square metres</p> <p>On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare Each Additional Cabin or Dwelling Unit 0.1 hectare</p>	
Resort Commercial (C6) Permitted Uses 3800	<p>Cluster Development</p> <p>One-Family Dwelling</p> <p>Two-Family Dwelling</p> <p>Multi-Family Dwelling</p> <p>Lodges and Seasonal Resorts</p> <p>Hotels</p> <p>Cabins</p> <p>Campgrounds</p> <p>Pubs</p> <p>Restaurants</p> <p>Spa, Health Club and Wellness Facilities</p> <p>Personal Service Establishments</p> <p>Recreation Facilities <i>[including ...]</i></p>	<p><b>AMEND</b></p> <p>Cluster Development</p> <p>Single Detached Housing</p> <p>Duplex Housing</p> <p>Multi-Unit Housing</p> <p>Lodges and Seasonal Resorts</p> <p>Hotels</p> <p>Cabins</p> <p>Campgrounds</p> <p>Pubs</p> <p>Restaurants</p> <p>Spa, Health Club and Wellness Facilities</p> <p>Personal Service Establishments</p> <p>Recreation Facilities <i>[including ...]</i></p>	Updated terms.

## Attachment 'B': Concurrence Table

	Accessory Uses: Maintenance and Infrastructure Buildings and Facilities Employee Accommodation	Accessory Uses: Maintenance and Infrastructure Buildings and Facilities Employee Accommodation	
Resort Commercial (C6) Development Regulations 3801.5	In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply: <b>One-family dwelling</b> 1.5 parking stalls/unit <b>Two-family dwelling</b> 1.5 parking stalls/unit <b>Multi-family dwelling</b> 1.0 parking stalls/unit Cabins 1.0 parking stalls/cabin Campground 1.0 parking stalls/site	<b>AMEND</b> In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply: <b>Single Detached Housing</b> 1.5 parking stalls/unit <b>Duplex Housing</b> 1.5 parking stalls/unit <b>Multi-Unit Housing</b> 1.0 parking stalls/unit Cabins 1.0 parking stalls/cabin Campground 1.0 parking stalls/site	Updated terms.
Resort Commercial (C6) Development Regulations 3801.6	Cluster development shall be defined as development consisting of a combination of <b>one-family dwellings</b> , <b>two-family dwellings</b> and/or cabins arranged in clusters with a minimum of four dwelling units.	<b>AMEND</b> Cluster development shall be defined as development consisting of a combination of <b>single detached housing</b> , <b>duplex housing</b> and/or cabins arranged in clusters with a minimum of four dwelling units.	Updated terms.
Resort Commercial (C6) Development Regulations 3801.7	All development shall be subject to the following minimum site area requirements: <b>One-family dwellings</b> 400 square metres (4306 square feet) <b>Two-family dwellings</b> 300 square metres (3229 square feet) Cabins (no kitchen facility) 250 square metres (2691 square feet)	<b>AMEND</b> All development shall be subject to the following minimum site area requirements: <b>Single Detached Housing</b> 400 square metres (4306 square feet) <b>Duplex Housing</b> 300 square metres (3229 square feet)	Updated terms.

## Attachment 'B': Concurrence Table

	<p>Campgrounds 4000 square metres (1.0 acre)</p> <p>Lodges, Seasonal Resorts and Hotels 60 units/gross ha (24.3 units/gross acre)</p> <p><b>Multi-family Dwelling</b> 30 units/gross ha (12.15 units/gross acre)</p>	<p>Cabins (no kitchen facility) 250 square metres (2691 square feet)</p> <p>Campgrounds 0.4 hectare (1.0 acre)</p> <p>Lodges, Seasonal Resorts and Hotels 60 units/hectare (24.3 units/acre)</p> <p><b>Multi-Unit Housing</b> 30 units/hectare (12.2 units/acre)</p>	
<p>Resort Commercial 2 (C7)</p> <p>Permitted Uses 3900</p>	<p>Cluster Development</p> <p><b>One-Family Dwelling</b></p> <p><b>Two-Family Dwelling</b></p> <p><b>Multi-Family Dwelling</b></p> <p>Lodges and Seasonal Resorts</p> <p>Hotels</p> <p>Cabins</p> <p>Campgrounds</p> <p>Pubs</p> <p>Restaurants</p> <p>Spa, Health Club and Wellness Facilities</p> <p>Personal Service Establishments</p> <p>Recreation Facilities <i>[including...]</i></p> <p>Accessory Uses:</p> <p>Maintenance and Infrastructure Buildings and Facilities</p> <p>Employee Accommodation</p> <p>Small Scale Water Extraction and Sales</p>	<p><b>AMEND</b></p> <p>Cluster Development</p> <p><b>Single Detached Housing</b></p> <p><b>Duplex Housing</b></p> <p><b>Multi-Unit Housing</b></p> <p>Lodges and Seasonal Resorts</p> <p>Hotels</p> <p>Cabins</p> <p>Campgrounds</p> <p>Pubs</p> <p>Restaurants</p> <p>Spa, Health Club and Wellness Facilities</p> <p>Personal Service Establishments</p> <p>Recreation Facilities <i>[including...]</i></p> <p>Accessory Uses:</p> <p>Maintenance and Infrastructure Buildings and Facilities</p> <p>Employee Accommodation</p> <p>Small Scale Water Extraction and Sales</p>	Updated terms.
<p>Resort Commercial 2 (C7)</p> <p>Development Regulations 3901.5</p>	<p>In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:</p>	<p><b>AMEND</b></p> <p>In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:</p>	Updated terms.

## Attachment 'B': Concurrence Table

	<p><b>One-family dwelling</b> 1.5 parking stalls/unit</p> <p><b>Two-family dwelling</b> 1.5 parking stalls/unit</p> <p><b>Multi-family dwelling</b> 1.0 parking stalls/unit</p> <p>Cabins 1.0 parking stalls/cabin</p> <p>Campground 1.0 parking stalls/site</p>	<p><b>Single Detached Housing</b> 1.5 parking stalls/unit</p> <p><b>Duplex Housing</b> 1.5 parking stalls/unit</p> <p><b>Multi-Unit Housing</b> 1.0 parking stalls/unit</p> <p>Cabins 1.0 parking stalls/cabin</p> <p>Campground 1.0 parking stalls/site</p>	
Resort Commercial 2 (C7) Development Regulations 3901.6	Cluster development shall be defined as development consisting of a combination of <b>one-family dwellings</b> , <b>two-family dwellings</b> and/or cabins arranged in clusters with a minimum of four dwelling units.	<p><b>AMEND</b></p> <p>Cluster development shall be defined as development consisting of a combination of <b>single detached housing</b>, <b>duplex housing</b> and/or cabins arranged in clusters with a minimum of four dwelling units.</p>	Updated terms.
Resort Commercial (C6) Development Regulations 3901.7	<p>All development shall be subject to the following minimum site area requirements:</p> <p><b>One-family dwellings</b> 400 square metres (4306 square feet)</p> <p><b>Two-family dwellings</b> 300 square metres (3229 square feet)</p> <p>Cabins (no kitchen facility) 250 square metres (2691 square feet)</p> <p>Campgrounds 4000 square metres (1.0 acre)</p> <p>Lodges, Seasonal Resorts and Hotels 60 units/gross ha (24.3 units/gross acre)</p> <p><b>Multi-family Dwelling</b> 30 units/gross ha (12.15 units/gross acre)</p>	<p><b>AMEND</b></p> <p>All development shall be subject to the following minimum site area requirements:</p> <p><b>Single Detached Housing</b> 400 square metres (4306 square feet)</p> <p><b>Duplex Housing</b> 300 square metres (3229 square feet)</p> <p>Cabins (no kitchen facility) 250 square metres (2691 square feet)</p> <p>Campgrounds 0.4 hectare (1.0 acre)</p> <p>Lodges, Seasonal Resorts and Hotels 60 units/hectare (24.3 units/acre)</p> <p><b>Multi-Unit Housing</b> 30 units/hectare (12.2 units/acre)</p>	Updated terms.
Light Industrial (M1) Permitted Uses	<p>Accessory Uses:</p> <p>Accessory Buildings and Structures</p> <p>Business Office</p>	<p><b>AMEND</b></p> <p>Accessory Uses:</p>	Clarify the accessory residential use in industrial and commercial zones.



## Attachment 'B': Concurrence Table

4000	One Dwelling Unit	Accessory Buildings and Structures Business Office Caretaker Suite	
Medium Industrial (M2) Permitted Uses 4100	Accessory Uses: Accessory Buildings and Structures Business Office One Dwelling Unit	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Business Office Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Heavy Industrial (M3) Permitted Uses 4200	Accessory Uses: Accessory Buildings and Structures Business Office One Dwelling Unit	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Business Office Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Industrial – Logging (M4) Permitted Uses 4300	Accessory Uses: Accessory Buildings and Structures Business Office One Dwelling Unit	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Business Office Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Industrial – Railway (M5) Permitted Uses 4400	Accessory Uses: Accessory Buildings and Structures One Dwelling Unit Warehousing	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Caretaker Suite Warehousing	Clarify the accessory residential use in industrial and commercial zones.
Industrial – Airport (M6) Permitted Uses 4500	Accessory Uses: Accessory Buildings and Structures One Dwelling Unit Warehousing	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Caretaker Suite Warehousing	Clarify the accessory residential use in industrial and commercial zones.
Institutional (I) Permitted Uses 4600	Accessory Uses: Accessory Buildings and Structures One Dwelling Unit	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Caretaker Suite	Clarify the accessory residential use in industrial and commercial zones.
Park and Recreation (PR)	Accessory Uses: Accessory Buildings and Structures	<b>AMEND</b> Accessory Uses:	Clarify the accessory residential use in industrial and commercial zones.

## Attachment 'B': Concurrence Table

Permitted Uses 4700	Concession Booth <b>One Dwelling Unit</b>	Accessory Buildings and Structures <b>Caretaker Suite</b> Concession Booth	
Special Recreation 1 (PR1) Permitted Uses 4800	Accessory Uses: Accessory Buildings and Structures Club House(s) Storage Facilities <b>One Dwelling Unit (for a caretaker)</b>	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Club House(s) Storage Facilities <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Quarry (Q) Permitted Uses 5000	Accessory Uses: Accessory Buildings and Structures Business Office <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Business Office <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Environmental Reserve (ER) Permitted Uses 5100	Accessory Uses: Accessory Buildings and Structures Interpretive Facilities <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures Interpretive Facilities <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Forest Resource (FR) Permitted Uses 5200	Accessory Uses: Accessory Buildings and Structures <b>One Dwelling Unit</b>	<b>AMEND</b> Accessory Uses: Accessory Buildings and Structures <b>Caretaker Suite</b>	Clarify the accessory residential use in industrial and commercial zones.
Comprehensive Development (CD2) Permitted Uses 5400	Accessory Uses to the foregoing including <b>one dwelling unit</b> , office space related to the management of the Permitted Uses, and accessory buildings including utility buildings.	<b>AMEND</b> Accessory Uses to the foregoing including a <b>caretaker suite</b> , office space related to the management of the Permitted Uses, and accessory buildings including utility buildings.	Clarify the accessory residential use in industrial and commercial zones.

## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 2953

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

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WHEREAS it is deemed expedient to amend the Electoral Area 'A' 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 Electoral Area 'A' Land Use Bylaw No. 2315, 2013 Schedule 'B' Zoning Bylaw be amended as follows:

- A) That the following definitions be added to Section 17.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen

in addition, a household may also include up to one housekeeper or nanny;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

- b) That the following definitions be amended in Section 17.0 Interpretation as follows:

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (periods less than 30 days) on a commercial basis;

SLEEPING UNIT means either a unit in a residential care facility or a room without a kitchen used for the temporary accommodation of travellers;

- c) That the following definitions be removed from Section 17.0 Interpretation:

DWELLING

DWELLING, ACCESSORY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

DWELLING, MULTI-FAMILY

FAMILY

- d) That Section 18.4 Site Areas be amended as follows:

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

- e) That Section 18.10 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.

- f) That Section 18.11 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:

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

- g) That Section 18.12 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: The minimum lot size for a lot created under sub-section 11 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

- h) That Section 18.13 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Despite sub-section 12, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

- i) That Section 18.68 Off Street Parking Standards be amended as follows:

Required parking and associated maneuvering aisles in all multi-unit housing, commercial and industrial zones shall be surfaced with either asphalt or concrete pavement or a suitable alternative, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one disabled person's parking space for every ten parking spaces required.

- j) That Section 18.72 Off Street Parking Standards be amended as follows:  
The maximum slope for the required off-street parking in all multi-unit housing, commercial and industrial zones to accommodate more than three (3) spaces is 6%. The maximum slope applies only to the area that provides the required parking spaces and not to the driveway providing access to the required parking spaces.
- k) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	Single Detached Housing	2 spaces	0	
	Duplex Housing	4 spaces	0	
	Accessory Dwelling Unit	1 space		
	Multi-Unit Housing	1.2 spaces per dwelling unit	0	
	Accessory Home Based Business Use	2 spaces	0	Plus required spaces for operator's residence
	Accessory Bed & Breakfast	1 space per guest room	0	Plus required spaces for operator's residence
	Accessory Retail/Farm Retail Sales	1 space per 20 m <sup>2</sup> of floor area	0	Plus required spaces for operator's residence
	Group Home	0.75 space per sleeping unit	0	

- l) That Section 18.100 General Regulations for Landscaping be amended as follows:  
In a multi-unit residential development including manufactured home parks, any part of a lot not used for structures and associated parking areas should be fully landscaped and properly maintained as a landscaping area, or as undisturbed forest.
- m) That Section 18.107 General Regulations for Landscaping be amended as follows:  
At least 30 percent of the total area of any lot used for multi-unit residential purposes shall be maintained as open space landscaped area in a permeable state.
- n) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 18.108:  
An accessory dwelling unit is subject to the following regulations:
- The maximum number of accessory dwelling units per lot is one.

- b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - c. Notwithstanding section 108(b) secondary suites are permitted on all lots.
  - d. The maximum gross floor area is 90.0 square metres.
  - e. The maximum height is 8.0 metres.
  - f. The maximum number of storeys is 2.
  - g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.
  - h. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- o) That Section 19.1 Suburban Residential (R1) Permitted Uses be amended as follows:
- Dwellings:
- Single Detached Housing
  - Duplex Housing
- Accessory Uses:
- Accessory Buildings or Structures
  - Accessory Dwelling Unit
  - Accessory Tourist Accommodation
  - Day Care Facility
  - Home Based Business
  - Horticulture
  - Keeping of Farm Animals
  - Sale of Site Grown Horticultural Produce
- p) That Section 19.2 Suburban Residential (R1) Development Regulations be amended as follows:  
The minimum lot size for the following uses shall be required as follows:
- LEVEL OF SERVICES PROVIDED
- Community Water and Sewer:  
0.1 hectare
- Community Water or Sewer:  
0.4 hectares
- On Site Only:  
1.0 hectare
- q) That a new Section 19.2B Suburban Residential (R1) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.

- r) That Sections 19.13-19.16 Suburban Residential (R1) Accessory Dwelling be deleted in their entirety.
- s) That Section 20.1 Country Residential (R2) Permitted Uses be amended as follows:
- Dwellings:
- Single Detached Housing
  - Duplex Housing
- Accessory Uses:
- Accessory Buildings or Structures
  - Accessory Dwelling Unit
  - Accessory Tourist Accommodation
  - Day Care Facility
  - Home Based Business
  - Horticulture
  - Keeping of Farm Animals
  - Sale of Site Grown Horticultural Produce
  - Temporary Guest Accommodation
  - Portable Sawmills (for processing of materials harvested on-site only)
- t) That Section 20.2 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.
- u) That a new Section 20.2B Country Residential (R2) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- v) That Section 20.3 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.
- w) That Sections 20.11-20.14 Country Residential (R2) Accessory Dwelling be deleted in their entirety.
- x) That Section 21.1 Rural Residential (R3) Permitted Uses be amended as follows:
- Dwellings:
- Single Detached Housing
  - Duplex Housing
- Horticulture
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Veterinary Clinics
- Accessory Uses:
- Accessory Buildings or Structures
  - Accessory Dwelling Unit
  - Accessory Tourist Accommodation
  - Home Based Business



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

y) That Section 21.2 Rural Residential (R3) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.

z) That a new Section 21.2B Rural Residential (R3) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.

aa) That Section 21.6 Rural Residential (R3) Development Regulations be deleted in its entirety.

bb) That Section 22.1 Rural Resource (R4) Permitted Uses be amended as follows:

Dwellings:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- Temporary Guest Accommodation
- Temporary Farmworker Housing

cc) That Section 22.2 Rural Resource (R4) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.

dd) That a new Section 22.2B Rural Resource (R4) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.

ee) That Section 24.1 be renamed 'Multi-Unit Residential (R6) Permitted Uses' and be amended as follows:

Dwellings:

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

Accessory Uses:

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

- ff) That Section 24.2 be renamed 'Multi-Unit Residential (R6) Development Regulations' and be amended as follows:

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

LEVEL OF SERVICES PROVIDED

Community Water Supply and Community Water System:

Single Detached and Duplex Housing 0.1 hectare

Multi-Unit/ Dwelling Unit 300 square meters

Community Water Supply Only:

Single Detached and Duplex Housing 0.8 hectare

Multi-Unit/Dwelling Unit 0.1 hectare

On Site Only:

Single Detached and Duplex Housing 1.0 hectare

Multi-Unit/Dwelling Unit 0.4 hectare

- gg) That a new Section 24.2B Multi-Unit Residential (R6) Development Regulations be inserted as follows:

The minimum lot size for subdivision is 0.1 hectares.

- hh) That Section 25.1 Agriculture 1 (AG1) Permitted Uses be amended as follows:

The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.

- ii) That a new Section 25.2B Agriculture 1 (AG1) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.

- jj) That Section 25.6 Agriculture 1 (AG1) Development Regulations be amended as follows:

The Maximum Gross Floor Area of the Single Detached Housing is 185.0 square metres.

- kk) That Section 26.1 Agriculture 2 (AG2) Permitted Uses be amended as follows:

The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.

- ll) That a new Section 26.2B Agriculture 2 (AG2) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.

- mm) That Section 26.6 Agriculture 2 (AG2) Development Regulations be amended as follows:

The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.

- nn) That Section 27.1 Neighbourhood Commercial (C1) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - oo) That Section 28.1 General Commercial (C2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - pp) That Section 29.1 Tourist Commercial (C3) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - qq) That Section 30.1 Light Industrial (M1) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - rr) That Section 31.1 Medium Industrial (M2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - ss) That Section 32.1 Heavy Industrial (M3) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - tt) That Section 33.1 Railway (RW) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - uu) That Section 34.1 Community Services (CS) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - vv) That Section 35.1 Park and Recreation (PR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - ww) That Section 37.1 Quarry (Q) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - xx) That Section 38.1 Forest Resource (FR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - yy) That Section 39.1 Environmental Reserve (ER) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 2** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
  - 3** This Bylaw shall come into force and effect upon its adoption.

**CITATION**

**4** This Bylaw may be cited as **“Electoral Area ‘A’ Land Use Amendment Bylaw No. 2953, 2024.”**

READ A FIRST TIME this 16<sup>th</sup> day of May, 2024.

READ A SECOND TIME this 16<sup>th</sup> day of May, 2024.

WHEREAS A PUBLIC HEARING was not held under sec. 464 (4) of the *Local Government Act*.

READ A THIRD TIME this 16<sup>th</sup> day of May, 2024.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this  
[Date] day of [Month], 2024.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 2024.

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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer

## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 2954

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

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

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

### APPLICATION

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

- A) That the following definitions be added to Section 15.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;

in addition, a household may also include up to one housekeeper or nanny;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

- b) That the following definitions be amended in Section 15.0 Interpretation as follows:

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (periods less than 30 days) on a commercial basis;

SLEEPING UNIT means either a unit in a residential care facility or a room without a kitchen used for the temporary accommodation of travellers;

- c) That the following definitions be removed from Section 15.0 Interpretation:

CARRIAGE HOUSE OR GARAGE SUITE

DWELLING

DWELLING, ACCESSORY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

DWELLING, MULTI-FAMILY

FAMILY

- d) That Section 16.4 Site Areas be amended as follows:

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

- e) That Section 16.10 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.

- f) That Section 16.11 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
- a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone; or
  - d. a lot divided by a zone boundary.

- g) That Section 16.12 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: The minimum lot size for a lot created under Section 16.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

- h) That Section 16.13 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Despite Section 16.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

- i) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
<b>Residential</b>	Single Detached Housing	2 spaces	0	
	Duplex Housing	4 spaces	0	
	Accessory Dwelling Unit	1 space		
	Multi-Unit Housing	1.2 spaces per dwelling unit	0	
	Accessory Home Based Business Use	2 spaces	0	Plus required spaces for operator's residence
	Accessory Bed & Breakfast	1 space per guest room	0	Plus required spaces for operator's residence
	Accessory Retail/Farm Retail Sales	1 space per 20 m <sup>2</sup> of floor area	0	Plus required spaces for operator's residence
	Group Home	0.75 space per sleeping unit	0	

- j) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 16.108:  
An accessory dwelling unit is subject to the following regulations:
- The maximum number of accessory dwelling units per lot is one.
  - The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - Notwithstanding section 108(b) secondary suites are permitted on all lots.
  - The maximum gross floor area is 90.0 square metres.
  - The maximum height is 8.0 metres.
  - The maximum number of storeys is 2.
  - An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.
  - An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- k) That Section 19.1 Suburban Residential (R1) Permitted Uses be amended as follows:  
Dwellings:
- Single Detached Housing
  - Duplex Housing



Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce

- l) That Section 17.2 Suburban Residential (R1) Development Regulations be amended as follows:  
The minimum lot size for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED

Community Water and Sewer:

0.1 hectare

Community Water or Sewer:

0.4 hectares

On Site Only:

1.0 hectare

- m) That a new Section 17.2B Suburban Residential (R1) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units.

- n) That Sections 17.13-17.16 Suburban Residential (R1) Accessory Dwelling be deleted in their entirety.

- o) That Section 18.1 Country Residential (R2) Permitted Uses be amended as follows:

Dwellings:

- Single Detached Housing
- Duplex Housing

Accessory Uses:

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

- p) That Section 18.2 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.

