



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE

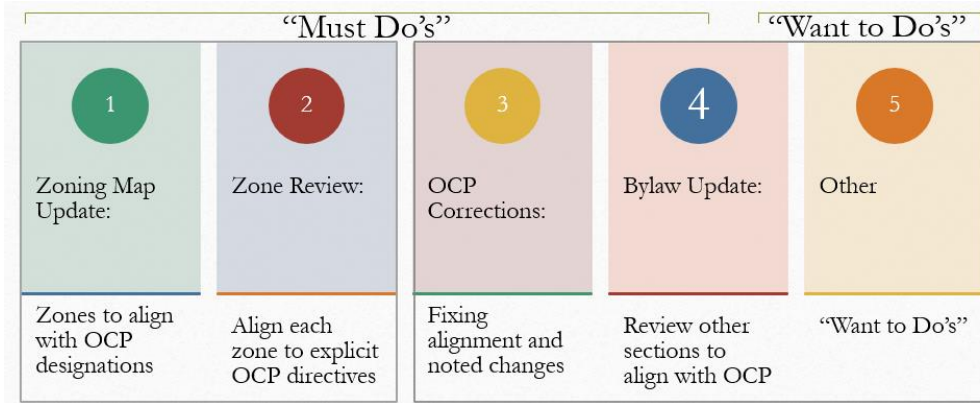
Summary of Initial Draft Zoning Bylaw Electoral Area C/ Christina Lake

Comparison of draft zoning bylaw, current zoning bylaw and
Official Community Plan (OCP)

OCP ALIGNMENT



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE



“Must Do’s”

- ✓ Update zoning map to align with OCP land use designations
 - ✓ Change approximately 50 privately-owned parcels, plus crown land
 - ✓ Identify mapping errors to fix in OCP (so a zone can be aligned)
- ✓ Review each zone in relation to the associated OCP land use designation for permitted uses, and parcel sizes
- ✓ Review each zone for other specific directives in the OCP
- ✓ Consider provincial interests and directives
- ✓ Consider regulations for broader directives from the OCP that are asked to be considered

“Want to Do’s”

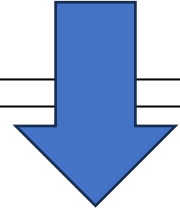
- ✓ Make changes based on broader OCP directives
- ✓ Make changes based on provincial interests and directives
- ✓ Correct parts of bylaw that have caused issues with interpretation and/or enforcement



Official Community Plan Bylaw No. 1855 **Electoral Area C/** **Christina Lake**

Regional District of Kootenay Boundary
843 Rossland Avenue
Trail, BC V1R 4S8
Telephone: 250.368.9148
Toll Free in BC: 800.355.7352
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Adopted by
The Regional District of Kootenay Boundary Board of Directors
April 10, 2024



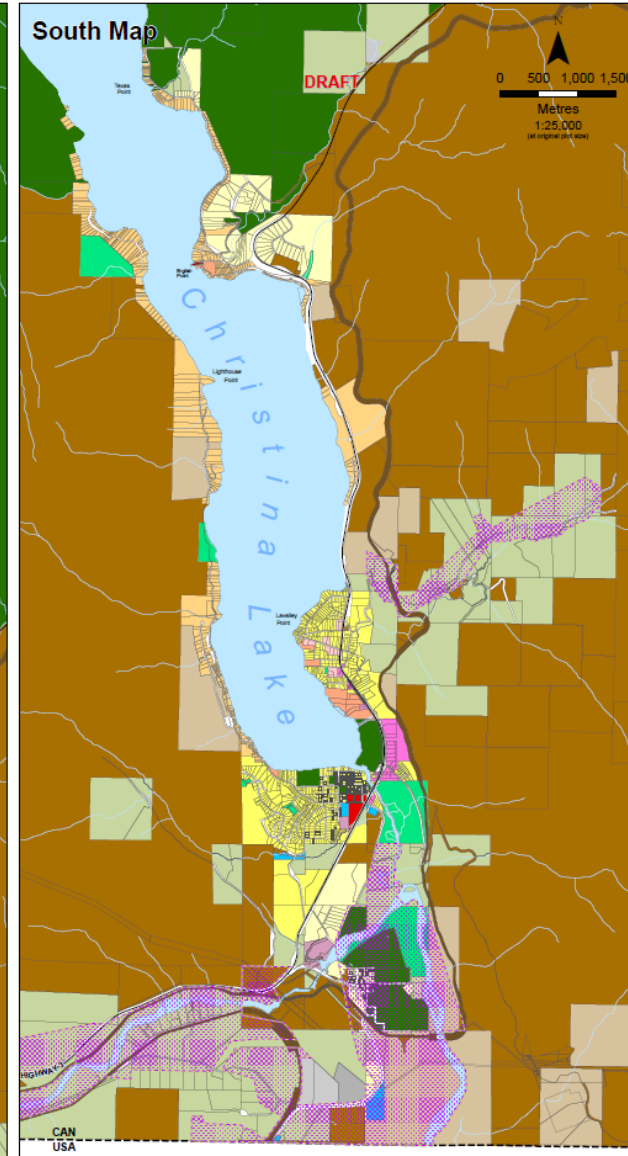
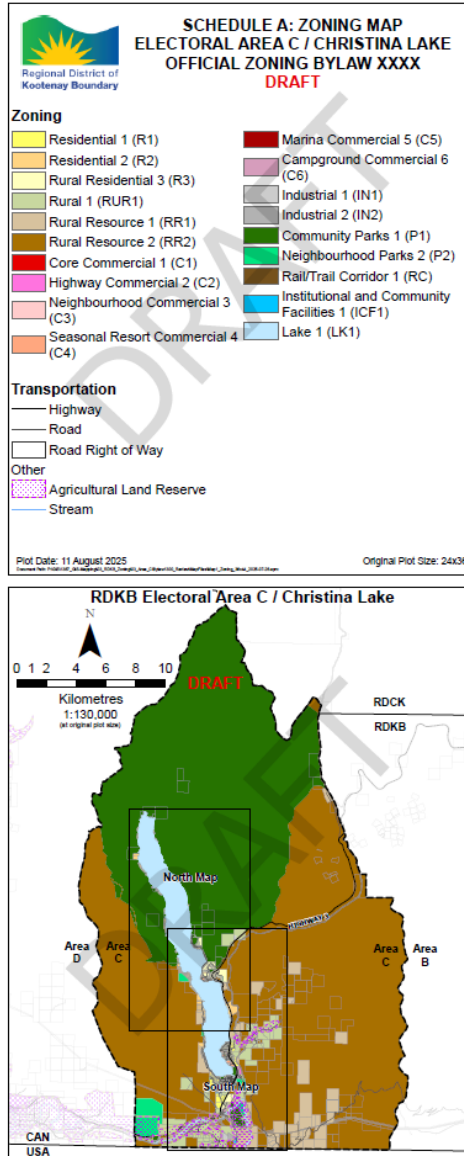
**Regional District of
Kootenay Boundary**

Electoral Area C/ Christina Lake
Zoning Bylaw No. XXXX

Regional District of Kootenay Boundary
202-843 Rossland Avenue
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Adopted by
The Regional District of Kootenay Boundary Board of Directors
Month, day, 2025

ZONES



SEE PART 6

- See PDF of draft zoning map for full map
- Each zone area is also displayed on slides for each category of zones

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Zoning Map
Update:

Zones to align
with OCP
designations

SEE PART 6

ZONES



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE

OCP Designations		Draft Zones (Changes from Current Bylaw noted)			
Residential Zones					
Residential	R1 Residential 1 (Within Water Service Area) <i>Was previously named Single Family Residential 1</i>	~~R1A~~ Single Family Residential 1A <i>See R1</i>	~~Compact Residential 5~~ <i>See R1</i>	~~Manufactured Home Park 6~~ <i>See R2</i>	
Waterfront Residential	R2 Residential 2 (Outside Water Service Area) <i>Was previously named Waterfront Residential 2</i>	~~Seasonal Resort Residential 4~~ <i>See C4</i>			
Rural Residential	R3 Rural Residential 3				
Rural Zones					
Rural	RUR1 Rural 1				
Resource Zones					
Rural Resource 1	RR1 Rural Resource 1 <i>Was previously named Natural Resource 1</i>				
Rural Resource 2	RR2 Rural Resource 2 <i>(New zone –previously NR1)</i>				
Lake	LK1 Lake 1 <i>Was previously named Open Space 1</i>				
Commercial Zones					
General Commercial	C1 Core Commercial 1	~~C1A~~ Core Commercial C1A <i>See C1</i>	C2 Highway Commercial 2	~~C3~~ Highway Commercial 3 <i>See C2</i>	~~C4-C3 Neighbourhood Commercial 3~~ <i>C4 renumbered to C3</i>
Waterfront Commercial	~~C6~~ C5 Marina Commercial 5 <i>Renumbered from C6 to C5</i>	~~C5~~ C4 Seasonal Resort Commercial 4 <i>C5 renumbered to C4</i>	~~Sewage Facility 1~~ <i>See site-specific use in C4</i>		
Commercial Campground	~~C7~~ C6 Campground Commercial 6 <i>Renumbered from C7 to C6</i>				
Industrial Zones					
Industrial	IN1 Industrial 1	IN2 Industrial 2	~~Industrial 3-See I2~~		
Parks and Recreational Zones					
Parks and Recreation	P1 Community Parks 1 <i>Was previously named Parks and Recreational 1</i>	P2 Neighbourhood Parks 2 <i>Was previously named Parks and Recreational 2</i>			
Rail/Trail Corridor	RC1 Rail/Trail Corridor 1				
Institutional Zones					
Institutional and Community Facilities	ICF1 Institutional and Community Facilities 1				

