

Table 2.0: Administrative Amendments – 2024 Zoning Bylaw Update

Section:	Change:	Rationale:
2 - Definitions	Definition: Dwelling has only one Kitchen	Provide clarity for enforcement, and when <i>Secondary Suite</i> provisions are triggered.
2 - Definitions	Definition: <i>Gross Floor Area</i> measured to Exterior walls	Most plans submitted are measured to exterior walls, hard to complete zone reviews using interior of wall calculation
2 - Definitions	Definition: <i>Townhouse</i> has more than 4 units	This is <i>because Multi-Unit</i> definition covers 2-4 units
2 - Definitions	Definition: Remove exclusions of <i>Net Lot Area</i>	These exclusions were reducing parcel sizes significantly in CR1 zones to trigger variances for site coverage.
2 - Definitions	Definition: Vehicle is defined in the Motor Vehicle Act	This will help enforcement in clarifying what can be considered a “vehicle” to be kept on an unsightly property.
Section 4.5.2	Shipping Containers restricted on agricultural zone properties less than 1.0 Ha	Most existing AG properties < 1.0 ha are being use for strictly residential use. Residential uses already restricts containers.
Section 4.6.1	More than 2 Unlicensed Vehicle prohibited in most commercial zones, and Ag zoned properties less than 1.0 Ha	Helps with untidy/unsightly enforcement. Don’t want car lots in Downtown core (except for certain business usage)
Section 4.12 – Solid Waste Storage Facilities	New General Regulation that will provide guidance to proper siting and design of communal garbage and recycling storage	Previous issues from existing multi-family developments from the District’s waste collection contractor. Best practice guidance to support new regulation provided from Solid Waste Coordinator. Following RDOS policy.
Table 5.1 – Landscaping & Screening Schedule	Add Country Residential as an exception to requiring a “ <i>Landscaping Strip</i> ”	Clarify that Country Residential properties don’t require a landscaped buffer, because located in ALR areas already. This has been staff’s interpretation.
Section 6.4.2	Removed benefit of calculating 1.5 stalls as one stall for cash-in-lieu payment	This acted as a further subsidy to a developer where the cash-in-lieu payment could be reduced further from the \$3000 cash-in-lieu charge.
Section 7.16.4 – Agri-Tourism Accommodation	Allow for Campground use of <i>Agri-Tourism Accommodation</i> to be outside <i>Farm Home Plate</i> , with agrologist report.	Given the large area taken up to site campgrounds, and limited size of farm home plate, may be difficult to site within the plate. This will allow siting on areas outside farm home plate not suitable for agriculture

Section 10.4.5 – Residential Medium Density (RMD) Zone	Increase Floor Area Ratio and remove Density Bonus Provision	Bill 46 provides new ACC to collect fees for amenities. Use of density bonus provisions no longer encouraged. FAR of 1.6 is sufficient for a 4 storey max height.
Section 10.4.6 – Residential Medium Density (RMD) Zone	Development regulations for Bare Land Strata Lots only	Previous Residential Strata Housing (RSH) being consolidated in RMD zone. Existing bareland strata parcels that are smaller in nature. Should be allowed to continue
Section 10.4.8 – Residential Medium Density (RMD) Zone	Siting regulations for Bare land Strata Lots only	Previous Residential Strata Housing (RSH) being consolidated in RMD zone. Existing bareland strata parcels following these existing siting provisions.
Section 10.4.9 – Residential Medium Density (RMD) Zone	(c) being removed. No maximum to number of units for Apartments	Maximum of 8 residential units limited consideration of Apartment buildings in RMD. Allowing 4 stories can allow for increased density. FAR still applicable.
Section 10.5.2 – Residential High Density (RHD) Zone	Remove Cluster Housing as permitted use. Townhousing remains.	Cluster housing specific to small forms of housing only (duplex, multi-unit, single family). Not appropriate for RHD zone.
Section 10.5.5 – Residential High Density (RHD) Zone	Increase Floor Area Ratio and remove Density Bonus Provision	Bill 46 provides new ACC to collect fees for amenities. Use of density bonus provisions no longer encouraged. FAR of 2.5 is sufficient for a 6 storey max height.
Section 10.5.6 – Residential High Density (RHD) Zone	Remove increased setbacks for greater height buildings. Introduced 3 storey minimum. Max Height increased to 6 stories.	All building created will be increased to greater than three stories. Two storey specific siting regs no longer applicable. Density increases recommended in DNAP and RHD primarily only in Downtown core. Staff has concerns of “underbuilding” in limited RHD zoning.
Section 11.5.5 CB1 Central Business Zone	Increase <i>Floor Area Ratio</i> and remove Density Bonus Provision	Bill 46 provides new ACC to collect fees for amenities. Use of density bonus provisions no longer encouraged. FAR of 3.5 is recommended density in DNAP.
Section 11.8.6 and 11.8.7 – MX1 Mixed Use Zone	Increase <i>Floor Area Ratio</i> to 3.5 and increase Height to 6 stories	MX1 density should be equal or greater to CB1 (3.5 FAR). High Density zone moving to 6 stories max, so MX1 should also for consistency (OASIS is at 6 stories).
Section 12.1.2 - M1 Light Industrial Zone	Add Contractor Services, General as <i>Permitted Use</i>	A number of site specific rezonings to allow for contractor general in M1 zoning. Limited industrial land base means M1 most appropriate zoning.
Section 12.1.3 – M1 Light Industrial Zone	Add Storage Yard as an <i>Accessory Use</i>	For open storage yard more common in M1 areas now. Maintaining as Accessory use means that need a principal business first.