- q) That a new Section 18.2B Country Residential (R2) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- r) That Section 18.3 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.
- s) That Sections 18.11-18.14 Country Residential (R2) Accessory Dwelling be deleted in their entirety.
- t) That Section 19.1 Rural Residential (R3) Permitted Uses be amended as follows:  
Dwellings:  
- Single Detached Housing  
- Duplex Housing  
Horticulture  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Veterinary Clinics  
  
Accessory Uses:  
- Accessory Buildings or Structures  
- Accessory Dwelling Unit  
- Accessory Tourist Accommodation  
- Home Based Business  
- Keeping of Farm Animals  
- Sale of Site Grown Horticultural Produce  
- Small Scale Wood Product Manufacturing  
- Temporary Guest Accommodation  
- Temporary Farmworker Housing
- u) That Section 19.2 Rural Residential (R3) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.
- v) That a new Section 19.2B Rural Residential (R3) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- w) That Section 19.6 Rural Residential (R3) Development Regulations be deleted in its entirety.
- x) That Sections 19.13-19.16 Rural Residential (R3) Accessory Dwelling be deleted in their entirety.
- y) That Section 20.1 Rural Resource (R4) Permitted Uses be amended as follows:  
Dwellings:  
- Single Detached Housing  
- Duplex Housing  
Horse Riding Stables and Boarding Stables  
Horticulture

Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Nurseries, Greenhouses and Florists  
Veterinary Clinics  
Kennels

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- Temporary Farmworker Housing

- z) That Section 20.2 Rural Resource (R4) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.

- aa) That a new Section 20.2B Rural Resource (R4) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.

- bb) That Section 22.1 Multi-Unit Residential (R6) Permitted Uses be amended as follows:

Dwellings:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business

- cc) That Section 22.2 Multi-Unit Residential (R6) Development Regulations be amended as follows:  
The minimum site area for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED

Community Water Supply and Community Water System:

Single Detached and Duplex Housing 0.1 hectare  
Multi-Unit/ Dwelling Unit 300 square meters

Community Water Supply Only:

Single Detached and Duplex Housing 0.8 hectare  
Multi-Unit/Dwelling Unit 0.1 hectare

On Site Only:

Single Detached and Duplex Housing 1.0 hectare  
Multi-Unit/Dwelling Unit 0.4 hectare

- dd) That a new Section 22.2B Multi-Unit Residential (R6) Development Regulations be inserted as follows:  
The minimum lot size for subdivision is 0.1 hectares.
- ee) That Section 23.1 Agriculture 1 (AG1) Permitted Uses be amended as follows:  
The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ff) That a new Section 23.2B Agriculture 1 (AG1) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- gg) That Section 23.6 Agriculture 1 (AG1) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- hh) That Section 24.1 Agriculture 2 (AG2) Permitted Uses be amended as follows:  
The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ii) That a new Section 24.2B Agriculture 2 (AG2) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- jj) That Section 24.6 Agriculture 2 (AG2) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- kk) That Section 25.1 Agriculture 3 (AG3) Permitted Uses be amended as follows:  
The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ll) That a new Section 25.2B Agriculture 3 (AG3) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- mm) That Section 25.6 Agriculture 3 (AG3) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of the Single Detached Housing is 375.0 square metres.
- nn) That Section 26.1 Neighbourhood Commercial (C1) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- oo) That Section 27.1 General Commercial (C2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- pp) That Section 28.1 Tourist Commercial (C3) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- qq) That Section 29.1 Light Industrial (M1) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- rr) That Section 30.1 Medium Industrial (M2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- ss) That Section 31.1 Heavy Industrial (M3) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- tt) That Section 32.1 Mixed Use Industrial (Airport) (M4) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - uu) That Section 34.1 Railway (RW) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - vv) That Section 35.1 Community Services (CS) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - ww) That Section 36.1 Park and Recreation (PR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - xx) That Section 38.1 Quarry (Q) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - yy) That Section 39.1 Forest Resource (FR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - zz) That Section 40.1 Environmental Reserve (ER) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 2** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
  - 3** This Bylaw shall come into force and effect upon its adoption.

**CITATION**

**4** This Bylaw may be cited as **“Electoral Area ‘B’ Land Use Amendment Bylaw No. 2954, 2024.”**

READ A FIRST TIME this 16<sup>th</sup> day of May, 2024.

READ A SECOND TIME this 16<sup>th</sup> day of May, 2024.

WHEREAS A PUBLIC HEARING was not held under sec. 464 (4) of the *Local Government Act*.

READ A THIRD TIME this 16<sup>th</sup> day of May, 2024.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this  
[Date] day of [Month], 2024.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 2024.

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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer

## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 2955

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

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

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

### APPLICATION

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

- A) That the following definitions be added to Section 16.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;

in addition, a household may also include up to one housekeeper or nanny;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

- b) That the following definitions be amended in Section 16.0 Interpretation as follows:

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (periods less than 30 days) on a commercial basis;



SLEEPING UNIT means either a unit in a residential care facility or a room without a kitchen used for the temporary accommodation of travellers;

- c) That the following definitions be removed from Section 16.0 Interpretation:

DWELLING

DWELLING, ACCESSORY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

DWELLING, MULTI-FAMILY

FAMILY

- d) That Section 17.4 Site Areas be amended as follows:

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

- e) That Section 17.10 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.

- f) That Section 17.11 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
- a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone; or
  - d. a lot divided by a zone boundary.

- g) That Section 17.12 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: The minimum lot size for a lot created under Section 17.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

- h) That Section 17.13 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Despite Section 17.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

- i) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	Single Detached Housing	2 spaces	0	
	Duplex Housing	4 spaces	0	
	Accessory Dwelling Unit	1 space		
	Multi-Unit Housing	1.2 spaces per dwelling unit	0	
	Accessory Home Based Business Use	2 spaces	0	Plus required spaces for operator's residence
	Accessory Bed & Breakfast	1 space per guest room	0	Plus required spaces for operator's residence
	Accessory Retail/Farm Retail Sales	1 space per 20 m <sup>2</sup> of floor area	0	Plus required spaces for operator's residence
	Group Home	0.75 space per sleeping unit	0	

- j) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 17.107:  
An accessory dwelling unit is subject to the following regulations:
- The maximum number of accessory dwelling units per lot is one.
  - The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - Notwithstanding section 107(b) secondary suites are permitted on all lots.
  - The maximum gross floor area is 90.0 square metres.
  - The maximum height is 8.0 metres.
  - The maximum number of storeys is 2.
  - An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.
  - An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- k) That Section 18.1 Suburban Residential (R1) Permitted Uses be amended as follows:  
Dwellings:
- Single Detached Housing
  - Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce

- l) That Section 18.2 Suburban Residential (R1) Development Regulations be amended as follows:  
The minimum lot size for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED

Community Water and Sewer:

0.1 hectare

Community Water or Sewer:

0.4 hectare

On Site Only:

1.0 hectare

- m) That a new Section 18.2B Suburban Residential (R1) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.

- n) That Sections 18.13-18.16 Suburban Residential (R1) Accessory Dwelling be deleted in their entirety.

- o) That Section 19.1 Country Residential (R2) Permitted Uses be amended as follows:

Dwellings:

- Single Detached Housing
- Duplex Housing

Accessory Uses:

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

- p) That Section 19.2 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.

- q) That a new Section 19.2B Country Residential (R2) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- r) That Section 19.3 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.
- s) That Sections 19.11-19.14 Country Residential (R2) Accessory Dwelling be deleted in their entirety.
- t) That Section 20.1 Rural Residential (R3) Permitted Uses be amended as follows:  
Dwellings:  
- Single Detached Housing  
- Duplex Housing  
Horse Riding Stables and Boarding Stables  
Horticulture  
Kennels  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Nurseries, Greenhouses and Florists  
Veterinary Clinics  
  
Accessory Uses:  
- Accessory Buildings or Structures  
- Accessory Dwelling Unit  
- Accessory Tourist Accommodation  
- Daycare facility  
- Home Based Business  
- Keeping of Farm Animals  
- Sale of Site Grown Horticultural Produce  
- Portable Sawmills  
- Small Scale Wood Product Manufacturing  
- Temporary Farmworker Housing
- u) That Section 20.2 Rural Residential (R3) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.
- v) That a new Section 20.2B Rural Residential (R3) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- w) That Section 20.5 Rural Residential (R3) Development Regulations be deleted in its entirety.
- x) That Sections 20.13-20.16 Rural Residential (R3) Accessory Dwelling be deleted in their entirety.
- y) That Section 21.1 Rural Resource (R4) Permitted Uses be amended as follows:  
Dwellings:  
- Single Detached Housing

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Child Care Facility
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- Temporary Farmworker Housing

z) That Section 21.2 Rural Resource (R4) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.

aa) That a new Section 21.2B Rural Resource (R4) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.

bb) That Section 23.1 be renamed 'Multi-Unit Residential (R6) Permitted Uses' and be amended as follows:

Dwellings:

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

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business

cc) That Section 23.2 be renamed 'Multi-Unit Residential (R6) Development Regulations' and be amended as follows:

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

LEVEL OF SERVICES PROVIDED

Community Water Supply and Community Water System:

Single Detached and Duplex Housing 0.1 hectare

Multi-Unit/ Dwelling Unit 300 square metres

Community Water Supply Only:

Single Detached and Duplex Housing 0.8 hectare  
Multi-Unit/Dwelling Unit 0.1 hectare

On Site Only:

Single Detached and Duplex Housing 1.0 hectare  
Multi-Unit/Dwelling Unit 0.4 hectare

- dd) That a new Section 23.5 Multi-Unit Residential (R6) Development Regulations be inserted as follows:  
The minimum lot size for subdivision is 0.1 hectares.
- ee) That Section 24.1 Agriculture 1 (AG1) Permitted Uses be amended as follows:  
The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ff) That a new Section 24.2B Agriculture 1 (AG1) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- gg) That Section 24.6 Agriculture 1 (AG1) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- hh) That Section 25.1 Agriculture 2 (AG2) Permitted Uses be amended as follows:  
The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ii) That a new Section 25.2B Agriculture 2 (AG2) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- jj) That Section 25.6 Agriculture 2 (AG2) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- kk) That Section 26.1 Agriculture 3 (AG3) Permitted Uses be amended as follows:  
The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ll) That a new Section 26.2B Agriculture 3 (AG3) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- mm) That Section 26.6 Agriculture 3 (AG3) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of the Single Detached Housing is 375.0 square metres.
- nn) That Section 27.1 Neighbourhood Commercial (C1) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- oo) That Section 28.1 General Commercial (C2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- pp) That Section 29.1 Light Industrial (M1) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- qq) That Section 30.1 Medium Industrial (M2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- rr) That Section 31.1 Heavy Industrial (M3) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - ss) That Section 32.1 Quarry (Q) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - tt) That Section 33.1 Railway (RW) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - uu) That Section 34.1 Community Services (CS) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - vv) That Section 35.1 Park and Recreation (PR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - ww) That Section 37.1 Forest Resource (FR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - xx) That Section 38.1 Environmental Reserve (ER) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 2** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
  - 3** This Bylaw shall come into force and effect upon its adoption.

**CITATION**

**4** This Bylaw may be cited as **“Electoral Area ‘C’ Land Use Amendment Bylaw No. 2955, 2024.”**

READ A FIRST TIME this 16<sup>th</sup> day of May, 2024.

READ A SECOND TIME this 16<sup>th</sup> day of May, 2024.

WHEREAS A PUBLIC HEARING was not held under sec. 464 (4) of the *Local Government Act*.

READ A THIRD TIME this 16<sup>th</sup> day of May, 2024.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this  
[Date] day of [Month], 2024.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 2024.