2

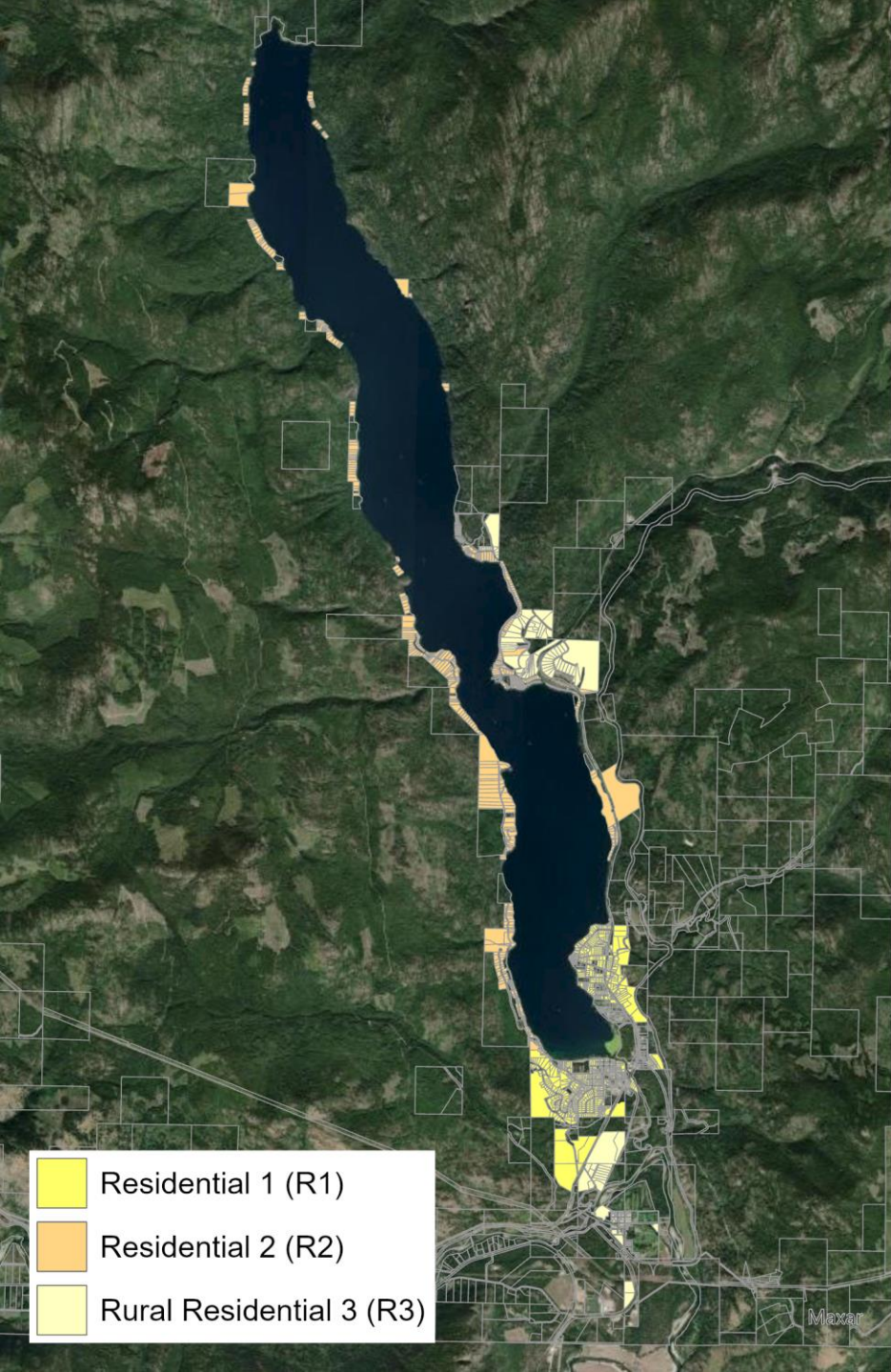
Zone Review:

Align each zone to explicit OCP directives

2

Zone Review:

Align each zone to explicit OCP directives



Residential Zones

Summary

- Removed 4 zones
 - R1A merged with R1
 - R5 merged with R1
 - R6 removed –Zoned R2. Special permission in Section 302 to allow manufactured home park for existing one on Setterland Road Some regulations removed/changed –See R1.
- Increased setback from lake access road ends
- Removed minimum building width
- Removed boarding use
- Removed “field crops, horticulture and silviculture” from R3 zone for non-ALR lands
- These zones would also be affected by changes in general and supplemental regulations sections, including:
 - Increased setback to Christina Lake to 10m
 - Change of regulations for secondary suites and accessory dwelling units
 - Change of definitions
 - Backyard chickens and beekeeping

Residential	R1 Residential 1 (Within Water Service Area) <i>Was previously named Single Family Residential 1</i>
Waterfront Residential	R2 Residential 2 (Outside Water Service Area) <i>Was previously named Waterfront Residential 2</i>
Rural Residential	R3 Rural Residential 3

OCP Designation	Zones Removed		
Residential	Single Family Residential 1A	Compact Residential 5	Manufactured Home Park 6

OCP Designations	Zone Removed
Waterfront Residential	Seasonal Resort Residential 4

R1 Residential 1 (Within Water Service Area)

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Residential	Residential 1 (Within Water Service Area)	Single Family Residential 1	
Type	Regulation		R1	R1	
Principal Uses	Single Family Dwelling	x	x	x	
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Home-based business	x	x	x	
	Accessory dwelling unit		x		New term and regulation changes
	Secondary suite	x	x	x	Regulation changes
	Boarding use			x	Removed
	Bed and breakfast	x	x	x	
	Sleeping quarter	x	X	x	
Min. Parcel Area	Parcel Area with comm. Water	2000 sm	2000 sm	2000 sm	
	Parcel Area without comm. Water	1ha	1ha	1ha	
	Parcel not within a water service area		10ha	10ha in R1A	Added from R1A
Density			1 SFD, 1 secondary suite OR Accessory dwelling unit, 1 sleeping quarter	1 SFD, 1 secondary suite, 1 sleeping quarter	
Building Width	Buildings containing dwelling units			5.5m dwelling width	Removed
Setbacks	Exterior side that abuts an undeveloped highway access to Christina Lake.		Various. Bareland strata setbacks added from R1A.	Various	Same except: Increases setback from road end accesses. Accessory buildings less than 10sm-moved to section 305.
Parcel Coverage			33%	33%	
Height	Same, except Accessory dwelling unit (See Section 402)		Principal:10m Accessory: 4.6m Accessory dwelling unit: 7m	Principal:10m Accessory: 4.6m	Proposed increase for accessory dwelling units above a garage (7m)

R2 Residential 2 (Outside Water Service Area)

