

General Regulations

- **Accessory Buildings**
 - Prohibiting bedrooms in accessory buildings (unless specifically permitted such as in carriage houses, bunkhouses, etc)
- **Retaining Walls**
 - 1.2m (4ft) high limit on retaining walls in setbacks.
- **Pools**
 - Garden pools included with swimming pools for fencing protection if more than 0.6m (2ft) deep and 5 square meters (54ft²) in area.
- **Secondary Suites**
 - Matches BC Building Code and increases size from 60 square meters (645ft²) to 90 square meters (968ft²)
- **Introduction of Carriage Houses as a permitted accessory use**
 - Allowed in single family zones with full urban services.
 - Can only have carriage house or secondary suite, not both
 - Limited to 51 square meters in area (548ft²)
 - If located closer to a property line than the principle building setbacks any windows facing a side interior or rear yard must have a sill height no lower than 1.5m (5ft)
 - Requires a lighted pedestrian access from the front property line and an address at the street
- **Introduction of Alternate Energy Devices**
 - **Solar panels**
 - Permitted in all zones
 - Must be attached to the roof of a building in residential zones and cannot extend beyond the outermost edge of the roof
 - Can be on a standalone structure in agriculture or industrial zones
 - **Geothermal Energy Devices**
 - Permitted in all zones
 - Piping must be 3.0m (10ft) away from all property lines.
 - **Wind Energy Devices**
 - Permitted on all properties over 0.2ha (0.5ac) in size
 - 1 per parcel
 - Maximum 10.5m (34ft) in height (21m [70ft] in commercial, industrial or institutional zones)
 - setback equal to 125% of height from any dwelling on an adjacent parcel

Grade and Height

- **Grade** is the elevation of the land measured from the lower of natural ground elevation or finished ground elevation adjoining the exterior wall of a building.
- **Grade , Average Building** for the purposed of determining the first storey of a building or structure means the mathematical average of grade measured at each of the four outermost exterior corners of a building.
- **Grade , Building** for the purposes of determining the height of a building or structure means the lowest of the mathematical average of grade measured at each exterior wall of a building
- **Grade , Finished** with reference to a building or structure means the elevation of the finished ground at any point adjoining each exterior wall of a building or structure.
- **Grade, Natural** with reference to a building or structure not requiring subdivision means the elevation of the ground surface in its natural state, before prior to any disturbance, alteration, excavation or filling. whereas with reference to any development requiring subdivision, means the elevations shown on the grading plan where such a plan has been approved by the District at the time of subdivision when the lot was created.
- **Height** when used with reference to a building or structure means the vertical distance measured from building grade to the higher of:
 - highest point of a flat roof; or
 - the mean level between the eaves and ridge of a pitched roof provided the ridge does not extend more than 2.4 (8ft) meters above the mean level; or
 - in the case of a structure without a roof, the highest point of that structure..
- **Storey, First** means the lowest storey which has a finished floor elevation not more than 1.2m (4ft) above the average building grade.
- **Basement** means that portion of a building located below the first storey.

Parking Regulations

- **Reduced**
 - Church from 1 space per 5 seats to 1 space per 10 seats (reflects BC average)
 - Financial services from 4 to 2.5 per 100 square meters (1076ft²) of floor area
 - Multi-family housing from 1.5 to 1.25 per 1 bdrm unit and from 2 to 1.5 per 2 bdrm unit
 - All CB1 commercial uses from 3 to 1.5 per 100 square meters (1076ft²) of floor area
- **Increased**
 - Hotel from 1 per 3 rooms to 1 per 2 rooms
 - Housing in downtown mixed use zones from 0.75 to 1 per unit.
- **Introduction of Shared Parking**
 - Reduced requirements where parking can be shared when peak use is at

Classes of Use	Occupancy Period					
	Weekday			Weekend		
	8:00 - 17:00	18:00 - 0:00	0:00 - 6:00	8:00 - 17:00	18:00 - 0:00	0:00 - 6:00
Residential	60%	100%	100%	80%	100%	100
Office / Warehouse / Industrial	100%	20%	5%	5%	5%	5%
Other Commercial	90%	80%	5%	100%	70%	5%
Hotel	70%	100%	100%	70%	100%	100%
Food primary establishment	70%	100%	10%	70%	100%	20%
Theatre	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference / convention	100%	100%	5%	100%	100%	5%
Institutional	100%	20%	5%	10%	10%	5%
Religious	10%	5%	5%	100%	50%	5%

