

Attachment B

Concurrence Table

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

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

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

Section	Existing Item / Wording	Change	Rationale
5.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-family and Mixed Use Residential designations in the Plan Area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi- Unit and Mixed Use Residential designations in the Plan Area.	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	20. Directs that the principal use shall be one-family or two-family dwellings.	AMEND Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	21. Directs that the recommended minimum lot size should be 2000 square metres of site area where serviced by a community water system, unless a lot is serviced by a	AMEND 21. Directs that the recommended minimum lot size should be 4000 square metres of site area where serviced by a community water system, unless a lot is serviced by a community	In accordance with Zoning Regulations

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	community sewer system whereby the minimum lot size should be 700 square metres.	sewer system whereby the minimum lot size should be 1000 square metres.	
5.0 RESIDENTIAL Suburban Residential (RS) Policies	22. Directs that one-family or two-family dwelling units should be permitted per 2000 square metres of site area where serviced by community water supply. In areas where there is no associated zoning, this minimum lot size may vary if the area needed for an on-site septic system is less.	AMEND 22. In areas where there is no associated zoning, the minimum lot size may vary if the area needed for an on-site septic system is less. In areas with associated zoning, the maximum density shall be 2 dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.	Clarify and modernize. In accordance with Zoning Regulations.
5.0 RESIDENTIAL Country Residential (RC) Policies	25. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 25. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.
5.0 RESIDENTIAL Country Residential (RC) Policies	26. Directs that a one-family or two-family dwelling should be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 26. Directs that single detached or duplex housing should be permitted, with a maximum density of two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.	Clarify and modernize. In accordance with Zoning Regulations.
5.0 RESIDENTIAL Country Residential (RC) Policies	28. Encourages the clustering of strata lots subject to density that should not exceed one unit per hectare of total lot area and subject to the protection of green-space through issuance of a Development Permit.	AMEND 28. Encourages the clustering of strata lots, subject to density requirements and the protection of green-space through issuance of a Development Permit.	In accordance with Zoning Regulations.

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

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	<p>housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.</p>	<p>housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.</p>	
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	<p>38. Directs that all Multi-family Residential developments shall be serviced by a community water system and community sewer system.</p>	<p>AMEND 38. Directs that all Multi-Unit Residential developments shall be serviced by a community water system and community sewer system.</p>	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	<p>39. Supports that Multi-family Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.</p>	<p>AMEND 39. Supports that Multi-Unit Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.</p>	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	<p>40. Will require that applications for new Multi-family Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of multi-family residential development.</p>	<p>AMEND 40. Will require that applications for new Multi-Unit Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of Multi-Unit residential development.</p>	Clarify and modernize.
10.0 NATURAL ENVIRONMENT Natural Environment Policies	<p>18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. One single detached dwelling may be</p>	<p>AMEND 18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to</p>	Clarify and modernize.

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