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Residential	Residential 2 (Outside Water Service Area)	Waterfront Residential 2	
Type	Regulation		R2	R2	
Principal Uses	Single Family Dwelling	x	x	x	
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Home-based business	x	x	x	
	Accessory dwelling unit		x		New term and regulation changes
	Secondary suite	See policy	x	x	Regulation changes
	Boarding use			x	Removed
	Bed and breakfast	x	x	x	
	Sleeping quarter	x	X	x	
Min. Parcel Area	Parcel Area	10ha	10ha	10ha	Removed site-specific exceptions (already subdivided)
Density			1 SFD, 1 secondary suite OR Accessory dwelling unit, 1 sleeping quarter	1 SFD, 1 secondary suite, 1 sleeping quarter	
Building Width	Buildings containing dwelling units			5.5m dwelling width	Removed
Setbacks	Exterior side that abuts an undeveloped highway access to Christina Lake.		Same as exterior side: 4.5m	1.5m	Same except: Increases setback from road end accesses. Accessory buildings less than 10sm-moved to section 305
	Natural boundary of Christina Lake		See note	Principal: 7.5m, Accessory greater than 10sm: 3m, Accessory less than 10sm: 0.6m	New regulation in section 305: 10m setback from lake for all buildings/structures
Parcel Coverage			33%	33%	
Height			Principal: 10m Accessory: 4.6m Accessory dwelling unit: 7	Principal: 10m Accessory: 4.6m	Same, except Proposed increase for accessory dwelling units above a garage (7m) (See Section 402)

R3 Rural Residential

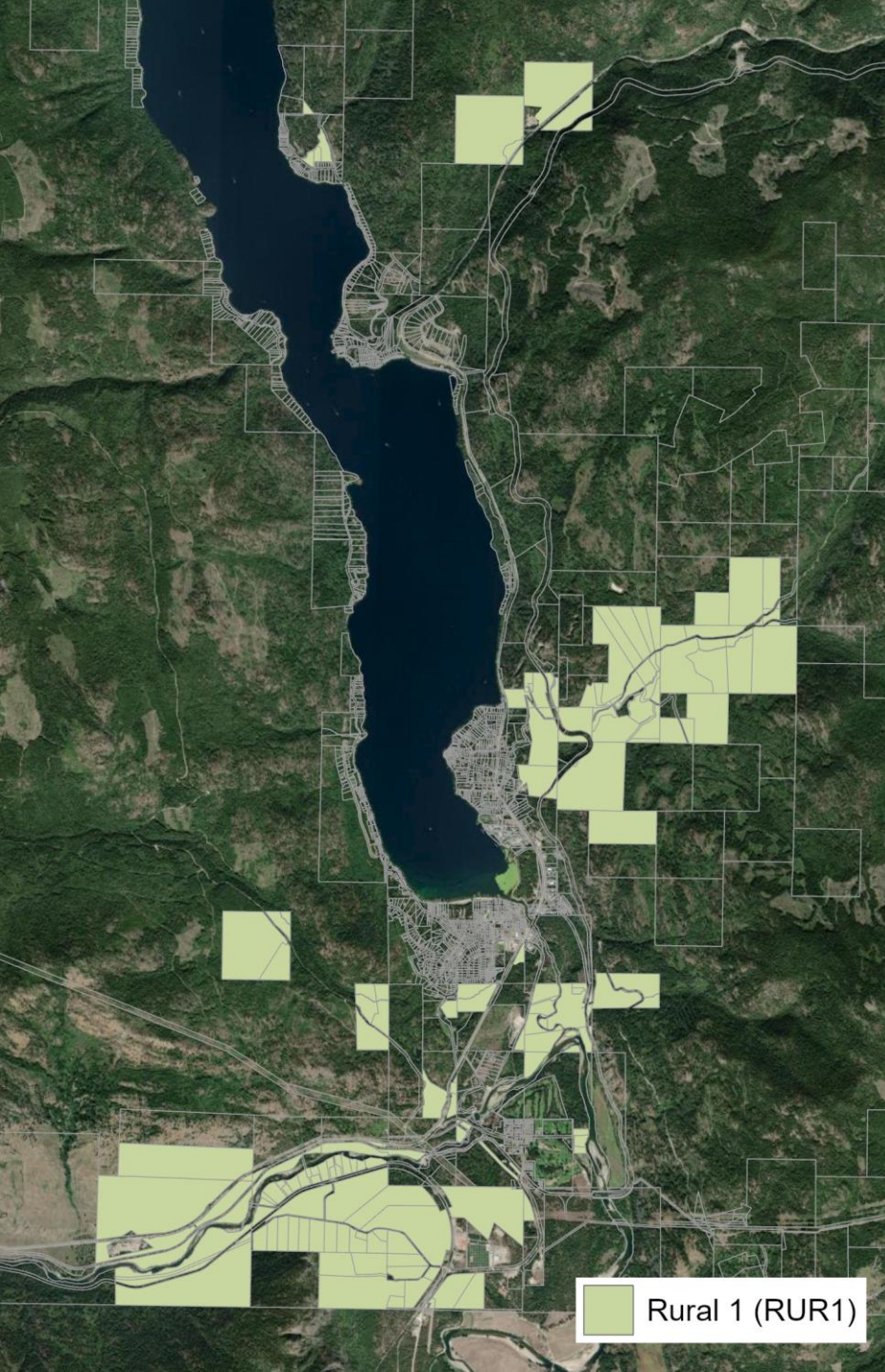
		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Rural Residential	Rural Residential 3	Rural Residential 3	
Type	Regulation		R3	R3	
Principal Uses	Single Family Dwelling	x	x	x	
	Farm Use		In ALR only	"Field crops, horticulture and silviculture"	New term. Removing use for non-ALR
	Intensive Farm Use		In ALR only		New to bylaw (allowed in ALR already)
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Home-based business	x	x	x	
	Accessory dwelling unit		x		New term and regulation changes
	Secondary suite	See policy	x	x	Regulation changes
	Boarding use			x	Removed
	Bed and breakfast	x	x	x	
	Sleeping quarter	x	X	x	
Min. Parcel Area	Parcel Area	1ha	1ha	1ha	Removed site-specific exceptions (already subdivided)
Density			1 SFD, 1 secondary suite OR Accessory dwelling unit, 1 sleeping quarter	1 SFD, 1 secondary suite, 1 sleeping quarter	
Building Width	Buildings containing dwelling units			5.5m dwelling width	Removed
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305
Parcel Coverage			33%	33%	
Height			Principal:10m Accessory: 4.6m Accessory dwelling unit: 7	Principal:10m Accessory: 4.6m	Same, except Proposed increase for accessory dwelling units above a garage (7m) (See Section 402)