- Introduction of parking on another site if protected by covenant.
- Cash-in-lieu of parking increasing from \$2000 to \$3000 per space
- **Introduction of Bicycle Parking Requirements**

Uses	Requirements
Apartment and/or Townhouse Dwelling	2 'Class A' spaces per dwelling unit Minimum of 6 'Class B' spaces for any development with ten or more dwelling units
All other non-residential uses	1 'Class A' space per 500 m ² GFA Minimum of 6 'Class B' spaces for any development with a GFA of 1,000m ² or greater

Agriculture Zones

- Introduction of Farm Home Plate
 - Maximum farm residential footprint of 905 square meters (9750ft²) for house, garage, landscaping, and all other non-farm uses
 - Maximum farm residential footprint of 1500 square meters (16,100ft²) with Additional Dwelling for Farm Help (ADFH) and/or Temporary Farm Worker Accommodation (TFWA)
 - Maximum distance from Front Lot Line of 60m (200ft)
 - Maximum setback for principal dwelling and ADFH and TFWA of 50m (160ft)
- Additional Dwelling for Farm Help
 - May be of framed construction
 - Increased to 110 square meters (1200ft²) in area
 - One storey only
 - No basement
 - Only permitted where required for farm help as indicated by a Professional Agrologist's written report or letter from the Agricultural Land Commission, and the property has more than 2.0ha of arable land.
- Introduction of Temporary Farm Worker Accommodation
 - Must contain sleeping facilities, may contain washroom facilities but cannot contain cooking facilities
 - Maximum of 186m² (2000ft²) in total floor area
 - No individual room containing sleeping facilities may exceed 12 square meters (120ft²)
 - No basement
 - Only permitted where required for farm help, and the property has more than 2.0ha (5ac) of arable land.

Single Family Residential Zones

- **Revise RSD1 zone**
 - Minimum lot size from 650m² (7000ft²) to 555m² (6000ft²) (BC average)
 - Increase maximum FAR from 0.4 to 0.45 (to compensate for smaller lots)
 - Allow carriage homes
- **Introduce RSD1-S – Residential Single Detached – Small Lot**
 - Minimum lot size of 360m² (3875ft²)
 - Minimum lot width 12m (40ft)
 - Minimum lot depth 30m (100ft) and 20m (66ft) for corner lots
 - Introduce Density Bonus provision whereby lot size can reduce to 275m² (3000ft²) with a lot width of 9.0m (30ft) with amenity payment to the District
 - Will allow single RSD1 lot to divide in half were deemed appropriate
 - May only be permitted in areas of the OCP designated LDR-Revitalization
- **Introduce RPN – Residential Pocket Neighbourhood**
 - Multiple single detached housing on one lot in a strata environment
 - Minimum development site of 1300m² (0.33ac)
 - Maximum size of individual homes 100m² (1076ft²)
- **Leave RSD2, RSD3 and Remove RSD4**
 - Only RSD4 zoned lots are in Trout Creek. These would be rezoned to RSD3
 - Lot size for RSD3 is 1200m² (13,000ft²) and lot size for RSD4 is 1000m² (11,000ft²). May reduce lot size for the remaining RSD3 to 1000m².
- **Duplex Housing**
 - Development regulations remain unchanged
 - Considering allowing carriage houses and/or secondary suites