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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**Bylaw No. 2956**

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

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

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

**APPLICATION**

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

- A) That the following definitions be added to Section 21.0 Interpretation:

ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;

HOUSEHOLD means:

- a) a person; or

- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;

in addition, a household may also include up to one housekeeper or nanny;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

- b) That the following definitions be amended in Section 21.0 Interpretation as follows:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

HOUSEKEEPING UNIT means a room with a kitchen used for the temporary accommodation of travellers;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

SLEEPING UNIT means either a unit in a residential care facility or a room without a kitchen used for the temporary accommodation of travellers;

- c) That the following definitions be removed from Section 21.0 Interpretation:

DWELLING, MULTI-FAMILY

## DWELLING, ONE-FAMILY

## DWELLING, TWO-FAMILY

- d) That Section 22.4 Site Areas be amended as follows:  
The minimum lot area for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.
- e) That Section 22.9 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows:  
Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot area required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- f) That Section 22.10 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows:  
Where it is not possible to create a lot that has the minimum lot area required for a zone, the minimum lot area requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
- a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
  - a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone.
- g) That Section 22.11 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows:  
The minimum lot area for a lot created under sub-section 10 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- h) That Section 22.12 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows:  
Despite sub-section 11, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area.
- i) That Off Street Parking Requirements – Residential Category be amended as follows:
- | Category    | Type of Uses                           | Parking Spaces               |
|-------------|--|------------------------------|
| Residential | Single Detached Housing                | 2 spaces                     |
|             | Duplex Housing                         | 4 spaces                     |
|             | Accessory Dwelling Unit                | 1 space                      |
|             | Multi-Unit Housing                     | 1.5 spaces per dwelling unit |
|             | Bed and Breakfast and Vacation Rentals | 1 space per guest room       |
- j) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 22.46:  
An accessory dwelling unit is subject to the following regulations:
- The maximum number of accessory dwelling units per lot is one.

- b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - c. Notwithstanding section 46(b) secondary suites are permitted on all lots.
  - d. The maximum gross floor area is 90.0 square metres.
  - e. The maximum height is 8.0 metres.
  - f. The maximum number of storeys is 2.
  - g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.
  - h. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- k) That Section 23.1 Town-Site Residential R1 Permitted Uses Table be amended as follows:
- Permitted uses, buildings and structures:
- Principal Uses
- Single Detached Housing
- Duplex Housing
- Accessory Uses
- Accessory Building or Structures
- Accessory Dwelling Unit see Section 22(46)
- Bed and Breakfast Accommodation see Section 22(22)
- Home-based Business see Section 22(21)
- Horticulture
- Keeping of Farm Animals see Section 22(35)
- Vacation Rentals see Section 22(23)
- l) That Section 23.2 Town-Site Residential R1 Development Regulations Table be amended as follows:
- The maximum density is 2 Dwelling Units.
- m) That Section 23.9 Town-Site Residential R1 Development Regulations Table be amended as follows:
- Minimum lot area for Subdivision:
- |   |              |
|---|--------------|
| Community Water System and Community Wastewater System  | 0.1 hectares |
| Community Water System and On-site Wastewater Disposal  | 0.2 hectares |
| Individual Water Source and Community Wastewater System | 0.2 hectares |
| Individual Water Source and On-site Wastewater Disposal | 1.0 hectares |
- n) That Section 24.1 Country Residential R2 Permitted Uses Table be amended as follows:
- Permitted uses, buildings and structures:
- Principal Uses
- Single Detached Housing
- Duplex Housing
- Horticulture

Accessory Uses

Accessory Building or Structures

Accessory Dwelling Unit see Section 22(46)

Bed and Breakfast Accommodation see Section 22(22)

Home-based Business see Section 22(21)

Keeping of Farm Animals see Section 22(35)

Vacation Rentals see Section 22(23)

- o) That Section 24.2 Country Residential R2 Development Regulations Table be amended as follows:

The maximum density is 2 Dwelling Units.

- p) That Section 24.9 Country Residential R2 Development Regulations Table be amended as follows:

Minimum lot area for Subdivision: 1.0 hectares

- q) That Section 25.1 Rural Residential R3 Permitted Uses Table be amended as follows:

Permitted uses, buildings and structures:

Principal Uses

Single Detached Housing

Duplex Housing

Horticulture

Outdoor Recreational Activities

Parks

Resource Based Activities

Accessory Uses

Accessory Building or Structures

Accessory Dwelling Unit see Section 22(46)

Bed and Breakfast Accommodation see Section 22(22)

Home-based Business see Section 22(21)

Keeping of Farm Animals see Section 22(35)

Vacation Rentals see Section 22(23)

- r) That Section 25.2 Rural Residential R3 Development Regulations Table be amended as follows:  
The maximum density is 2 Dwelling Units.

- s) That Section 25.9 Rural Residential R3 Development Regulations Table be amended as follows:  
Minimum lot area for Subdivision: 2.0 hectares

- t) That Section 26.1 Town-Site Commercial C1 Permitted Uses Table be amended as follows:  
The term 'One Dwelling Unit' be replaced with 'Caretaker Suite'.

- u) That Section 26.9 Town-Site Commercial C1 Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.

- v) That Section 27.1 Tourist Commercial C2 Permitted Uses Table be amended as follows:

The term 'One Dwelling Unit' be replaced with 'Caretaker Suite'.

- w) That Section 27.9 Tourist Commercial C2 Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.
  - x) That Section 28.1 Ainsworth Resort Commercial C3 Permitted Uses Table be amended as follows:  
The term 'One Dwelling Unit' be replaced with 'Caretaker Suite'.
  - y) That Section 28.9 Ainsworth Resort Commercial C3 Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.
  - z) That Section 29.9 Community Service CS Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.
  - aa) That Section 30.9 Parks and Recreation PR Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.
  - bb) That Section 31.9 Parks and Recreation Ainsworth Resort PR1 Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.
  - cc) That Section 32.7 Environmental Reserve ER Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.
  - dd) That Section 33.7 Resource Area RA Development Regulations Table be amended as follows:  
The term 'site area' be replaced with 'lot area'.
- 2** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
  - 3** This Bylaw shall come into force and effect upon its adoption.

**CITATION**

**4** This Bylaw may be cited as **“Electoral Area ‘D’ Land Use Amendment Bylaw No. 2956, 2024.”**

READ A FIRST TIME this 16<sup>th</sup> day of May, 2024.

READ A SECOND TIME this 16<sup>th</sup> day of May, 2024.

WHEREAS A PUBLIC HEARING was not held under sec. 464 (4) of the *Local Government Act*.

READ A THIRD TIME this 16<sup>th</sup> day of May, 2024.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this  
[Date] day of [Month], 2024.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 2024.

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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer

## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 2957

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

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

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

### APPLICATION

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

- A) That the following definitions be added to Section 17.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;



DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;

in addition, a household may also include up to one housekeeper or nanny;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used;

- b) That the following definitions be amended in Section 17.0 Interpretation as follows:

DAY CARE FACILITY means a building licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven or more children under six years of age not forming part of the operator's household. Care of less than seven children under six years of age is considered under home based business regulations;

DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

SLEEPING UNIT means either a unit in a residential care facility or a room without a kitchen used for the temporary accommodation of travellers;

- c) That the following definitions be removed from Section 17.0 Interpretation:

DWELLING, ACCESSORY

DWELLING, MULTI-FAMILY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

- d) That Section 18.13 Permitted and Prohibited Uses be amended as follows:  
The minimum lot area for a lot subdivided under Section 514 of the Local Government Act shall be the minimum lot area of the zone in which the lot is located unless otherwise stated.
- e) That Section 18.16 Density Regulations be amended as follows:  
Where two or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum lot area required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application as long as no new lot created is smaller than any previously existing lot.
- f) That Section 18.17 Density Regulations be amended as follows:  
Where it is not possible to create a lot that has the minimum lot area required for a zone, the minimum lot area requirement will be reduced where the proposed subdivision involves any one of the following and meets regional health authority requirements:
  - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this Bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this Bylaw and any previous applicable land use bylaw.
- g) That Section 18.18 Density Regulations be amended as follows:  
The minimum lot area for a lot created under Section 16 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- h) That Section 18.19 Density Regulations be amended as follows:  
Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area.
- i) That Section 18.37-18.38 Accessory Dwelling be amended as follows:  
An accessory dwelling unit is subject to the following regulations:
  - a. The maximum number of accessory dwelling units per lot is one.
  - b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - c. Notwithstanding section 46(b) secondary suites are permitted on all lots.
  - d. The maximum gross floor area is 90.0 square metres.
  - e. The maximum height is 8.0 metres.
  - f. The maximum number of storeys is 2.
  - g. An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required.

- h. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- j) That Section 18.41.a Accessory Tourist Accommodation be amended as follows:  
operations shall be confined to the principal dwelling;
- k) That Section 18.54 Off-Street Parking and Loading Facilities – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces
Residential	Single Detached Housing	2 spaces
	Duplex Housing	4 spaces
	Accessory Dwelling Unit	1 space
	Multi-Unit Housing	1.5 spaces per dwelling unit
	Accessory Tourist Accommodation	1 space per guest room
	Accessory Camping Accommodation	1 space per campsite
	Home-based Business	2 spaces per home-based business

- l) That Section 19.1 Town-Site Residential (R1) Permitted Uses Table be amended as follows:
- Principal Uses  
Single Detached Housing  
Duplex Housing  
Multi-Unit Housing
- Accessory Uses  
Accessory Building or Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation  
Home-based Business  
Horticulture  
Keeping of Farm Animals
- m) That Section 19.2 Town-Site Residential (R1) Development Regulations Table be amended as follows:
- Minimum site area for each Principal Use:
- Community Water System and Community Wastewater System:  
Single Detached Housing or Duplex Housing 0.1 hectare  
Multi-Unit Housing 300 square metres per unit
- Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System:  
Single Detached Housing or Duplex Housing 0.8 hectare  
Multi-Unit Housing 0.1 hectare per unit
- Individual Water Source and On-site Wastewater Disposal:

Single Detached Housing or Duplex Housing 1.0 hectare  
Multi-Unit Housing 0.4 hectare per unit

- n) That Section 20.1 Country Residential (R2) Permitted Uses Table be amended as follows:

Principal Uses

Single Detached Housing

Duplex Housing

Accessory Uses

Accessory Building or Structures Accessory Dwelling Unit

Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business

Horticulture

Keeping of Farm Animals

- o) That Section 20.2 Country Residential (R2) Development Regulations Table be amended as follows:

The maximum density is 2 Dwelling Units.

- p) That Section 21.1 Rural Residential (R3) Permitted Uses Table be amended as follows:

Principal Uses

Cabin

Single Detached Housing

Duplex Housing

Horticulture

Portable Sawmill

Accessory Uses

Accessory Building or Structures Accessory Dwelling Unit

Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business

Horticulture

Keeping of Farm Animals Kennels (maximum ten dogs over one year of age)

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Small Scale Wood Product Manufacturing

- q) That Section 21.2 Rural Residential (R3) Development Regulations Table be amended as follows:

The maximum density is 2 Dwelling Units.

- r) That Section 22.1 Remote Residential (R4) Permitted Uses Table be amended as follows:

Principal Uses

Cabin

Single Detached Housing

Duplex Housing

Horticulture

Portable Sawmill

Accessory Uses

Accessory Building or Structures Accessory Dwelling Unit

Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business  
Horticulture  
Keeping of Farm Animals Kennels (maximum ten (10) dogs over 1 year of age)  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Small Scale Wood Product Manufacturing

- s) That Section 22.2 Remote Residential (R4) Development Regulations Table be amended as follows:  
The maximum density is 2 Dwelling Units.