Rural Zones Summary

OCP Designations	Zones
Rural	Rural 1

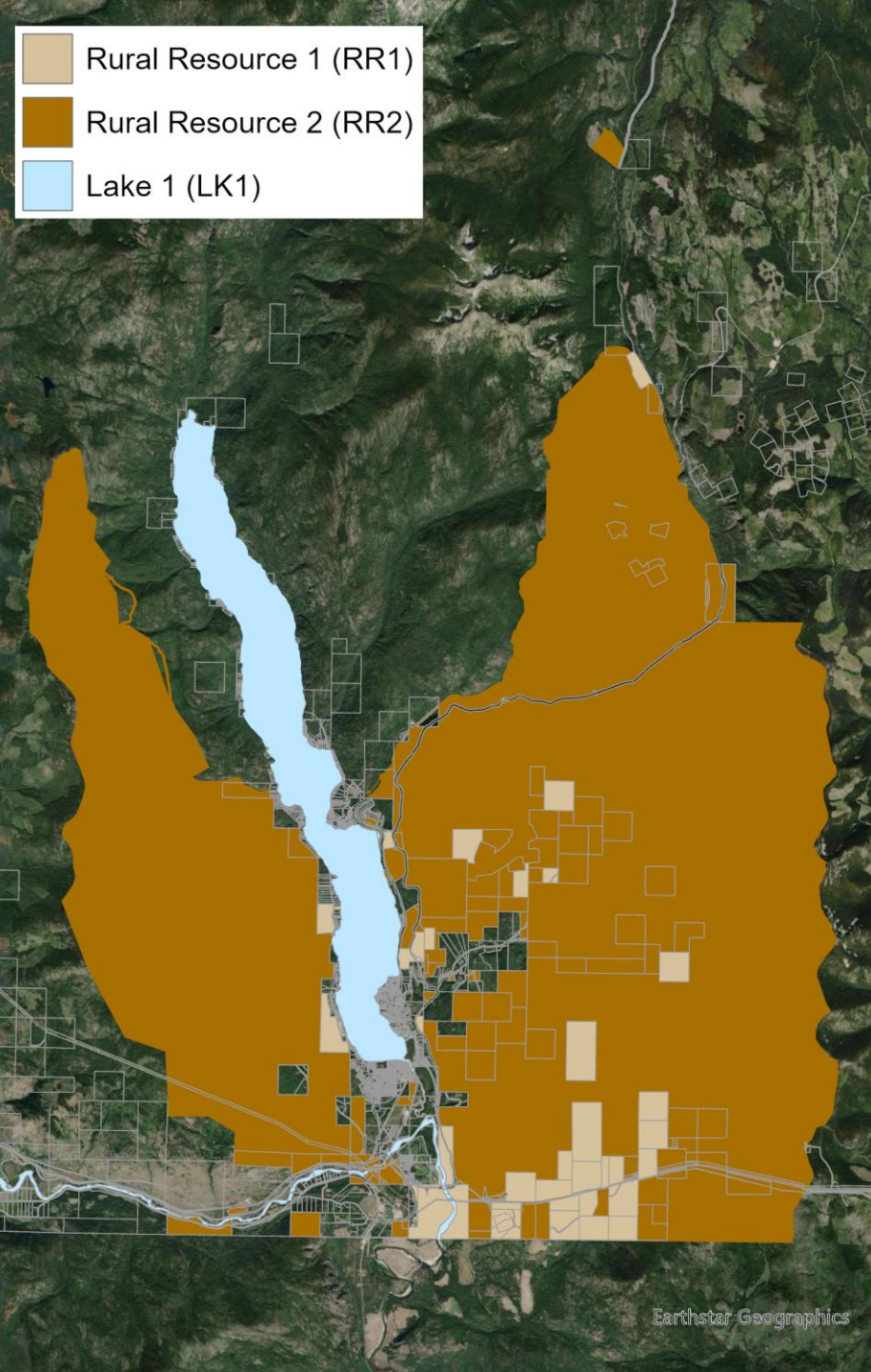
Summary

- Increased minimum parcel size for subdivision to 20ha if in ALR
- Reduced density on parcels 20 ha or larger from two to one single family dwelling
- Changed terms for some permitted uses
- Removed 75% parcel coverage for ALR properties (for greenhouses, and other buildings combined)
- Removed sleeping quarter and boarding as a use
- Removed forestry-type use in ALR
- This zone would also be affected by changes in general and supplemental regulations sections, including:
 - Increased setback to Christina Lake to 10m
 - Change of regulations for secondary suites and accessory dwelling units
 - Change of definitions
 - Backyard chickens and beekeeping



RUR1 Rural 1

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Rural	Rural 1	Rural 1	
Type	Regulation		RUR1	RUR1	
Principal Uses	Single Family Dwelling	x	x	x	
	Farm Use	"Agriculture"	x	"Field crops, horticulture and silviculture" "Processing and packing of agricultural products" "Sales of agricultural products"	New terms. If a farm use under ALR regulation then permitted here too (if in or out of ALR)
	Intensive Farm Use	"Agriculture"	In ALR only		New to bylaw (allowed in ALR)
	Resource Use	x	In non-ALR only	"Forestry, logging and silviculture"	New term. Not allowed in ALR.
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Home-based business	x	x	x	
	Kennel	x	x	x	
	Accessory dwelling unit		x		New term and regulation changes
	Secondary suite	x	x	x	Regulation changes
	Boarding use			x	Removed
	Bed and breakfast		x	x	
	Sleeping quarter			x	Removed
Min. Parcel Area	Parcel Area	10ha if non-ALR 20ha if ALR	10ha outside ALR 20ha within ALR	10ha	Increased min. parcel size in ALR
Density			1 SFD, 1 secondary suite OR Accessory dwelling unit	20+ha: 2 SFD Less than 20ha: 1 SFD Plus 1 secondary suite or accessory dwelling unit	Decreased density on parcels 20ha or greater from 2 dwellings to 1 dwelling.
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305
Parcel Coverage			33% up to 10,000 sm	33% up to 10,000sm	
Height			12m	12m	
Animal Restrictions			2.0 Animal units per ha	2.0 Animal units per ha	Applies to non-ALR



Resource Zones Summary

OCP Designation	Zones
Rural Resource 1	RR1 Rural Resource 1 <i>Was previously named Natural Resource 1</i>
Rural Resource 2	RR2 Rural Resource 2 <i>(New zone – previously NR1)</i>
Lake	LK1 Lake 1 <i>Was previously named Open Space 1</i>

Summary

- Renamed from Natural Resource to Rural Resource
- New zone: RR2 for public lands
- Increased minimum parcel size for subdivision in RR2
- Added campground use in RR2
- Removed “portable shake, shingle and sawmill’ and sleeping quarter use from RR1 and RR2
- Changed terms for some uses (Farm uses expanded to include the same farm uses under ALR regulation)
- Decreased density from two to one single family dwelling on 100ha+ parcels
- Removed residential related uses in RR2
- Renamed from Open Space 1 to Lake 1
- In LK1, moorage is specified as accessory to an upland residence

RR1 Rural Resource 1

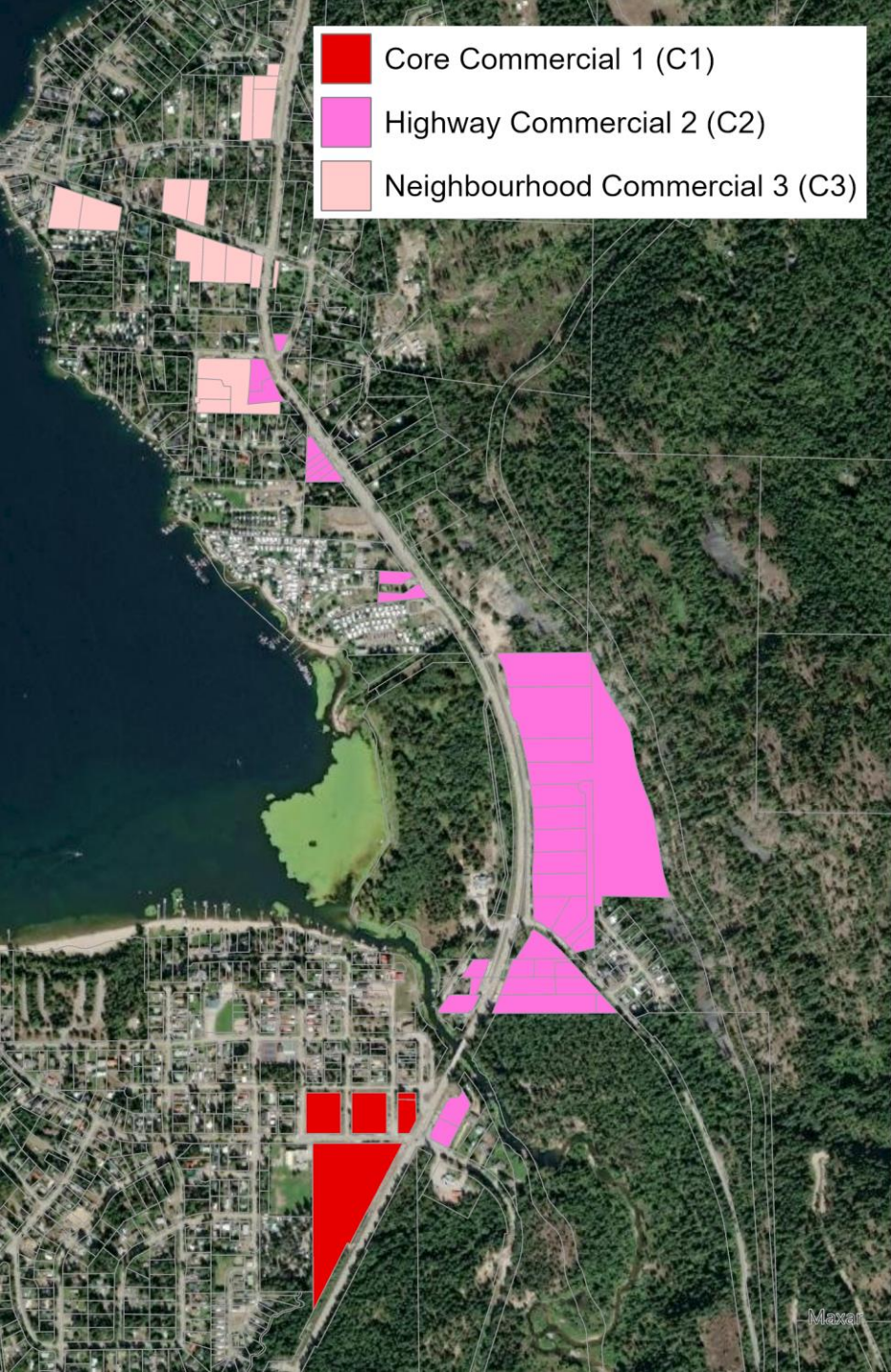
		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Rural Resource 1	Rural Resource 1	Natural Resource 1	
Type	Regulation		RR1	NR1	
Principal Uses	Single Family Dwelling	x	x	x	
	Farm Use	"Agriculture"	x	"Agriculture" "Processing and packing of agricultural products" "Sales of agricultural products" "Commercial greenhouse and/or nursery"	New terms. If a farm use under ALR regulation then permitted here too (if in or out of ALR)
	Intensive Farm Use	"Agriculture"	In ALR only	In ALR only	New term
	Resource Use	x	x	"Forestry, logging and silviculture"	New term
	Campground	x	x		New use
	Portable shake, shingle and sawmill			x	Removed
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Home-based business	x	x	x	
	Kennel	x	x	x	
	Accessory dwelling unit		x		New term and regulation changes
	Secondary suite	x	x	x	Regulation changes
	Boarding use			x	Removed
	Bed and breakfast		x	x	
	Sleeping quarter			x	Removed
Min. Parcel Area	Parcel Area		50ha	50ha	
Density			1 SFD, 1 secondary suite OR Accessory dwelling unit	100+ha: 2 SFD Less than 100ha: 1 SFD Plus 1 sleeping quarter	Decreased density on parcels 100ha or greater from 2 dwellings to 1 dwelling.
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305
Parcel Coverage			33% up to 10,000 sm	33% up to 10,000sm	
Height			12m	12m	12

