

## Attachment A

### REGIONAL DISTRICT OF CENTRAL KOOTENAY

### Bylaw No. 3044

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

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

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

#### APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:  
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016* be amended as follows:
  - A. That the Background subsection of section 7.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Remote Residential and Multi-Unit Residential designations in the Plan area.
  - B. That the Suburban Residential (RS) Policies subsection of section 7.0 Residential be amended as follows:
    15. Directs that the principal use shall be single detached or duplex housing.
  - C. That the Country Residential (RC) Policies subsection of section 7.0 Residential be amended as follows:
    17. Directs that the principal use shall be single detached or duplex housing.
  - D. That the Rural Residential (RR) Policies subsection of section 5.0 Residential be amended as follows:
    21. Directs that the principal use shall be agricultural, single detached or duplex housing.
  - E. That the Multi-Family Residential (RM) Policies subsection of section 7.0 Residential be amended as follows:

Multi-Unit Residential (RM) Policies

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23. Directs that the principal use be single detached, duplex or multi-unit housing.
24. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.
25. Directs that multi-unit developments be restricted to two-stories and be subject to the provision of community water and/or sewage.
26. Encourages that multi-unit developments may include accessory or incidental commercial use.

F. That the Ainsworth subsection of Section 18.0 Community Specific Policies be amended as follows:

4. Recognizes that single detached residential land use will remain the dominant form of land use within the town-site, with the exception of designated commercial and resort commercial areas.

G. That the Woodbury subsection of Section 18.0 Community Specific Policies be amended as follows:

17. Recognizes that Woodbury will remain primarily single detached residential with opportunity for appropriate home-based business and commercial use.

H. That the Fletcher Creek subsection of Section 18.0 Community Specific Policies be amended as follows:

23. Recognizes that Fletcher Creek will remain primarily single detached residential with opportunity for home-based businesses within residential areas and designated areas for light industry.

I. That the Mirror Lake subsection of Section 18.0 Community Specific Policies be amended as follows:

28. Recognizes that Mirror Lake will remain primarily a single detached residential and rural community.
32. Requires that home-based businesses, including tourist accommodation be restricted as accessory to single detached residential use.

J. That the Pineridge and 0 Avenue subsection of Section 18.0 Community Specific Policies be amended as follows:

38. Recognizes that Pineridge and 0 Avenue will remain primarily single detached residential, with water availability being considered at the time of zoning.

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K. That the Allen Division subsection of Section 18.0 Community Specific Policies be amended as follows:

60. Recognized that Allen Division will remain primarily suburban residential with a mix of housing types, primarily oriented toward single detached and duplex housing.

L. That the Schroeder Creek subsection of Section 18.0 Community Specific Policies be amended as follows:

86. Recognizes that Schroeder Creek will remain primarily single detached residential.

87. Supports that home-based businesses and accessory tourist accommodation be restricted as an accessory to single detached residential use, and that decisions regarding land use amendments or development applications be considered based on the existing history, peaceful and private character, and social characteristics of the community.

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

### CITATION

**4** This Bylaw may be cited as **"Electoral Area 'D' Comprehensive Land Use Amendment Bylaw No. 3044, 2025**

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

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

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

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

[Controlled Highway or Exceeds 4500 sq.m] APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month] , 20XX.

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Approval Authority,  
Ministry of Transportation and Infrastructure

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

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[Name of Board Chair], Board Chair

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[Name of CO], Corporate Officer