



Rural Bridesville Land Use Plan Changes and Updates

What has happened since the last Open House?

One change of note is that the land use plan has been split into two documents, an Official Community Plan (OCP) and a Zoning Bylaw. Bylaw 1800 is the OCP portion and the Zoning portion is contained in bylaw 1815.

This change was made by the Planning Department for ease of reading and interpretation and to simplify future zoning amendments if the Bylaws are adopted.

Both bylaws are available online at:

<https://jointheconversation.rdkb.com/rural-bridesville-land-use-plan>

A number of changes were made based upon comments heard at and since the June 2022 Open House, including from a Steering Committee meeting and review by the Area E Advisory Planning Commission. These changes are included in the table below.

What We Heard	Update to Plan
Second residences are wanted on parcels in the ALR to support farming.	Second residences permitted on ALR for parcels that have farm status.
The Rail-Trail Corridor land use designation and zone was concerning to property owners that bordered on it and no community members showed interest in it as a potential trail development.	The Rail-Trail corridor designation and zone have been removed from the Plan and Zoning.
Community members were concerned that the plan was prohibiting the grazing of livestock.	Clarified that fencing and grazing of livestock is not prohibited, by updating definition of Intensive Agriculture.
The use of the term temporary sawmill had ranchers concerned that this would limit how long they could have their portable saw mills.	Temporary sawmill was changed to portable sawmill and now references the <i>Agricultural Land Reserve Use Regulation</i> permission.
Farmers were concerned that the definition of a 'Derelict Vehicle' would include their farm equipment used for parts.	Changed the definition of Derelict Vehicle to say: "excluding farm machinery, which is part of an active farm operation."

Other changes to the Land Use Plan:

What We Heard	Update to Plan
Concerns were expressed that 'grandfathering' of uses wasn't explained in the plan.	A sentence was added to the Zoning Bylaw explain how 'grandfathering' of uses is included in the <i>Local Government Act</i> .
Concern was expressed about the size requirement of 8ha for subdivision of commercial parcels was very large for uses such as restaurants.	Provisions included in the OCP to allow a re-zoning to a commercial zone with a smaller minimum for a restaurant or retail use.
Issue was raised with wording in the zoning about temporary placement of manufactured homes for construction projects. This is not relevant in the Plan Area. When a manufacture home is placed, it's not going to be temporary.	This was removed from the zoning. The same was done for a reference to temporary buildings and structures for construction projects.
Concerns expressed that people can't continue living in their RVs.	People who live in their RVs now will be grandfathered in. Beyond that, people are allowed to live in an RV on their property while they construct a dwelling; and An RV can be lived in on any parcel for up to 120 days per calendar year.
Other Changes	
- Clarified difference between secondary suites and secondary residences - Reduced minimum parcel size for family severance on land outside of the ALR from 50 ha to 8 ha.	



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Join the Conversation

Bylaws 1800 and 1815 and maps are available online at:

<https://jointheconversation.rdkb.com/rural-bridesville-land-use-plan>