Multi-Family Residential Zones

- Density definition
 - Density changed from units per hectare to Floor Area Ratio.
 - Will limit floor space but not numbers of units
 - Cannot be varied as is now density
- RSH-Residential Strata Housing (bare land strata development)
 - Considering having setback provisions only apply to exterior lots lines of development site.
 - Leaving setbacks of individual lots to the designer and BC Building Code
 - Considering removing size regulations of individual bare land strata lots
 - Leaving to market and BC Building Code
- RMD – Residential Medium Density
 - Increasing allowable density from FAR of 0.5 to 0.6 or possibly 0.8?
 - Currently running numbers to confirm
 - Increasing height from 9.5m (31ft) to 10.5m (34ft) and with storeys remaining at 2
 - Introducing Density Bonus provisions whereby FAR can be increased to 0.8 or possibly 1.2 if amenity payment (\$2.50/ft²) is made to the District
 - Currently running numbers to confirm
- RHD – Residential High Density
 - Maximum FAR increased from 0.6 to 0.8 (or possibly 1.2)
 - Increase maximum height from 9.5m (31ft) and 2 storeys to 15m (50ft) and 4 storeys
 - Introducing Density Bonus provisions whereby FAR can be increased to 1.2 or possibly 1.6 if amenity payment (\$4.00/ft²) is made to the District
 - Currently running numbers to confirm
- RMH – Residential Manufactured Housing
 - Remains unchanged

Commercial Zones

- **C1 – Neighbourhood Commercial Zone**
 - Can be zoned into all residential OCP designations (requires OCP amendment)
 - Increases residential apartments above the first floor from 1 to 2
 - Reduce minimum lot width from 25m (82ft) to 18m (60ft)

- **CT1 – Tourist Commercial Zone**
 - Reduce minimum lot width from 20m (66ft) to 18m (60ft)
 - Otherwise remains the same

- **CT2 – Highway Commercial Zone**
 - Add Fruit Stand as a permitted
 - Otherwise remains the same

- **CT3 – Campground**
 - Remains the same

- **CB1 – Central Business Zone**
 - Increasing maximum height from 9.5m (31ft) and 2 storeys to 15.0m (50ft) and 4 storeys
 - Introducing maximum frontage of individual retail units of 16m (52ft)
 - Maintain tight pedestrian fabric in downtown core
 - Introducing ground floor “Live-Work” units that allow residential use on the ground floor in conjunction with commercial use
 - Must front Wharton St between Victoria Rd and Rosedale
 - Introducing ground floor residential apartment units
 - Must be less than 40% of the ground floor space
 - Cannot front
 - Victoria Rd from Hunt St to Jubilee Rd
 - Jubilee Rd from Dickson Ave to Kelly Ave
 - Main St from Victoria Rd to Rosedale Ave
 - Introducing Density Bonus provisions whereby FAR can be increased from 2.5 to 3.5 if amenity payment (\$4.00/ft²) is made to the District
 - Currently confirming numbers

- **CB2 – Shopping Centre Zone**
 - Removed art galleries and libraries from permitted uses to retain predominance of downtown core
 - Introducing ground floor residential apartment units
 - Must be less than 40% of the ground floor space
 - Cannot face front lot lines along
 - Highway 97 or Prairie Valley Rd (would have to front interior parking lot)

Industrial Zones

- Reviewing and Consolidating M1–Light Industrial, M2-Light Industrial, Service Commercial and CM-Heavy Commercial
 - Consolidate and redefine permitted uses
 - Prohibiting outdoor storage in front setback areas
 - May add residential above CM zone
 - Adding noise, dust and lighting limitations where industrial abuts non-industrial
 - 55dba for noise
 - 50 micrograms/m³
 - Light cannot be directed beyond the property boundaries
- M3 – Agri-Industrial Zone
 - Adding packaging, packing, preserving, bottling and freezing as a permitted use
 - Adding research centers and laboratories as permitted use
 - Prohibiting outdoor storage in front setback area
 - Adding noise, dust and lighting limitations where industrial abuts non-industrial
 - 55dba for noise
 - 50 micrograms/m³
 - Light cannot be directed beyond the property boundaries
- M4 – Resource Industrial
 - Adding noise, dust and lighting limitations where industrial abuts non-industrial
 - 55dba for noise
 - 50 micrograms/m³
 - Light cannot be directed beyond the property boundaries

Other Zones

- Combine PR1 and PR2 zones
- Housekeeping of PP – Preservation and Protection zone
- FG – Forestry Grazing zone remains unchanged
- I – Institutional zone remains unchanged