- t) That Section 23.1 Multi Unit Residential (R5) Permitted Uses Table be amended as follows:  
Principal Uses  
Multi-Unit Residential  
Manufactured Home Park

Accessory Uses  
Accessory Building or Structures Home-based Business  
Horticulture

- u) That Section 23.2 Multi Unit Residential (R5) Development Regulations Table be amended as follows:  
Minimum site area for Multi-Unit Residential (per dwelling unit):

Community Water System and Community Wastewater System 300 square metres

Community Water System and On-site Wastewater Disposal or Individual Water Source and  
Community Wastewater System 0.1 hectare

Individual Water Source and On-site Wastewater Disposal 0.4 hectare

Minimum site area for Manufactured Home Park 0.8 hectare

- v) That Section 25.1 Tourist Commercial (C2) Permitted Uses Table be amended as follows:  
Principal Uses

Artisan Craft Production and Sales Breweries and Distilleries Campground  
Commercial Back Country Recreation Multi-Unit Housing  
Eating and Drinking Establishment Golf Course  
Tourist Accommodation  
Interpretive Facilities  
Mixed Use Development  
Museum  
Outdoor Recreational Activities Resort  
Vacation Rental

Accessory Uses to 'Tourist Accommodation' and 'Campgrounds' Laundromat  
Liquor Store  
Personal Service Establishment

Retail Store

Accessory Uses

Accessory Building or Structures

Caretaker Suite

- w) That Section 26.1 Light Industrial (M1) Table be amended as follows:  
The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.
- x) That Section 27.1 Medium Industrial (M2) Permitted Uses Table be amended as follows:  
The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.
- y) That Section 28.1 Heavy Industrial (M3) Permitted Uses Table be amended as follows:  
The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.
- z) That Section 30.1 Agriculture (AG) Permitted Uses Table be amended as follows:
  - Principal Uses
  - Agriculture, Farm Buildings and Structures
  - Abattoir
  - Single Detached Housing
  - Farm Use (as defined in the Agricultural Land Commission Act and Part 2 Section 2 of the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)
  - Micro Cultivation, Cannabis
  - Micro Processing, Cannabis
  - Nursery, Cannabis
  - Standard Cultivation, Cannabis Standard Processing, Cannabis
  - Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable

Accessory Uses

Accessory Building or Structures Accessory Dwelling Unit

Tourist Accommodation

Accessory Camping Accommodation

Home Based Business

Non-Farm Uses (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)

- aa) That a new Section 30.2B Agriculture (AG) Development Regulations Table be inserted as follows:  
The maximum density is 2 Dwelling Units.
  - bb) That Section 33.1 Quarry (Q) Permitted Uses Table be amended as follows:  
The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.
- 2** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
  - 3** This Bylaw shall come into force and effect upon its adoption.



**CITATION**

**4** This Bylaw may be cited as **“Electoral Area ‘G’ Land Use Amendment Bylaw No. 2957, 2024.”**

READ A FIRST TIME this 16<sup>th</sup> day of May, 2024.

READ A SECOND TIME this 16<sup>th</sup> day of May, 2024.

WHEREAS A PUBLIC HEARING was not held under sec. 464 (4) of the *Local Government Act*.

READ A THIRD TIME this 16<sup>th</sup> day of May, 2024.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this  
[Date] day of [Month], 2024.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 2024.

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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 2958

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

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

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

### APPLICATION

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

- 1) That the following definitions be added to Division 5 Interpretation:
- ACCESSORY DWELLING UNIT means a building, or part of a building containing only one dwelling unit that is secondary to a principal dwelling located on the same property;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other. This type of development is designed and constructed as two dwelling units at initial construction;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or

- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using a common kitchen; or
- d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using a common kitchen;

in addition, a household may also include up to one housekeeper or nanny;

- 2) That the following definitions be amended in Division 5 Interpretation as follows:  
BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained kitchen, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

HOUSEKEEPING UNIT means a room with a kitchen used for the temporary accommodation of travellers;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (periods less than 30 days) on a commercial basis;

SLEEPING UNIT means either a unit in a residential care facility or a room without a kitchen used for the temporary accommodation of travellers;

- 3) That the following definitions be removed from Division 5 Interpretation:

ACCESSORY DWELLING

CARRIAGE HOUSE

DWELLING, MULTI-FAMILY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

FAMILY

IMMEDIATE FAMILY

VACATION RENTAL

- 4) That Section 602.2 Site Areas be amended as follows:  
The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.
- 5) That Section 603.1 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:  
Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- 6) That Section 603.2 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:  
Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
  - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone.
- 7) That Section 603.3 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:  
The minimum lot size for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

- 8) That Section 603.4 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:  
Despite Section 603(3), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.
- 9) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
<b>Residential</b>	Single Detached Housing	2 spaces	0	
	Duplex Housing	4 spaces	0	
	Accessory Dwelling Unit	1 space		
	Multi-Unit Housing	1.2 spaces per dwelling unit	0	
	Accessory Home Based Business Use	2 spaces	0	Plus required spaces for operator's residence
	Accessory Bed & Breakfast, Room & Board	1 space per guest room / rental unit	0	Plus required spaces for operator's residence
	Accessory Produce Sales Use	1 space per 20 m <sup>2</sup> of floor area	0	Plus required spaces for operator's residence
	Congregate/Seniors housing	0.75 space per sleeping unit	0	

- 10) That Section 622 Development Permit Variances be amended as follows:  
Pursuant to Section 489 of the Local Government Act, setback and height variances may be approved by the Regional District on a Development Permit where community plan objectives for the form and character of commercial, industrial and multi-unit housing developments can be achieved provided that no siting variances cross a property line.
- 11) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 623:  
An accessory dwelling unit is subject to the following regulations:
- The maximum number of accessory dwelling units per lot is one.
  - The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - Notwithstanding section 623(b) secondary suites are permitted on all lots.
  - The maximum gross floor area is 90.0 square metres.
  - The maximum height is 8.0 metres.
  - The maximum number of storeys is 2.
  - An accessory dwelling unit must be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a

community sewer system is available in which case connection to the community sewer system is required.

- h. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
- i. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
- j. A secondary suite shall not be connected to a single detached house by a breezeway or carport.

- 12) That Section 700 Suburban Residential (R1) Permitted Uses be amended as follows:

Dwellings:

Single Detached Housing

Duplex Housing

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

- 13) That Section 701.1 Suburban Residential (R1) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

Community Water Supply and Community Sewer System: 0.1 hectare

Community Water Supply Only: 0.4 hectare

On-Site Servicing Only: 1.0 hectare

- 14) That a new Section 701.1B Suburban Residential (R1) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units.

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

Dwellings:

Single Detached Housing

Duplex Housing

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

- 16) That Section 801.1 Ootischenia Suburban Residential (R1A) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

Community Water Supply Only: 0.4 hectare

On-Site Servicing Only: 1.0 hectare

- 17) That a new Section 801.1B Ootischenia Suburban Residential (R1A) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- 18) That Section 900 Suburban Residential F (R1F) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Farm Products
- 19) That Section 901.1 Suburban Residential F (R1F)) Development Regulations be amended as follows:  
The minimum lot size shall be required as follows:  
  
Community Water Supply and Community Sewer System: 0.1 hectare  
Community Water Supply Only: 0.4 hectare  
On-Site Servicing Only: 1.0 hectare
- 20) That a new Section 901.1B Suburban Residential F (R1F) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- 21) That Section 1000 Suburban Residential K (R1K) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Farm Products
- 22) That Section 1001.1 Suburban Residential K (R1K) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

Community Water Supply and Community Sewer System: 0.1 hectare

Community Water Supply Only: 0.4 hectare

On-Site Servicing Only: 1.0 hectare

- 23) That a new Section 1001.1B Suburban Residential K (R1K) Development Regulations be inserted as follows:  
The maximum density is 2 Dwelling Units.
- 24) That Section 1002 Suburban Residential K (R1K) Secondary Suites and Carriage Houses be deleted in their entirety.
- 25) That Section 1100 Country Residential (R2) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Farm Products
- 26) That Section 1101.1 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.
- 27) That Section 1101.2 Country Residential (R2) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 28) That Section 1101.5 Country Residential (R2) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 29) That Section 1200 Country Residential I (R2I) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Horticulture  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit

Accessory Tourist Accommodation  
Home Based Business  
Keeping of Farm Animals  
Sale of Site Grown Farm Products  
Portable Sawmills for processing of material harvested on site only

- 30) That Section 1201.1 Country Residential I (R2I) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.
- 31) That Section 1201.2 Country Residential I (R2I) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 32) That Section 1201.3 Country Residential I (R2I) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 33) That Section 1300 Country Residential K (R2K) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Horticulture  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation  
Day Care Facility  
Home Based Business  
Keeping of Farm Animals  
Sale of Site Grown Farm Products  
Temporary Guest Accommodation as per Section 1303
- 34) That Section 1301.1 Country Residential K (R2K) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.
- 35) That Section 1301.2 Country Residential K (R2K) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 36) That Section 1301.5 Country Residential K (R2K) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.



- 37) That Section 1302 Country Residential K (R2K) Secondary Suites and Carriage Houses be deleted in its entirety.
- 38) That Section 1303.1 Country Residential K (R2K) Temporary Guest Accommodation be amended as follows:  
Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to single detached housing or duplex housing subject to the following:
- a. the minimum site area for the guest cabin shall be 1.4 hectares; and
  - b. a maximum gross floor area for a cabin of 100 square metres.
- 39) That Section 1400 Country Residential SA (R2SA – South Arrow) Permitted Uses be amended as follows:
- Dwellings:
- Single Detached Housing
  - Duplex Housing
- Horticulture
- Accessory Uses:
- Accessory Buildings and Structures
  - Accessory Dwelling Unit
  - Accessory Tourist Accommodation
  - Home Based Business
  - Keeping of Farm Animals
  - Sale of Site Grown Farm Products
  - Portable Sawmills for processing of material harvested on site only
  - Temporary Guest Accommodation as per Section 1402
- 40) That Section 1401.1 Country Residential SA (R2SA – South Arrow) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.
- 41) That Section 1401.2 Country Residential SA (R2SA – South Arrow) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 42) That Section 1401.5 Country Residential SA (R2SA – South Arrow) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 43) That Section 1402.1 Country Residential SA (R2SA – South Arrow) Temporary Guest Accommodation be amended as follows:  
Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one cabin per lot for the temporary accommodation of guests is

permitted as an accessory use to a single detached housing or duplex housing subject to the following:

- a. the minimum site area for the guest cabin shall be 1.4 hectares; and
- b. a maximum gross floor area per cabin of 75 square metres.

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

Dwellings:

Single Detached Housing

Duplex Housing

Horticulture

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation Home Based Business

Keeping of Farm Animals

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only

- 45) That Section 1501.1 Rural Residential (R3) Development Regulations be amended as follows:

The minimum lot size is 2.0 hectares.

- 46) That Section 1501.4 Rural Residential (R3) Development Regulations be amended as follows:

The maximum density is 2 Dwelling Units.

