

REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3041

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

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

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

## APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:  
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013* be amended as follows:

- A. That the Background subsection of section 5.0 Residential be amended as follows:

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

- B. That the Suburban Residential (RS) Policies subsection of section 5.0 Residential be amended as follows:

20. Directs that the principal use shall be single detached or duplex housing.

21. 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 sewer system whereby the minimum lot size should be 1000 square metres.

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.

- C. That the Country Residential (RC) Policies subsection of section 5.0 Residential be amended as follows:

25. Directs that the principal use shall be single detached or duplex housing.

## Attachment A

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.

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

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

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

32. 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.

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

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

### Multi-Unit Residential (RM) Policies

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

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

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

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

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

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

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

## Attachment A

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

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

Area

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

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

### CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'A' Comprehensive Land Use Amendment Bylaw No. 3041, 2025."**

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

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

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

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

[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