RR2 Rural Resource 2

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Rural Resource 2	Rural Resource 2	Natural Resource 1	
Type	Regulation		RR2	NR1	
Principal Uses	Single Family Dwelling			x	Removed
	Farm Use	"Agriculture"	x	"Agriculture" "Processing and packing of agricultural products" "Sales of agricultural products" "Commercial greenhouse and/or nursery"	New terms. If a farm use under ALR regulation then permitted here too (if in or out of ALR)
	Intensive Farm Use	"Agriculture"	In ALR only	In ALR only	New term
	Resource Use	x	x	"Forestry, logging and silviculture"	New term
	Campground	x	x		New use
	Portable shake, shingle and sawmill			x	Removed
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Home-based business			x	Removed
	Kennel			x	Removed
	Secondary suite			x	Removed
	Boarding use			x	Removed
	Bed and breakfast			x	Removed
	Sleeping quarter			x	Removed
Min. Parcel Area	Parcel Area		100ha	50ha	Increased minimum
Density				100+ha: 2 SFD Less than 100ha: 1 SFD Plus 1 sleeping quarter	Removed residential uses See Campground section for new density and regulations
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-see section 305
Parcel Coverage			33%up to 10,000sm	33% up to 10,000sm	
Height			12m	12m	

LK1 Lake 1

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Lake	Lake 1	Open Space 1	New name
Type	Regulation		LK1	OS1	
Principal Uses	Recreational uses	x	Water based recreational uses	Water based recreational uses	
	Moorage facilities accessory to a residence	x	Accessory to "an upland residence"	Docks, launching ramps and similar moorage facilities	Added accessory "to an upland residence"



Commercial Zones Summary

OCP Designation	Zones				
General Commercial	C1 Core Commercial 1	~~Core Commercial~~ ~~C1A~~ See C1	C2 Highway Commercial 2	~~C3~~ ~~Highway Commercial 3~~ See C2	~~C4~~ C3 Neighbourhood Commercial 3 <i>C4 renumbered to C3</i>

Summary

- Removed two zones
 - Merged C1A with C1. Removed secondary suite as a use for the one property that was C1A (no longer permitted; there is no suite currently on property)
 - Merged C3 with C2
- Some uses broadened by definition changes to allow more flexibility for similar uses (ex: tourist accommodation and professional services)
- Moved some permissions
 - C1-Outdoor storage area screening moved to Section 407. Removed maximum height of 2.5m for screening fence.
 - C1 –“Institutional Use” (These uses are now listed as permitted in all zones-See Section 302)
 - C4-See campground regulations for limits on siting, alterations and seasonal use.
- In C2, removed gross floor area exception limiting motel use to 110sm for 1680 and 1675 Santa Rosa Road

C1 Commercial 1

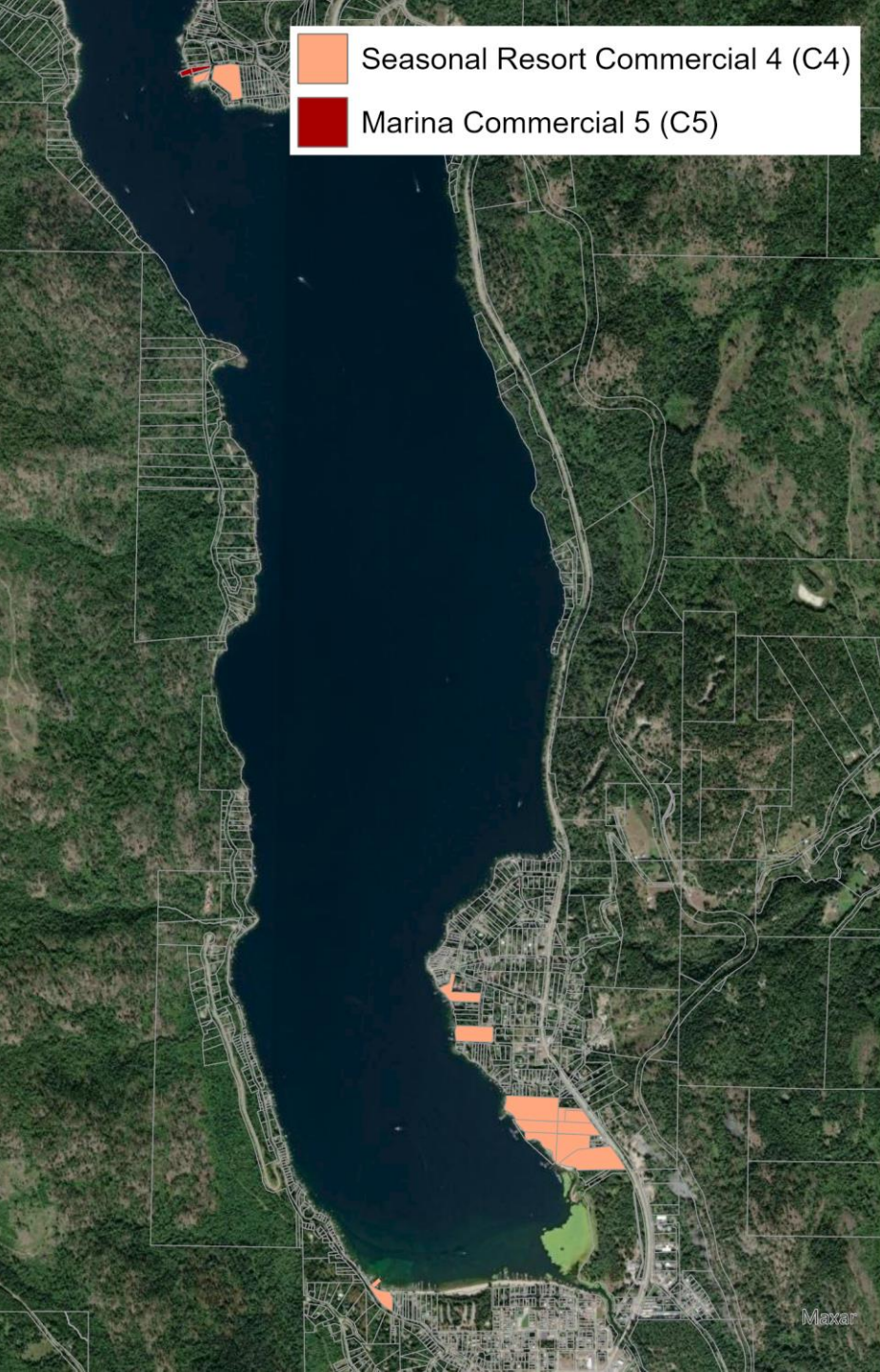
		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		General Commercial	Core Commercial 1	Core Commercial 1	
Type	Regulation		C1	C1	
Principal Uses	Eating and drinking establishment	x	x	x	
	Entertainment facilities		x	"Club, lodge and facilities for fraternal or charitable organizations"	New term
	Offices	x	x	x	
	Personal services	x	x	"personal service establishment"	New term
	Professional services		x	"medical and dental clinic", "printing and publishing establishment"	New term
	Retail sales	x	x	Retail store, shopping centre	New term
	Recreation facilities	x	x	"Indoor recreation including bowling alley, pool hall, arcade, theatre or similar indoor uses", "Institutional use"	Removed institutional use
	Tourist accommodations	x	x	"Hotel"	Broader term includes motels and others
	Manufacturing of steel cabinetry		Site-specific	Site-specific	
	Storage of goods		Site-specific	Site-specific	
	Seniors supportive housing		Site-specific	In C1A zone (only one property)	
	Automotive servicing	x			Allowed in C2, not C1
	Commercial greenhouses and nurseries	x			Allowed in C3, not C1
	Single family dwelling		Site-specific		To avoid creating a non-conforming status for an existing house.
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Accessory Dwelling unit	x	Within same building as commercial use; above first storey or in rear	Within same building as commercial use; above first storey or in rear	Removed separate entrance from outside requirement. Removed Secondary suite in C1A.
Min. Parcel Area	Parcel Area	Not specified	On community water:2000 sm Not on community water: 1ha	On community water: 2000 sm Not on community water: 1ha	
Density			One dwelling unit	One dwelling unit	
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305
Parcel Coverage			60%	60%	16
Height			12m	12m	