- 47) That Section 1600 Rural Residential (R3I) Permitted Uses be amended as follows:

Dwellings:

Single Detached Housing

Duplex Housing

Horticulture

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation Home Based Business

Keeping of Farm Animals

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only

- 48) That Section 1601.1 Rural Residential I (R3I) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.
- 49) That Section 1601.2 Rural Residential I (R3I) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 50) That Section 1601.3 Rural Residential I (R3I) Development Regulations be amended as follows:  
The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority shall be 1.6 hectares.
- 51) That Section 1700 Rural Residential K (R3K) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Horticulture  
Veterinary Clinics  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation Home Based Business  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Keeping of Farm Animals  
Sale of Site Grown Farm Products Small Scale Wood Product Manufacturing subject to Section 1702  
Temporary Guest Accommodation subject to Section 1703
- 52) That Section 1701.1 Rural Residential K (R3K) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.
- 53) That Section 1701.5 Rural Residential K (R3K) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 54) That Section 1702.1 Rural Residential K (R3K) Small Scale Wood Product Manufacturing be amended as follows:  
The minimum lot size shall be 2.0 hectares.

- 55) That Section 1703.1 Rural Residential K (R3K) Temporary Guest Accommodation be amended as follows:  
Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, two cabins per lot for the temporary accommodation of guests is permitted as an accessory use to single detached housing or duplex housing subject to the following:
- a. the minimum site area for the guest cabin shall be 1.4 hectares; and
  - b. a maximum gross floor area for a cabin of 100 square metres.
- 56) That Section 1800 Rural Resource (R4) Permitted Uses be amended as follows:
- Dwellings:
- Single Detached Housing
  - Duplex Housing
- Horse Riding Stables and Boarding Stables
- Horticulture
- Kennels
- Veterinary Clinics
- Accessory Uses:
- Accessory Buildings and Structures
  - Accessory Dwelling Unit
  - Accessory Tourist Accommodation Home Based Business
  - Micro Cultivation, Cannabis
  - Micro Processing, Cannabis
  - Nursery, Cannabis
  - Keeping of Farm Animals
  - Sale of Site Grown Farm Products Portable Sawmills
- 57) That Section 1801.1 Rural Resource (R4) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.
- 58) That Section 1801.4 Rural Resource (R4) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 59) That Section 1900 Rural Resource K (R4K) Permitted Uses be amended as follows:
- Dwellings:
- Single Detached Housing
  - Duplex Housing
- Horse Riding Stables and Boarding Stables
- Horticulture
- Kennels
- Veterinary Clinics
- Accessory Uses:
- Accessory Buildings and Structures
  - Accessory Dwelling Unit
  - Accessory Tourist Accommodation Home Based Business

Keeping of Farm Animals  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Sale of Site Grown Farm Products Portable Sawmills  
Temporary Guest Accommodation as per Section 1902

- 60) That Section 1901.1 Rural Resource K (R4K) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.
- 61) That Section 1901.4 Rural Resource K (R4K) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 62) That Section 1902.1 Rural Resource K (R4K) Temporary Guest Accommodation be amended as follows:  
Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to single detached housing or duplex housing subject to a maximum gross floor area of 75 square metres.
- 63) That Section 2000 Rural Resource (R4SA – South Arrow) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Horse Riding Stables and Boarding Stables  
Horticulture  
Kennels  
Veterinary Clinics  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation Home Based Business  
Keeping of Farm Animals  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Sale of Site Grown Farm Products Portable Sawmills  
Temporary Guest Accommodation as per Section 2002
- 64) That Section 2001.1 Rural Resource (R4SA – South Arrow) Development Regulations be amended as follows:  
The minimum lot size is 2.0 hectares.

- 65) That Section 2001.4 Rural Resource (R4SA – South Arrow) Development Regulations be amended as follows:  
The maximum density is 2 Dwelling Units.
- 66) That Section 2002.1 Rural Resource (R4SA – South Arrow) Temporary Guest Accommodation be amended as follows:  
Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a single detached housing or duplex housing subject to a maximum gross floor area of 75 square metres.
- 67) That Section 2200 Multi-Unit Residential (R6) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
Multi-Unit Housing  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation  
Home Based Business  
Horticulture
- 68) That Section 2201.1 Multi-Unit Residential (R6) Development Regulations be amended as follows:  
The minimum site area for the following uses shall be required as follows:  
  
Community Water Supply and Community Sewer System:  
Single Detached or Duplex Housing 0.1 hectare  
Multi-Unit Housing (per dwelling unit) 300 square metres  
  
Community Water Supply Only:  
Single Detached or Duplex Housing 0.8 hectare  
Multi-Unit Housing (per dwelling unit) 0.1 hectare  
  
On-Site Servicing Only:  
Single Detached or Duplex Housing 1.0 hectare  
Multi-Unit Housing (per dwelling unit) 0.4 hectare
- 69) That a new section 'Multi-Unit Residential (R6) Development Regulations' be inserted as follows as Section 2201.4:  
The minimum lot size for subdivision shall be as follows:  
Community Water Supply and Community Sewer System:  
0.1 hectare  
  
Community Water Supply Only:  
0.8 hectare

On-Site Servicing Only:  
1.0 hectare

- 70) That Section 2300 High Density Residential (R6F) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing

Accessory Uses:  
Accessory Buildings and Structures  
Secondary Suite

- 71) That Section 2301.1 High Density Residential (R6F) Development Regulations be amended as follows:

The minimum lot size for the following uses shall be required as follows:

Community Water Supply and Community Sewer System:  
400 square metres

Community Water Supply Only:  
0.2 hectare

On-Site Servicing Only:  
1.0 hectare

- 72) That a new section 'High Density Residential (R6F) Development Regulations' be inserted as follows as Section 2301.1B:

The maximum density is 2 Dwelling Units.

- 73) That Section 2400 be renamed 'Multi-Unit Residential F (MUR-F) Permitted Uses' and be amended as follows:  
Land, buildings and structures in the Multi-Unit Residential – F (MUR-F) zone shall be used for the following purposes only:

Dwellings:  
Single Detached Housing  
Duplex Housing  
Multi-Unit Housing

Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation Day Care Facility  
Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Farm Product

- 74) That Section 2401.1 be renamed 'Multi-Unit Residential F (MUR-F) Development Regulations' and be amended as follows:

The minimum site area for Multi-Unit Residential – F (MUR-F) shall be as follows:

Community Water Supply and Community Sewer System:

First Dwelling Unit 0.25 hectare

Each Additional Dwelling Unit 200 square metres

Community Water Supply Only:

First Dwelling Unit 0.25 hectare

Each Additional Dwelling Unit 400 square metres

On-Site Servicing Only:

First Dwelling Unit 1.0 hectare

Each Additional Dwelling Unit 0.1 hectare

- 75) That Section 2401.2 be renamed 'Multi-Unit Residential F (MUR-F) Development Regulations' and be amended as follows:

The minimum lot size for subdivision shall be as follows:

Community Water Supply and Community Sewer System:

0.5 hectare

Community Water Supply Only:

0.5 hectare

On-Site Servicing Only:

1.0 hectare

- 76) That Section 2401.4 Multi-Family Residential - F (MFR-F) be deleted in its entirety.

- 77) That Section 2500 Seasonal Residential (R7) Permitted Uses be amended as follows:

Dwellings:

Single Detached Housing

Duplex Housing

Horticulture

Accessory Uses:

Accessory Buildings and Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

- 78) That Section 2501.1 Seasonal Residential (R7) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

Community Water Supply and Community Sewer System:

0.1 hectare



Community Water Supply Only:  
0.4 hectare

On-Site Servicing Only:  
1.0 hectare

- 79) That a new section 'Seasonal Residential (R7) Development Regulations' be inserted as follows as Section 2501.1B:  
The maximum density is 2 Dwelling Units.
- 80) That Section 2501.12 Seasonal Residential (R7) Development Regulations be amended as follows:  
Single Detached Housing may be used for short term rentals.
- 81) That Section 2600 Heritage Residential – I (HR-I) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation Home Based Business  
Horticulture  
Keeping of Farm Animals  
Sale of Site Grown Farm Products
- 82) That Section 2601.1 Heritage Residential – I (HR-I) Development Regulations be amended as follows:  
The minimum lot size is 1.0 hectare.
- 83) That a new section 'Heritage Residential – I (HR-I) Development Regulations' be inserted as follows as Section 2601.1B:  
The maximum density is 2 Dwelling Units.
- 84) That Section 2700 Agriculture 1 (AG1) Permitted Uses be amended as follows:  
Agriculture  
All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time  
Single Detached Housing  
Kennel  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation

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

Home Based Business

Portable Sawmills for processing of material harvested on site only

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

- 85) That Section 2701.1 Agriculture 1 (AG1) Development Regulations be amended as follows:  
The minimum lot size shall be 4.0 hectares in the Agricultural Land Reserve and 2.0 hectares outside the Agricultural Land Reserve.
- 86) That a new section 'Agriculture 1 (AG1) Development Regulations' be inserted as follows as Section 2701.1B:  
The maximum density is 2 Dwelling Units.
- 87) That Section 2701.5 Agriculture 1 (AG1) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.
- 88) That Section 2701.6 Agriculture 1 (AG1) Development Regulations be deleted in its entirety.
- 89) That Section 2800 Agriculture 2 (AG2) Permitted Uses be amended as follows:  
Agriculture  
All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time  
Single Detached Housing  
Kennel  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation

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

Home Based Business

Portable Sawmills for processing of material harvested on site only

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

- 90) That Section 2801.1 Agriculture 2 (AG2) Development Regulations be amended as follows:

The minimum lot size shall be 8.0 hectares in the Agricultural Land Reserve and 4.0 hectares outside the Agricultural Land Reserve.

- 91) That a new section 'Agriculture 2 (AG2) Development Regulations' be inserted as follows as Section 2801.1B:  
The maximum density is 2 Dwelling Units.
- 92) That Section 2801.5 Agriculture 1 (AG1) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.
- 93) That Section 2801.6 Agriculture 1 (AG1) Development Regulations be deleted in its entirety.
- 94) That Section 2900 Agriculture 3 (AG3) Permitted Uses be amended as follows:  
Agriculture  
All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time  
Single Detached Housing  
Kennel  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis  
Standard Cultivation, Cannabis  
Standard Processing, Cannabis  
Veterinary Clinic (may require ALC non-farm use approval)
- Accessory Uses:  
Accessory Buildings or Structures  
Accessory Dwelling Unit  
Accessory Tourist Accommodation  
Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)  
Home Based Business  
Portable Sawmills for processing of material harvested on site only  
Temporary Farm Worker Housing (may require ALC non adhering residential use approval)
- 95) That Section 2901.1 Agriculture 3 (AG3) Development Regulations be amended as follows:  
The minimum lot size shall be 60.0 hectares in the Agricultural Land Reserve and 8.0 hectares outside the Agricultural Land Reserve.
- 96) That a new section 'Agriculture 3 (AG3) Development Regulations' be inserted as follows as Section 2901.1B:  
The maximum density is 2 Dwelling Units.
- 97) That Section 2901.5 Agriculture 3 (AG3) Development Regulations be amended as follows:  
The Maximum Gross Floor Area of Single Detached Housing is 375.0 square metres.
- 98) That Section 2901.6 Agriculture 1 (AG1) Development Regulations be deleted in its entirety.

