

## Zoning Amendment (Housekeeping) Bylaw No. 862, 2019 – Summary of Text Amendments

Part / Section	Page/Sub-Section	Change	Rationale
<b>PART 3: Definitions</b>			
<i>Adventure Tourism Business</i>	p. 13	Add definition of “ <i>Adventure Tourism Business</i> ”	To add a definition in keeping with the uses permitted at the Adventure Ranch
<i>Combined Commercial Residential</i>	p. 19	Add definition of “ <i>Combined Commercial Residential</i> ”	To continue to define this use, as previously defined under Zoning Bylaw No. 466, 2001
<i>Composting Facility</i>	p. 20	Add definition of “ <i>Composting Facility</i> ”	Omission: Every term noted as a permitted use in the Zoning Bylaw requires a definition
<i>Farm Stand</i>	p. 22	Add definition of “ <i>Farm Stand</i> ”	Omission: Every term noted as a permitted use in the Zoning Bylaw requires a definition
<i>Forestry</i>	p. 23	Add definition of “ <i>Forestry</i> ”	To clarify the meaning of forestry as it applies to the CWP-1 and RES – 1 Zone
<i>Mixed Use Building</i>		Amendment (add the word “ <i>residential</i> ” to the definition of Mixed Use Building; and change the reference numbering	To add clarity
<b>PART 4: Measurements and Calculations</b>			
<i>Gross Floor Area</i>	4.9 (b)	Replace the word “ <i>side</i> ” with the word “ <i>face</i> ”	To add clarity on how to calculate GFA for energy efficient (i.e., passive house) construction
<i>Projections into Required Setback and Exceptions to Siting Requirement</i>	4.13 (a) (viii)	Replace the word “ <i>uncovered</i> ” with “ <i>permanent</i> ” in reference to swimming pools	To add clarity
<b>PART 5: Establishment of Zones</b>			
<i>Zone Names</i>	5.3	Add corresponding Numbers behind Zones names	Omission
<i>Zone Names</i>	5.3	Add two Zones that were erroneously	Omission

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		omitted - Resource 1 (RES-1) and Community Watershed Protection 1 (CWP-1)	
<b>PART 7: Additional Zoning Regulations for Certain Uses</b>			
Accessory Residential Dwelling	7.3 (a)(ii)	To add language to specify that only the Industrial 1 (M-1) zone is allowed up to four (4) accessory residential dwellings per lot	Add clarity (there is now more than one Industrial zone, and this use is not permitted in M-2 (Resource Industrial 2))
Bed and Breakfast	7.8	To add language to make the sentence easier to interpret	To add clarity
Bed and Breakfast Inn	7.9	To add language to make the sentence easier to interpret	To add clarity
Combined Commercial Residential	7.11	Add regulations for <i>Combined Commercial Residential Use</i>	To reinstate the regulations of this use, identical to the regulations under Zoning Bylaw No. 466, 2001
Fences	7.15	Remove the terms “ <i>Screening and Retaining Walls</i> ”	Regulations for Screening and Retaining Walls are covered under separate sections (7.22 & 7.21, respectively)
Short-Term Vacation Rental	7.24 (a)(iii)	Add the words “ <i>three (3) bedrooms accommodating</i> ” to the third bullet	To clarify the maximum number of bedrooms as well as guests
Temporary Use Permits	7.27 (a)	Add “ <i>institutional</i> ” to the list of zones where temporary use permits may apply	To broaden the Village’s ability to consider temporary uses in Civic and Institutional Zones
Above-Ground Swimming Pools, Spas and Hot Tubs	7.30 (i)(ii)(iv)	Delete language referring to restricting the siting of a pool within side and rear setbacks; the maximum height of pool; and the maximum parcel coverage	To avoid being overly prescriptive with respect to these uses

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<b>PART 8: Parking and Loading Requirements</b>			
Industrial Parking Requirements	8.5 (l)	Replace the word “Aggregate” with “Resource”	Consistency of terms
Industrial Parking Requirements	8.5 (p) and (q)	Add parking requirements for two Industrial uses to the Industrial Table	Error Correction – these two industrial uses were misplaced under Civic and Institutional Uses
Industrial Parking Requirements	8.6 (g) and (h)	Delete parking requirements for two Industrial uses from the Civic, Institutional and Recreation Table	Error Correction – these two industrial uses were misplaced under Civic and Institutional Uses
<b>PART 10: Agricultural Zones</b>			
A-1 Agriculture 1 Permitted Principal Uses	10.1.1	Addition of “ <i>Farm Residence</i> (Subject to Conditions of Use)” and “ <i>Adventure Tourism Business</i> (Subject to Conditions of Use)” to the list of Permitted Principal Uses	To allow the Adventure Ranch to be permitted the same uses they had under SLRD Area C Zoning Bylaw No. 765, 2002, TC-1 Zone
A-1 Permitted Accessory Uses	10.1.2 (b)(c) (g)	Addition of “ <i>Subject to Conditions of Use</i> ” language to several accessory uses	To clarify that these accessory uses are Subject to the conditions listed in 10.1.3
A-1 Conditions of Use	10.1.3 (b)	Replace the word “house” with “residence” as in “ <i>Farm Residence</i> ” (instead of Farm House)	Consistency of terminology
A-1 Conditions of Use	10.1.3 (e)	Addition of Site Specific Conditions of Use for “ <i>Adventure Tourism Business</i> ” to limit the size of a permitted guest lodge to a maximum of 40 guests and 1,500 m <sup>2</sup> .	Omission – correction to recognize long standing permitted uses on the Adventure Ranch property as per ALC decision (Resolution #465, 2002) and the SLRD Area C Zoning Bylaw No. 765, 2002. The property was incorporated into the Village in 2011.