C2 Commercial 2

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		General Commercial	Highway Commercial 2	Highway Commercial 2 and Highway Commercial 3	
Type	Regulation		C2	C2	
Principal Uses	Eating and drinking establishment	x	x	x	
	Entertainment facilities				In C1
	Offices	x	x	x	
	Personal services	x	x	Personal service establishment	New term
	Professional services		x	Medical and dental clinic, plumbing, heating and upholstery shop, print and publishing establishment	New term
	Retail sales	x	x	"Retail store", "Shopping centre"	New term
	Recreation facilities	x			In C1
	Tourist accommodations	x	x	Hotel, Motel	Broader term includes hotels, motels and other configurations
	Manufacturing of steel cabinetry				Site-specific in C1
	Storage of goods				Site-specific in C1
	Seniors supportive housing				Site-specific in C1
	Automotive servicing	x	"Vehicle services, commercial"-includes vehicle sales and repair	Service station (minor repairs; fuel sales), "motorized and non-motorized vehicle sales and rental" and associated service facilities	VEHICLE SERVICES, COMMERCIAL means the use or intended use of land or buildings for the sale, lease, hire, repair, fueling, or servicing of new or used vehicles, <i>recreational vehicles</i> , boats or trailers, but does not include <i>industrial vehicle services</i> .
	Commercial greenhouses and nurseries	x			Allowed in C3, not C2
	Mini-storage warehouse		Site-specific	In C3 zone	
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Accessory Dwelling unit	x	"Dwelling unit"	x	
	Secondary suite		x	x	
Min. Parcel Area	Parcel Area	Not specified	On community water: 2000 sm Not on community water: 1ha	On community water: 2000 sm Not on community water: 1ha	
Density			One dwelling unit and one secondary suite	One dwelling unit and one secondary suite	Site-specific gross floor area exception removed
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305
Parcel Coverage			60%	60%	

C3 Neighbourhood Commercial 3

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		General Commercial	Neighbourhood Commercial 3	Neighbourhood Commercial 4	
Type	Regulation		C3	C4	
Principal Uses	Eating and drinking establishment	x	x	x	
	Entertainment facilities				In C1
	Offices	x			In C1/C2
	Personal services	x			In C1/C2
	Professional services		x	Medical and dental clinic	Broader term
	Retail sales	x	x	Retail store	New term
	Recreation facilities	x			In C1
	Tourist accommodations	x	x plus campground	Motel, Campground	Broader term includes hotels, motels and other configurations
	Manufacturing of steel cabinetry				Site-specific in C1
	Storage of goods				Site-specific in C1
	Seniors supportive housing				Site-specific in C1
	Automotive servicing	x			In C2 (new term)
	Commercial greenhouses and nurseries	x	Commercial greenhouse	x	
	Mini-storage warehouse				C2 site-specific
Secondary Uses	Accessory buildings and structures	x	x		
	Accessory uses	x			
	Accessory Dwelling unit	x	"Dwelling unit"	"Dwelling unit"	
	Secondary suite		x	x	
Min. Parcel Area	Parcel Area	Not specified	On community water: 2000 sm Not on community water: 1ha	On community water: 2000 sm Not on community water: 1ha	
Density			One dwelling unit and one secondary suite	One dwelling unit and one secondary suite; max 80 RVs and/or campsites per ha, each site min of 80sm	Moved campsite regs to Section 404.
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305
Parcel Coverage			33%	33%	18
Height			10m	10m	



Waterfront Commercial

OCP Designation	Zones		
Waterfront Commercial	~~C6~~ C5 Marina Commercial 5 <i>Renumbered from C6 to C5</i>	~~C5~~ C4 Seasonal Resort Commercial 4 <i>C5 renumbered to C4</i>	~~Sewage Facility 1~~ <i>See site-specific use in C4</i>

Summary

- One zone removed
 - Sewage Facility 1 zone merged with C4 (site-specific use for existing off-site community sewer system)
- Seasonal Resort Commercial (C4)
 - Defines “Seasonal Resorts” to expand uses permitted for types of tourist accommodations, and allows a degree of permanency for RVs (still seasonal occupancy)
 - Allows take-out restaurants
 - Retails sales limited to 100 square metres
 - Removed siting exception for watercraft servicing facilities
 - Added seasonal use regulations for RVs, minimum setbacks from natural boundaries for campsites
 - Added required connections for water/sewerage for RVs, cabins, accommodations that are sited for more than 1 year
 - Added max number of cabins for Christina Lake Alpine Resort based on existing number of cabins
- 10m setback from lake applies

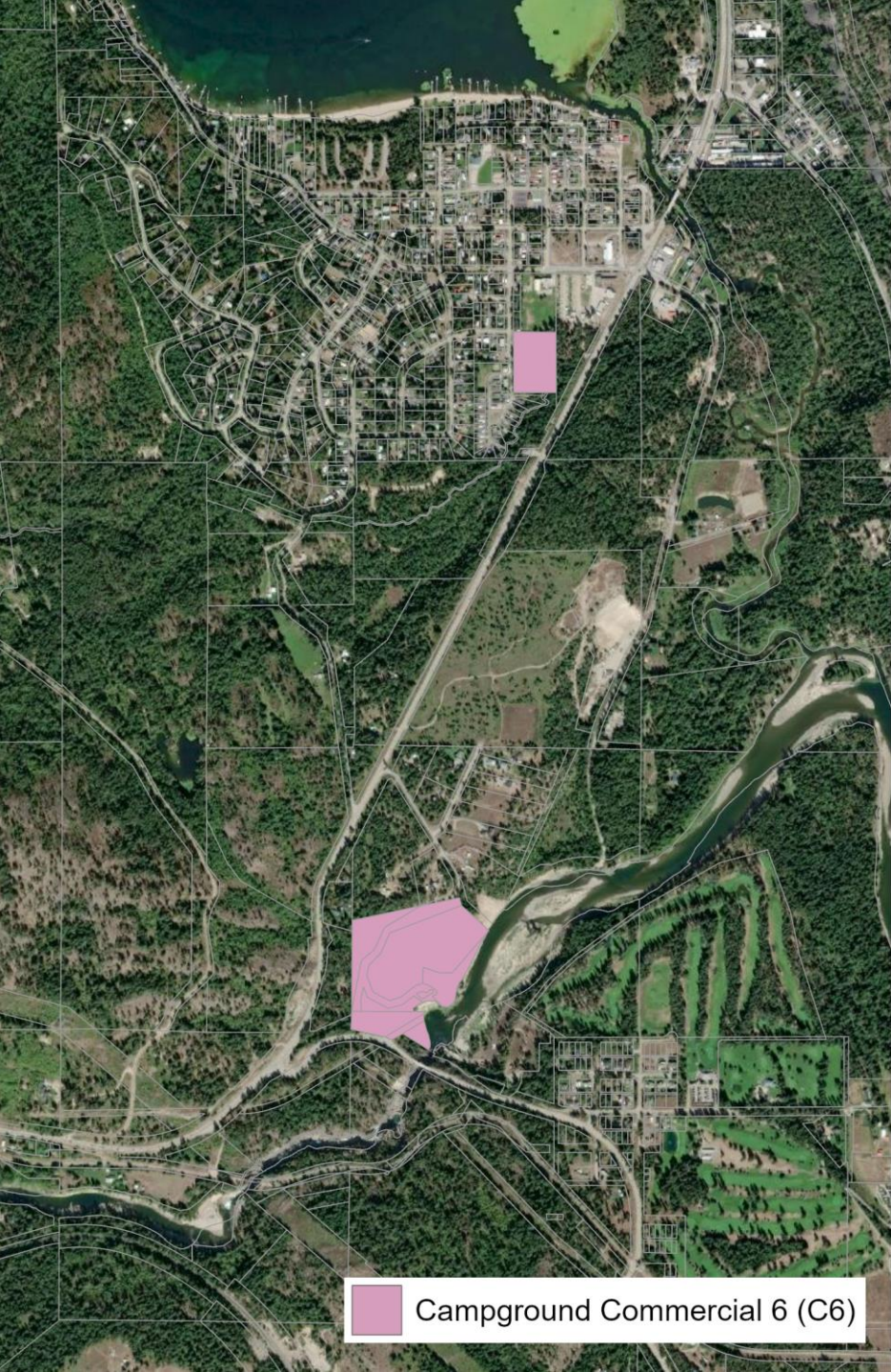
Note: OCP designation change for 154 Alpine Road would be needed to include Christina Lake Alpine Resort in C4 zone.