- 99) That Section 3200 Neighbourhood Commercial (C1) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 100) That Section 3300 General Commercial (C2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 101) That Section 3400 Tourist Commercial (C3) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 102) That Section 3600 Small-Scale Tourism Accommodation (C5) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing  
Duplex Housing  
  
Rental Cabin for Tourist Accommodation  
  
Accessory Uses:  
Accessory Buildings and Structures  
Accessory Tourist Accommodation Home Based Business  
Horticulture  
Sale of Site Grown Farm Product
- 103) That Section 3601.1 Small-Scale Tourism Accommodation (C5) Development Regulations be amended as follows:  
The minimum lot size shall be 1.0 hectare.
- 104) That Section 3601.2 Small-Scale Tourism Accommodation (C5) Development Regulations be amended as follows:  
The maximum permitted density for single detached housing, duplex housing and rental cabins for tourist accommodation shall be in conformance with the below site area requirements:  
  
Community Water Supply and Community Sewer System:  
First Cabin or Dwelling Unit 0.5 hectare  
Each Additional Cabin or Dwelling Unit 200 square metres  
  
Community Water Supply Only:  
First Cabin or Dwelling Unit 0.5 hectare  
Each Additional Cabin or Dwelling Unit 400 square metres  
  
On-Site Servicing Only:  
First Cabin or Dwelling Unit 1.0 hectare  
Each Additional Cabin or Dwelling Unit 0.1 hectare
- 105) That Section 3700 Small-Scale Tourism Accommodation K (C5K) Permitted Uses be amended as follows:  
Dwellings:  
Single Detached Housing

Duplex Housing

Rental Cabin for Tourist Accommodation

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Product

- 106) That Section 3701.1 Small-Scale Tourism Accommodation K (C5K) Development Regulations be amended as follows:

The minimum lot size shall be 1.0 hectare.

- 107) That Section 3701.2 Small-Scale Tourism Accommodation K (C5K) Development Regulations be amended as follows:

The maximum permitted density for single detached housing, duplex housing and rental cabins for tourist accommodation shall be in conformance with the below site area requirements:

Community Water Supply and Community Sewer System:

First Cabin or Dwelling Unit 0.5 hectare

Each Additional Cabin or Dwelling Unit 200 square metres

Community Water Supply Only:

First Cabin or Dwelling Unit 0.5 hectare

Each Additional Cabin or Dwelling Unit 400 square metres

On-Site Servicing Only:

First Cabin or Dwelling Unit 1.0 hectare

Each Additional Cabin or Dwelling Unit 0.1 hectare

- 108) That Section 3800 Resort Commercial (C6) Permitted Uses be amended as follows:

Cluster Development

Single Detached Housing

Duplex Housing

Multi-Unit Housing

Lodges and Seasonal Resorts

Hotels

Cabins

Campgrounds

Pubs

Restaurants

Spa, Health Club and Wellness Facilities

Personal Service Establishments

*Recreation Facilities including tennis, basketball, badminton and volley ball courts, bicycle, walking, cross country skiing, and horse riding trails, water craft facilities, playgrounds and other similar facilities but shall not include the following; a casino or*

*similar gaming facility, off-road motorized recreation vehicle trails other than snow mobile trails, gun range, skeet shooting range or any activity that disturbs the peaceful enjoyment of the property by residents and tourists*

Accessory Uses:

Maintenance and Infrastructure Buildings and Facilities

Employee Accommodation

- 109) That Section 3801.5 Resort Commercial (C6) Development Regulations be amended as follows:

In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:

Single Detached Housing 1.5 parking stalls/unit

Duplex Housing 1.5 parking stalls/unit

Multi-Unit Housing 1.0 parking stalls/unit

Cabins 1.0 parking stalls/cabin

Campground 1.0 parking stalls/site

- 110) That Section 3801.6 Resort Commercial (C6) Development Regulations be amended as follows:

Cluster development shall be defined as development consisting of a combination of single detached housing, duplex housing and/or cabins arranged in clusters with a minimum of four dwelling units.

- 111) That Section 3801.7 Resort Commercial (C6) Development Regulations be amended as follows:

All development shall be subject to the following minimum site area requirements:

Single Detached Housing 400 square metres (4306 square feet)

Duplex Housing 300 square metres (3229 square feet)

Cabins (no kitchen facility) 250 square metres (2691 square feet)

Campgrounds 0.4 hectare (1.0 acre)

Lodges, Seasonal Resorts and Hotels 60 units/hectare (24.3 units/acre)

Multi-Unit Housing 30 units/hectare (12.2 units/acre)

- 112) That Section 3900 Resort Commercial 2 (C7) Permitted Uses be amended as follows:

Cluster Development

Single Detached Housing

Duplex Housing

Multi-Unit Housing

Lodges and Seasonal Resorts

Hotels

Cabins

Campgrounds

Pubs

Restaurants

Spa, Health Club and Wellness Facilities

Personal Service Establishments Recreation Facilities *including tennis, basketball, badminton and volley ball courts, bicycle, walking, cross country skiing, and horse riding*

*trails, water craft facilities, playgrounds and other similar facilities but shall not include the following; a casino or similar gaming facility, off-road motorized recreation vehicle trails other than snow mobile trails, gun range, skeet shooting range or any activity that disturbs the peaceful enjoyment of the property by residents and tourists*

Accessory Uses:

Maintenance and Infrastructure Buildings and Facilities

Employee Accommodation

Small Scale Water Extraction and Sales

- 113) That Section 3901.5 Resort Commercial (C6) Development Regulations be amended as follows:

In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:

Single Detached Housing 1.5 parking stalls/unit

Duplex Housing 1.5 parking stalls/unit

Multi-Unit Housing 1.0 parking stalls/unit

Cabins 1.0 parking stalls/cabin

Campground 1.0 parking stalls/site

- 114) That Section 3901.6 Resort Commercial (C6) Development Regulations be amended as follows:

Cluster development shall be defined as development consisting of a combination of single detached housing, duplex housing and/or cabins arranged in clusters with a minimum of four dwelling units.

- 115) That Section 3901.7 Resort Commercial (C6) Development Regulations be amended as follows:

All development shall be subject to the following minimum site area requirements:

Single Detached Housing 400 square metres (4306 square feet)

Duplex Housing 300 square metres (3229 square feet)

Cabins (no kitchen facility) 250 square metres (2691 square feet)

Campgrounds 0.4 hectare (1.0 acre)

Lodges, Seasonal Resorts and Hotels 60 units/hectare (24.3 units/acre)

Multi-Unit Housing 30 units/hectare (12.2 units/acre)

- 116) That Section 4000 Light Industrial (M1) Permitted Uses be amended as follows:

The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- 117) That Section 4100 Medium Industrial (M2) Permitted Uses be amended as follows:

The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- 118) That Section 4200 Heavy Industrial (M3) Permitted Uses be amended as follows:

The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- 119) That Section 4300 Industrial – Logging (M4) Permitted Uses be amended as follows:

The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- 120) That Section 4400 Industrial – Railway (M5) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - 121) That Section 4500 Industrial – Airport (M6) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - 122) That Section 4600 Institutional (I) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - 123) That Section 4700 Park and Recreation (PR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - 124) That Section 4800 Special Recreation 1 (PR1) Permitted Uses be amended as follows:  
The term 'One dwelling unit (for a caretaker)' be replaced with 'Caretaker Suite'.
  - 125) That Section 5000 Quarry (Q) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - 126) That Section 5100 Environmental Reserve (ER) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - 127) That Section 5200 Forest Reserve (FR) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
  - 128) That Section 5400 Comprehensive Development (CD2) Permitted Uses be amended as follows:  
The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 2** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
  - 3** This Bylaw shall come into force and effect upon its adoption.



**CITATION**

**4** This Bylaw may be cited as “**Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958, 2024.**”

READ A FIRST TIME this 16<sup>th</sup> day of May, 2024.

READ A SECOND TIME this 16<sup>th</sup> day of May, 2024.

WHEREAS A PUBLIC HEARING was not held under sec. 464 (4) of the *Local Government Act*.

READ A THIRD TIME this 16<sup>th</sup> day of May, 2024.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this  
[Date] day of [Month], 2024.

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Approval Authority,  
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month], 2024.

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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer



## Local Government Housing Initiatives **Frequently Asked Questions for Bill 44 (Small-Scale, Multi- Unit Housing)**

**Version: February 28, 2024**

*The following frequently asked questions have been collated from correspondence received from local governments and questions asked during recent webinars. This document will be updated with new questions and answers as they become available. Check the Version Date to confirm if new questions have been added.*

*This document contains general information only and should not be construed as legal advice. Local governments should obtain legal advice on the application of their legislative authorities and to ensure that their procedures and policies comply with legislation.*

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## Bill 44: Small-Scale, Multi-Unit Housing (SSMUH)

### 1. What is the definition of 'Urban Containment Boundary'?

The term 'urban containment boundary' is not defined in legislation or regulation. The *Housing Statutes (Development) Amendment Act, 2023* relies on the common understanding of the term as an area where growth is intended to be directed. A Growth Containment Boundary is assumed to have the same meaning.

The legislation does include a regulation-making authority to define the term "urban containment boundary" for the purposes of the Act in future, if needed.

### 2. What if a community is only partially inside an urban containment boundary established in a Regional Growth Strategy?

Only the parcels within the urban containment boundary would have to meet the small-scale, multi-unit zoning requirements for three, four or six units. Areas outside the urban containment boundaries that are restricted to single family use will only have to allow a secondary suite or accessory dwelling unit.

See pages 5-9 (Summary of the SSMUH Requirements) of the [Provincial Policy Manual & Site Standards](#) for more details.

### 3. Does an RGS-defined urban containment boundary override different boundaries set by municipal OCPs?

Yes, if a local government's land falls within an urban containment boundary established by a regional growth strategy, that urban containment boundary is the determining factor regarding where SSMUH requirements apply.

### 4. Can a local government change their urban containment boundary to alter where the SSMUH requirements applies?

Urban containment boundaries may change over time, however the legislation prohibits local governments from unreasonably restricting or prohibiting small-scale multi-unit housing.

The development and amendment of a regional growth strategy is a collaborative and interactive process that involves a regional district, member municipalities, provincial agencies, and others. Similarly, amending an official community plan to change an urban containment boundary would require significant consultation.

### 5. Can local governments use conditional density rules (i.e., density bonusing) to achieve their minimum number of housing units?

Local governments will only be able to use density bonusing to achieve one of the six units in the higher density requirements near frequent bus service, and they may only use it to secure affordable or special needs housing.

See page 10 (Prohibited activities) of the [Provincial Policy Manual & Site Standards](#) for more details.

6. Will this legislation legalize existing secondary suites built without a permit?

No. This legislation will allow secondary suites or accessory dwelling units to be built in all communities across BC. It will not legalize secondary suites which may have been built without a building permit. If a secondary suite is built without a building permit, property owners will have to work with their local government to bring it into compliance with the BC Building Code and other local government requirements.

7. Do existing covenants under section 219 still apply?

The SSMUH legislation does not affect existing covenants made under section 219 of the *Land Title Act*. However, local governments should not pursue new covenants that would prevent the prescribed residential densities required under the SSMUH legislation. Covenants can however still be requested for health, safety, and the protection of the natural environment.

8. Do phased Development Agreements (under Section 516 of the Local Government Act) supersede SSMUH requirements?

A phased development agreement itself does not supersede the SSMUH requirements. Covenants, which are a common features of phased development agreements, could negate a zoning change made by a local government to implement SSMUH requirements. The application of the SSMUH legislation would also depend on whether the current zoning of the phased development meets the definition of a restricted zone under the legislation. Please seek advice from your lawyer where necessary.

See page 24 (Land Title Act) of the [Provincial Policy Manual & Site Standards](#) for more details.

9. Does the legislation apply to all sub areas of Comprehensive Development Zones even though some zones are single detached and others are multi-unit?

