

Concurrence Table

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.3 One dwelling unit shall be permitted per 2000 square metres of site area except one dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	AMEND 3.2.2.3 The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot. Except one dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	Clarify and modernize. In accordance with Zoning Regulations.
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required where the minimum lot size for a single detached dwelling shall be 700 square metres.	AMEND 3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required where the minimum lot size for a single detached housing shall be 700 square metres.	Clarify and modernize. In accordance with Zoning Regulations.
3.2 General Residential Policies 3.2.3 Country Residential 1 Policies	3.2.3.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 3.2.3.2 The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.	In accordance with Zoning Regulations.

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3.2 General Residential Policies 3.2.3 Country Residential 1 Policies	3.2.3.4 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.3.4 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2 General Residential Policies 3.2.4 Country Residential 2 Policies	3.2.4.2 One single detached dwelling or duplex shall be permitted per lot. In addition, if a lot is developed with a single detached dwelling, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	AMEND 3.2.4.2 one single detached or duplex housing shall be permitted per lot. the maximum density shall be two (2) dwelling units per lot. In addition, if a lot is developed with a single detached housing , a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	In accordance with Zoning Regulations. Clarify and modernize.
3.2 General Residential Policies 3.2.5 Rural Residential Policies	3.2.5.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every two (2) hectares of lot area over two (2) hectares.	AMEND 3.2.5.2 The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.	In accordance with Zoning Regulations.
3.2 General Residential Policies	3.2.5.5 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on	AMEND 3.2.5.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be	In accordance with Zoning Regulations.

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3.2.5 Rural Residential Policies	nonagricultural lands will be considered and encouraged by the Board of the Regional District.	considered and encouraged by the Board of the Regional District.	
3.2 General Residential Policies 3.2.6 Remote Residential Policies	3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares. One single detached dwelling or duplex is permitted and one additional single detached dwelling or duplex shall be permitted per every additional four (4) hectares of lot area.	AMEND 3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares. The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.	In accordance with Zoning Regulations. Clarify and modernize.
3.2 General Residential Policies 3.2.6 Remote Residential Policies	3.2.6.5 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.6.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.4 Agricultural Policies	3.4.14 The clustering of development in either single detached or multi-residential dwellings subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	AMEND 3.4.14 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	Clarify and modernize.
3.7 Parks and Recreation	3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. One	AMEND 3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar	Clarify and modernize.

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	single detached dwelling may be considered subject to compliance with Section 734 of the Municipal Act.	types of development. Caretaker suite may be considered subject to compliance with Section 734 of the Municipal Act.	
3.10 Specific Community Policies 3.10.10 Deer Park and Little Cayuse Creek	3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwelling. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	AMEND 3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow), the maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	In accordance with Zoning Regulations.
3.10 Specific Community Policies 3.10.11 Renata, Brooklyn and Coykendahl	3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwelling. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of	AMEND 3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) the maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a	In accordance with Zoning Regulations.

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	the owner. A guest cabin shall not be used as rental accommodation.	cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	
4.1 Development Permit Area #1 4.1.1 Designation Category	All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-family uses.	AMEND All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-unit housing uses.	Clarify and modernize.
4.1 Development Permit Area #1 4.1.2 Justification	<p>The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multifamily development provided that such development is compatible with existing uses.</p> <p>The overall objective of this designation then is to ensure that new commercial, industrial or multi-family development is compatible with its surrounding residential and rural character, that it be aesthetically</p>	AMEND The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multi-unit housing development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-unit housing development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.	Clarify and modernize.

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	pleasing and environmentally sensitive.		
4.1 Development Permit Area #1 4.1.4 Exemptions	4.1.4.2 single family and two family dwellings and accessory buildings and structures;	AMEND 4.1.4.2 single detached and duplex housing and accessory buildings and structures;	Clarify and modernize.