C4 Seasonal Resort Commercial 4

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Waterfront Commercial	Seasonal Resort Commercial 4	Seasonal Resort Commercial 5, Sewage Facility 1	
Type	Regulation		C4	C5, SF1	
Principal Uses	Eating and drinking establishment	Restaurants	x	X, excluding take-out restaurants	Take-out permitted.
	Resorts	x	"Seasonal resort"	"Resort campground"	"Seasonal resort" adds degree of permanence for RVs and adds other tourist accommodations. Added specific use regulations for seasonal occupancy, setback from lake, and sewerage connections for accommodations sited for more than one calendar year
	Off-site community sewer system		Site-specific	Previously in SF1 zone	
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Dwelling unit	x	x	x	
	Retail	x	Retail sales	Retail store	Added max floor area of 100sm for retail sales
	Watercraft servicing facilities		See seasonal resort definition	"which are for the sole use of occupants or attendees of a resort campground"	Watercraft servicing facilities for patrons as ancillary use for seasonal resorts
	Entertainment facilities	x		"indoor and outdoor recreation and amusement facilities, which are for the sole use of occupants or attendees for a permitted principal use"	Entertainment facilities for patrons as ancillary use-see seasonal resort definition
	Secondary suite		x	x	
Min. Parcel Area	Parcel Area	Not specified	On community water: 2000 sm Not on community water: 1ha	On community water: 2000 sm Not on community water: 1ha	
Density			One dwelling unit and one secondary suite Designated campsite min 80sm, max 80 campsites per ha with exceptions	One dwelling unit and one secondary suite; max 80 RVs and/or campsites per ha, each site min of 80sm except listed resorts that cannot expand beyond existing density	Kingsley's Resort, Silver Birch, Skands, Willow Beach –continue to limit to existing number at time of bylaw adoption. Added limit to tourist cabins for CL Alpine Resort based on existing.
Setbacks			Various; SF1-60m setback for community sewer system as site-specific use reg	Various; SF1-60m setback for community sewer system to north or east property line	Same except: Accessory buildings less than 10sm- moved to section 305, siting exception for watercraft services removed; and new natural boundary setback of 10m in Section 305
Parcel Coverage			33%	33%	
Height			Principal: 10m Accessory: 4.6m	Principal: 10m Accessory: 4.6m	Off-site community sewer system is now a principal use

C5 Marina Commercial 5

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Waterfront Commercial	Marina Commercial 5	Marina Commercial 6	
Type	Regulation		C5	C6	
Principal Uses	Eating and drinking establishments	Restaurants	As a secondary use only	As a secondary use only	In C4
	Marina	New marinas by rezoning	x	x	C5 zone only applies to the existing marina at English Point
	Resorts	x			In C4
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Dwelling unit	x	x	x	
	Retail	x	Retail sales	Retail store	
	Watercraft servicing facilities				Allowed in C4 as an ancillary use to a seasonal resort
	Entertainment facilities	x			See seasonal resort-C4
	Secondary suite		x	x	
Min. Parcel Area	Parcel Area	Not specified	On community water: 2000 sm Not on community water: 1ha	On community water: 2000 sm Not on community water: 1ha	
Density			One dwelling unit and one secondary suite	One dwelling unit and one secondary suite	
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305, siting exception for watercraft services removed; and new natural boundary setback of 10m in Section 305
Parcel Coverage			33%	33%	
Height			10m	10m	



Campground Commercial

OCP Designations	Zones
Commercial Campground	↔ C6 Campground Commercial 6 <i>Renumbered from C7 to C6</i>

Summary

- See additional regulations for campgrounds in Section 404 (limits for seasonal occupancy, servicing, density)
- Some regulations moved to other sections (setbacks for smaller accessory buildings, screening for outdoor storage areas)
- Campground definition change (removed reference to accessory uses)

C6 Campground Commercial 6

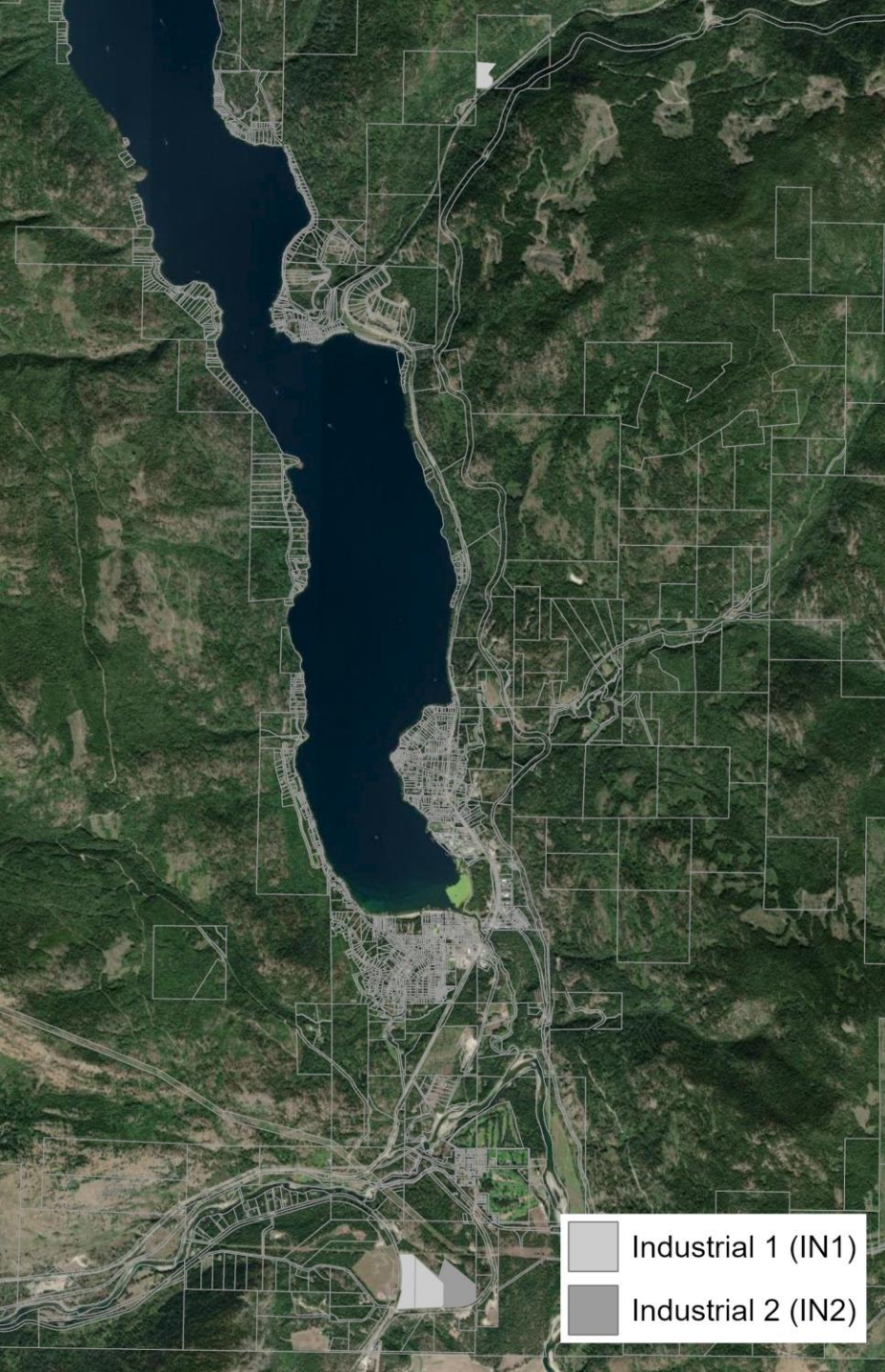
		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Commercial Campground	Campground Commercial 6	Campground Commercial 7	
Type	Regulation		C6	C7	
Principal Uses	Campground	x	X	X	Min of 125sm per campsite (same as current zone)
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory uses	x			
	Dwelling unit	x	x	x	
	Entertainment facilities			In campground definition: "Recreational and amusement facilities, intended for the use of overnight guests only"	
	Retail	"Small retail areas" "Retail sales of gas and oil, and sales of motorized watercraft will not be permitted"	Retail sales: max floor area of 100sm; one store per parcel. Specific use regulation: Retail sales of gas, oil, and motorized watercrafts is prohibited.	One convenience store, max 100sm in retail floor area	
	Secondary suite		x	x	
Min. Parcel Area	Parcel Area	Not specified	2ha	2ha	
Density		"Campsite density will be established...and will provide for spacious sites and provide protection of environmentally sensitive areas"	One dwelling unit and one secondary suite; Max 50 campsites per ha; Max 2 cabins per ha up to 10 per parcel	One dwelling unit and one secondary suite; max 50 campsites per ha; Max 2 cabins per ha up to 10 per campground	
Setbacks			Various	Various	Same except: Accessory buildings less than 10sm-moved to section 305
Parcel Coverage			10%	10%	
Height			Principal: 10m Accessory: 5m	Principal: 10m Accessory: 5m	23