Each Comprehensive Development Zone is unique and the application of the SSMUH legislation would depend on whether the comprehensive development zone meets the definition of a restricted zone under the legislation. Local governments should seek legal advice if uncertain.

10. What happens if a property has a split zone?

The property can have a split zone, providing those parts of the property identified as being in a restricted zone are updated as required by SSMUH legislation.

11. Are local governments restricted to what minimum lot sizes can be set for subdivision?

No. Per the Provincial Policy Manual & Site Standards, “In developing policies or regulations governing subdivisions, local governments should consider the relationship between the minimum lot size requirements in the various zones, including minimum lot frontage lengths, with the potential number and viability of units that could be built if the minimum lot sizes were smaller. Smaller sized lots can mean a more efficient use of infrastructure and services.” Please see pages 51-52 (Subdivision, lot sizes, and strata titling) of the Provincial Policy Manual for more information.

12. Can local governments ensure that large lots aren't subdivided into very small parcels (further increasing density)?

Yes, local governments retain the ability to determine the minimum lot size for subdivision. In determining those sizes, the Province encourages local governments to consider the relationship between minimum lot size requirements in the various zones with the potential number and viability of units that could be built if the minimum lot sizes were smaller. Please see pages 51-52 (Subdivision, lot sizes, and strata titling) of the Provincial Policy Manual for more information.

New subdivision proposals would still need to be reviewed by an approving officer, who could ask for infrastructure upgrades as a condition of any approval (Land Title Act, sections 86 and 87, and LGA, section 506). New subdivision proposals can be denied by an approving officer based on concerns of lack of infrastructure and servicing capacity, or can require actions to be taken before an approval is granted.

13. Can local governments set form and character requirements through Development Permit Areas in areas where SSMUH requirements apply?

Yes, though they must not unreasonably restrict the ability to use land at the use or density prescribed by SSMUH legislation.

See page 46 (Development Permit Areas) of the [Provincial Policy Manual and Site Standards](#) for more information.

14. Will single-family and duplex areas be required to accommodate increased density if they aren't prepared for it?

The legislation focuses on increasing density in areas already serviced by municipal infrastructure, that are within urban containment boundaries, and that are well served by transit. For example, the community of Metchosin in the Capital Regional District (CRD) is subject to the CRD's Regional Growth Strategy (RGS) but does not fall within the urban containment boundary as set out in the RGS and does not have sewers. Accordingly, the SSMUH zoning requirements for three, four or six units do not apply there.

Results from other jurisdictions indicate a gradual uptake of multi-unit housing, allowing time for areas with predominantly single-detached and duplex homes to adapt to anticipated density.

Bill 44 also establishes the ability for local governments to apply for an extension to the SSMUH compliance deadline of June 30, 2024, for the following reasons:

- The local government is in the process of upgrading infrastructure that services an area where the SSMUH requirements would apply;
- The infrastructure that services an area is such that compliance by June 30, 2024, is likely to increase a risk to health, public safety or the environment in the area;
- There exist extraordinary circumstances that otherwise prevent compliance in relation to the applicable area.

#### 15. Can local governments exempt areas due to geotechnical hazards, flood zones, etc.?

Yes. The *Local Government Act* and *Community Charter* have existing authorities, like development permits for municipalities to manage growth in and near hazardous and environmentally sensitive areas.

As well, regulations which came into force on December 7 (Local Government Zoning Bylaw Regulation) establish further exemptions for areas from SSMUH:

- Areas captured within a Transit Oriented Area, as noted by Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023, S.B.C. 2023, c. 48, are exempted from the three-, four- or six-unit requirements as the TOA regulation will allow higher densities of housing.
- Land which is subject to:
  - a) hazardous conditions,
  - b) the threat or risk from the hazardous conditions would increase if the density permitted under this legislation is achieved, and
  - c) the hazardous condition cannot be practically mitigated,

is exempt from the SSMUH legislative requirements. Local governments must have a report prepared by a qualified professional which certifies a) and b) above.

A local government is required to provide a written notice to the Province of an exemption.

See page 11 (Exemptions) of the [Provincial Policy Manual and Site Standards](#) for more information.

#### 16. Does MOTI still have to approve zoning bylaws for parcels within 800 metres of an intersection of a controlled access highway?

Yes. MOTI is working on a streamlined process specifically for SSMUH-related bylaws, more information will be shared on that in the coming weeks.

Please reach out to the appropriate MOTI regional and district contact for more information: [Regional & District Contacts for the Ministry of Transportation and Infrastructure - Province of British Columbia \(gov.bc.ca\)](#)

#### 17. Where SSMUH compliance requires a companion OCP amendment is a public hearing required for the OCP amendment?

Yes. Public hearing requirements for OCP amendments remain unchanged. However, zoning bylaw updates required to align with the SSMUH legislation are explicitly excluded from the requirement to be consistent with official community plans until December 31, 2025, so OCPs need not be updated immediately to comply with SSMUH requirements.

See page 16 (Implementing SSMUH requirements) of the [Provincial Policy Manual and Site Standards](#) for more details.



18. If our zoning bylaw amendments go beyond the legislated requirements, are we still exempt from having a public hearing?

Local governments must not hold a public hearing for zoning bylaw updates that are for the sole purpose of complying with SSMUH legislation. The possible administrative process and procedure should be discussed with legal counsel if a local government's intent is to combine SSMUH updates with other zoning bylaw amendments.

See page 16 (Implementing SSMUH requirements) of the [Provincial Policy Manual and Site Standards](#) for more details.

19. What mechanisms are available to exempt properties with higher density designation in an OCP but with zoning which meets the restricted zone definition?

Local governments may rezone properties within restricted zones to permit higher density than what is required to meet the SSMUH requirements to match the OCP.

20. How can local governments protect urban forests while adding density?

Many communities across BC have tree protection bylaws to protect urban tree canopy, and many of these bylaws include policies to replace trees when removed for new development. These bylaws can remain in place as long as they do not unreasonably restrict the development of small-scale multi-unit housing and the property being developed to the density allowed by the applicable zoning bylaw (*Community Charter* section 50 and *Local Government Act* section 457.1)

As well, local governments implementing SSMUH zoning bylaw updates should be flexible in terms of permitting the full range of combinations and configurations for SSMUH buildings, up to at least the specified density or unit limit on a given lot. For example, rather than creating a zone that permits a duplex, triplex, or fourplex, a zone could permit up to four housing units, without limiting the form those buildings should take. This approach will allow those who are designing and developing the housing to select a form that better aligns with the needs of the community or future residents, such as taking into account important site considerations such as tree canopy and urban forest retention.

21. Is the 2-metre front yard setback in the site standards required if it poses issues for accommodating adequate soil volumes for trees?

Local governments are required to *consider* the Provincial Policy Manual & Site Standards. The packages of site standards are a resource to support local governments, serving as recommendations for technical specifications for zoning bylaws that local governments may adopt for different lots and areas to which the SSMUH requirements will apply.

See page 65 (Purpose of these resources) in the [Provincial Policy Manual and Site Standards](#) for more details.

## 22. What if a property is partially in the Agricultural Land Reserve?

The portion of the property in the ALR continues to be subject to the *Agricultural Land Commission Act*.

See page 20 (Agricultural Land Commission Act) in the [Provincial Policy Manual and Site Standards](#) for more details.

## 23. If a strata has their own on-site servicing for water and wastewater, which is not connected to the local government system, are they exempt from SSMUH legislation?

Land that is not connected to a water and sewer system provided as a service by a municipality or regional district is exempt from SSMUH requirements to permit, in zones which meet the definition of a restricted zone, a minimum of three to six units.

See pages 11-12 (Exemptions) of the [Provincial Policy Manual and Site Standards](#) for more details.

## 24. What if a property is in a service area for water and sewer but not connected to both services? What happens if a property later connects to both services?

Land must be connected to both water and sewer systems that are operated by a local government for the three to six unit density to be applied. Even if a property is within a service area, it must also be connected to both a water and a sewer system operated by a local government. If a property does later connect to both services, the zoning of the property may need to be updated to allow for three to six units.

## 25. How do heritage protections (sections 610, 611 and 614 of the LGA) intersect with SSMUH legislation?

The following lands are exempted from SSMUH requirements to permit a minimum of three to six units on a lot:

- Land that is protected under s. 12.1 (2) of the Heritage Conservation Act;
- Land that is, on the date the SSMUH legislation came into force, designated as protected under section 611 [heritage designation protection];
- Lands subject to a heritage revitalization agreement, as defined in section 586 of the LGA, entered into before the date this section comes into force.

Going forward, local governments will still be able to designate heritage properties, but they will have to allow the minimum density under the small scale, multi-unit housing (SSMUH) requirements on those lots, and they cannot unreasonably restrict SSMUH development. Many homes which are currently designated as heritage do accommodate multiple dwellings within one, large residential building, and heritage infill is a common practice in many communities across B.C. already.

See page 11 (Exemptions) and implementation sections of the [Provincial Policy Manual and Site Standards](#) for more information.

## 26. Will BC Transit provide further information for determining prescribed bus stops?

As described in the [Provincial Policy Manual and Site Standards](#) (Bus Stops, page 80), BC Transit has data regarding transit frequencies for all routes in their jurisdiction, while comparable data is available for routes serviced by Coast Mountain Bus Company and West Vancouver Transit in the lower mainland. The Province recommends liaising directly with the appropriate transit operator to identify the bus stops that will determine density requirements under the SSMUH legislation.

## 27. If transit service changes in the future (i.e. bus stop is moved or service level adjusted) are municipalities required to update their zoning bylaw for which six units are permitted?

Yes, municipalities are expected to ensure their zoning bylaws are up to date and account for changes in transit routes and frequency.

Transit service is not static and changes over time and throughout the year. For seasonal changes to bus service, local governments should determine prescribed bus stops based on the lowest service level available throughout the year. Local governments are to use the transit service which is published at the time they are updating their zoning bylaws to meet the compliance deadline of June 30, 2024. As transit levels change in the future, local governments should ensure their zoning bylaws continue to align with provincial legislation.

## 28. How can local governments implement small-scale multi-unit housing while protecting biodiversity and ecosystem health?

New housing legislation will ensure many of the opportunities for new growth occur within Urban Containment Boundaries and close to frequent transit, and mostly as infill and not greenfield development. Focusing increased housing supply within existing urban areas is critical to making the most efficient use of land and preserving the intact natural ecosystems (forests, wetlands, rivers, etc.) that surround our communities. Urban containment boundaries help us build more complete communities, reduce climate impacts, and prevent urban sprawl.

The *Local Government Act* and *Community Charter* have existing authorities, like development permits, for municipalities to manage growth in and near hazardous and environmentally sensitive areas. Existing legislation also protects environmentally sensitive areas from development including: the *Drinking Water Protection Act*, the *Environmental Management Act*, the *Riparian Areas Protection Act*, and the *Agricultural Land Commission Act*. Minimum density requirements do not override development permit areas for environmentally sensitive areas and other Provincial regulations related to riparian areas and setbacks from watercourses.

The [BC Environmental Mitigation Policy and Procedures](#) can be used by local governments to guide consistent decisions on mitigation of environmental impacts from development projects (such as housing). The EMP applies the mitigation hierarchy (avoid, minimize, restore on-site, offset) which is recognized as a global standard for environmental assessments.

As local governments implement the suite of housing initiatives, they should be planning for parks, greenspace, and other amenities in their communities, which they will be able to review regularly through newly mandated regular official community plan updates.