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<b>PART 11: Residential Zones, Detached</b>			
R-1 / Residential – 1 Building Regulations (Conditions of Use)	11.1.5	Addition of language to regulate the interior lot lines setbacks in the R-1 Zone	Omission; correction to match previous Zoning Bylaw
R-2 / Small Lot Residential 2 Permitted Accessory Uses	11.2.5	Addition of Conditions of Use to limit size of an Accessory Building in the Small Lot Zone	Omission; correction to match previous Zoning Bylaw
RC-1 / Residential Country Inn 1 Permitted Principal Uses / Permitted Accessory Uses	11.4.1 / 11.4.2	Addition of “ <i>Bed and Breakfast Inn</i> ” to list of Permitted Principal Uses; Removal of <i>Bed and Breakfast Inn</i> from the list of Permitted Accessory Uses	Bed and Breakfast Inn is a Principal Use not an Accessory Use in the Residential Country Inn Zone
MHP-1 Mobile Home Park 1 Building Regulations	11.5.5	Add Accessory Building Setbacks & Maximum Lot Coverage	Omissions; corrections to match previous Zoning Bylaw
<b>PART 12: Residential Zones, Multi-Family</b>			
RM-1 Multi-Family Residential 1	12.1.4	Addition of Minimum Lot Width	Omission; correction to match previous Zoning Bylaw
RM- 1 Multi-Family Residential 1	12.1.5	Addition of language to add Accessory Building Setbacks	Correction to distinguish setbacks for Principal vs Accessory Buildings in the RM-1 zone to match previous Zoning Bylaw
<b>PART 15: Commercial Zones</b>			
C-1 Town Centre Commercial 1 Principal Permitted Uses	15.1.1(v)	Addition of “ <i>Combined Commercial Residential</i> ” (Subject to site specific Conditions of Use) to the list of Permitted Principal Uses in the C-1 Zone. [This use would apply only to the Wye Lands.]	The former Zoning Bylaw No. 466, 2001 permitted “ <i>Combined Commercial Residential</i> ” use in the C-1 Zone. The term was changed to <i>Mixed Use Building</i> under the new Bylaw. The Village erroneously omitted this use and wishes to continue to permit the former use, on a site specific basis, as defined & regulated

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			under Bylaw No. 466, 2001, in keeping with staff conversations regarding this proposal which began under the former Bylaw.
C-3 Portage Road Commercial 3	15.3.1 (d)	Add " <i>Dwelling Unit, Townhouse/Stacked Townhouse</i> " to the list of Permitted Principal Uses	Omission, correction to match previous Zoning Bylaw
C-3 Portage Road Commercial 3	15.3.1 (h) and 15.3.3 (b)	Delete "Subject to Conditions of Use" reference	Correction. These uses are Subject to Part 7, Additional Zoning Regulations, not Conditions of Use
C-5 Portage Road Commercial 3	15.5.1 (i)	Replace " <i>Commercial Residential</i> " with " <i>Mixed Use Building</i> "	Consistency of Terminology
<b>PART 16: Industrial and Airport Zones</b>			
M-1 Industrial Park	16.1.1 (bb), (jj) and (pp)	Add "Pet Grooming", "School, Vocational or Craft" and "Wholesale Bakery" to the list of Permitted Principal Uses in the M-1 Zone	Omissions; corrections to match previous Zoning Bylaw
M-1 Industrial Park	16.1.5 (c) and (e)	Change the <i>Minimum Rear Setback</i> and <i>Exterior Side Setback</i> from 7.5 m to 3 m	Error; corrections to match previous Zoning Bylaw
M-2 Resource Industrial	16.2.1 (c)	Add "Log Home and Prefabricated Home Construction Assembly" to the list of Permitted Principal Uses	Omission; correction to match previous Zoning Bylaw
M-2 Resource Industrial	16.2.3 (a)	Replace the wording pertaining to Required Screening	Omission; Corrections to match previous Zoning Bylaw
AP-1	16.3.3 (c) and (d)	Changes to <i>Minimum Interior Side Setbacks</i> and <i>Exterior Side Setbacks</i>	Setbacks in the AP-1 Zone apply to leasehold lots, and this revision is more reasonable for airplane hangers
<b>PART 17: Civic, Institutional and Recreation Zones</b>			

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17.2 Parks and Recreation	17.2.1 (c)	Add " <i>Campground</i> " to the list of Permitted Principal Uses	Omission
17.3 Outdoor Recreation	17.3.1 (f)	Remove Reference to " <i>Motocross Track</i> "	Redundant - This use is included under the definition of <i>Speedway</i>
E-1 Education	17.4.1	Add " <b><i>Private School</i></b> " and " <i>Sporting and Leisure Camps</i> " to the list of Permitted Principal Uses	To clarify and correction an omission
RES-1 Resource Management	17.5	Add <b>Resource Management Zone</b> to Village Zoning Bylaw	Omission; correction to match zone depicted on the Zoning Map
CWP-1 Community Watershed Protection	17.6	Add <b>Community Watershed Protection Zone</b> to Village Zoning Bylaw	Omission; correction to match zone depicted on the Zoning Map
<b>PART 18: Comprehensive Development (CD) Zones</b>			
CD-5 Tiyata	18.5.2(a)ix.	Corrections to Maximum Lot Size (m <sup>2</sup> ) from 465 to 790 for Single Family Dwellings and from 558 to 830 for Duplex Dwellings	Errors; Corrections to match previous Zoning Amendment Bylaw (approved by Council via Zoning Amendment Bylaw No. 761, 2014)