Industrial

OCP Designations	Zones		
Industrial	Industrial 1	Industrial 2	~~Industrial 3~~ See I2

Summary

- Removed 1 zone
 - I3 merged with I2
- Many permitted uses removed to focus on industrial uses:
 - Agricultural related uses: Agriculture, auction mart, commercial greenhouse (kept in I1)
 - Animal related uses: Animal shelter (I1), kennel (I1), veterinary clinic
 - Commercial uses: Eating and drinking establishments, laundries, cleaners and dry cleaners; plumbing, heating, air conditioning and refrigeration shop; printing, publishing, film processing and similar reproduction facility; window and glass shop
 - Tourist uses: campground (I2)
 - Lumber industry (I2): Forestry, logging and silviculture; Log sorts; Post, pole and tie operations; Sawmills and lumber mills; Shake mill and shingle mill
- Change of terms used (and definitions) such as warehouse to indoor commercial storage
- Removed exemption for home manufacturing businesses not in an enclosed building
- Setback change from railway



I1 Industrial 1

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Industrial	Industrial 1	Industrial 1	
Type	Regulation		IN1	I1	
Principal Uses	Storage	x	Indoor commercial storage		
	Freight terminals	x	x	"Passenger and freight terminal, depot, distribution and redistribution facility"	Changed term and removed passenger terminal
	Automotive dealers and services	x	Vehicle services, industrial	Automobile and truck wash; automobile wrecking yard; Bulk fuel depot; tire and wheel sales and repair; works yard and maintenance facility	New term to group uses
	Building supply stores	x	Building supply retail sales	Building supply and lumber yard	
	Light manufacturing	x	Light manufacturing	Manufacturing; Sign painting; Home manufacturing businesses (regardless of whether it is conducted within an enclosed building)	New term to group uses. LIGHT MANUFACTURING means fabricating, processing, assembling, disassembling, and finishing of goods or materials that includes but is not limited to manufacturing of homes, wood/forest products, food products, apparel, electronics, and painting of <i>signs</i> and other products.
	Commercial greenhouse		x	x	
	Agriculture		Cannabis production	Agriculture (excluding Intensive Ag.), auction mart	Removed agriculture uses except cannabis production
	Laboratory and research facility		x	x	In I2 zone
	Crushing, screening and storage of aggregates		Site-specific	Site-specific	
	Other			Animal shelter; Building contractors office, shop and yard; Eating and drinking establishment; Kennel; Laundries, cleaners and dry cleaners; Printing, publishing, film processing and similar reproduction facility; Veterinary clinic; Warehouse; Wholesale warehouse; Window and glass shop	Removed several commercial uses
Secondary Uses	Accessory buildings and structures	x	x	x	
	Accessory dwelling unit	x	x		
	Retail	"that is accessory to another use on the parcel"	Retail sales (only in conjunction with permitted principal use)	Sales which are ancillary to permitted principal uses located on the same parcel	Note: all secondary uses are associated with principal uses on that same parcel
	Secondary suite		x	x	
Min. Parcel Area	Parcel Area	Not specified	1ha	1ha	
Density		Not specified	1 dwelling unit and 1 secondary suite	1 dwelling unit and 1 secondary suite	
Setbacks			Various	Various	Same except abutting railway only 0m for freight terminals, not all buildings
Parcel Coverage			33%	33%	25
Height			12m	12m	

I2 Industrial 2

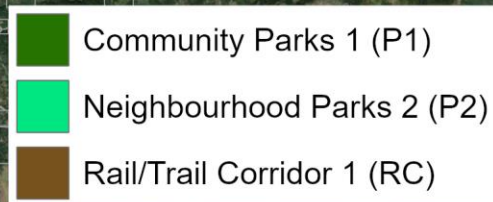
		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Industrial	Industrial 2	Industrial 2 & Industrial 3	
Type	Regulation		IN2	I2 & I3	
Principal Uses	Storage	x	Commercial storage, indoor		Added use
	Freight terminals	x		Freight terminals, excluding the transshipment of bulk chemicals and excluding the bulk storage of fuels	Removed use
	Automotive dealers and services	x	Vehicle sales, industrial	Automobile and truck washes; Automobile wrecking yards; Works yards and maintenance facilities; Rental, repair, sales and servicing of vehicles, machinery and equipment including auto body repairs; Tire and wheel sales and repairs	VEHICLE SERVICES, INDUSTRIAL means the use or intended use of land or buildings for the cleaning, reconstruction or demolition of vehicles, recreational vehicles , boats, trailers, machinery and equipment, including auto body repairs, heavy duty mechanic shops, wrecking yards, and works and maintenance yards. Industrial vehicle services also include the sale, repair or servicing of tires and wheels, bulk fuel depots, and commercial car washes.
	Building supply stores	x	Building supply retail sales	Building supply and lumber yards	
	Light manufacturing	x	x	Manufacturing; Manufacturing of wood and forest products; Sign painting	New term to group uses. LIGHT MANUFACTURING means fabricating, processing, assembling, disassembling, and finishing of goods or materials that includes but is not limited to manufacturing of homes, wood/forest products, food products, apparel, electronics, and painting of signs and other products.
	Commercial greenhouse			x	Removed use
	Agriculture			Agriculture (excluding Intensive Ag.), Auction mart; Sales of agricultural products grown or raised in the area	Removed use
	Laboratory and research facility		x	x	
	Data warehouse		x	In I3 zone, "provided 70% or more of each side of the building is enclosed with solid siding, while the remainder is enclosed with cooling panels that have acoustic properties"	Modified specific use regulation wording for 70% rule
	Other			Building contractors offices, shops and yards; Campground; Eating and drinking establishment; Forestry, logging and silviculture; Log sorts; Plumbing, heating air conditioning and refrigeration shops; Printing, publishing film processing and similar reproduction facilities; Post, pole and tie operations; Sawmills and lumber mills; Shake mill and shingle mill; Veterinary clinic; Warehouse; Wholesale warehouse; Window and glass shop	Removed
Secondary Uses	Accessory buildings and structures	x	x	x	
	Dwelling unit	x	x	x	
	Retail	"that is accessory to another use on the parcel"	x	"ancillary to permitted uses located on same parcel"	Note: all secondary uses are associated with principal uses on that same parcel
	Secondary suite		x	x	
	Storage of fuel		x		Added
	Other			Guest ranch (in conjunction with ag use)-I2 only; Home-based business-I2 only; Storage of goods	Removed
Min. Parcel Area	Parcel Area	Not specified	1ha	1ha	
Density		Not specified	1 dwelling unit and 1 secondary suite	1 dwelling unit and 1 secondary suite	26
Setbacks			Various	Various	Same except abutting railway only 0m for freight terminals, not all buildings I2-100m from

Parks and Recreation

OCP Designations	Zones	
Parks and Recreation	Parks and Recreational 1	Parks and Recreational 2
Rail/Trail Corridor	Rail/Trail Corridor 1	

Summary

- Changed name of zones
- Changed terms (and definitions) for similar uses
- In P1 –Removed residential uses (dwelling unit and secondary suite) and marina use
- In P1-campground and tourist cabins as secondary uses
- In P2-Removed restriction of no permanent buildings and added a height maximum
- In P2-Removed recreational facilities that are more community-oriented/destination/more active recreation (those facilities are to be in P1)
- Some uses moved to uses permitted in all zones (like neighbourhood park)



P1 Community Parks 1

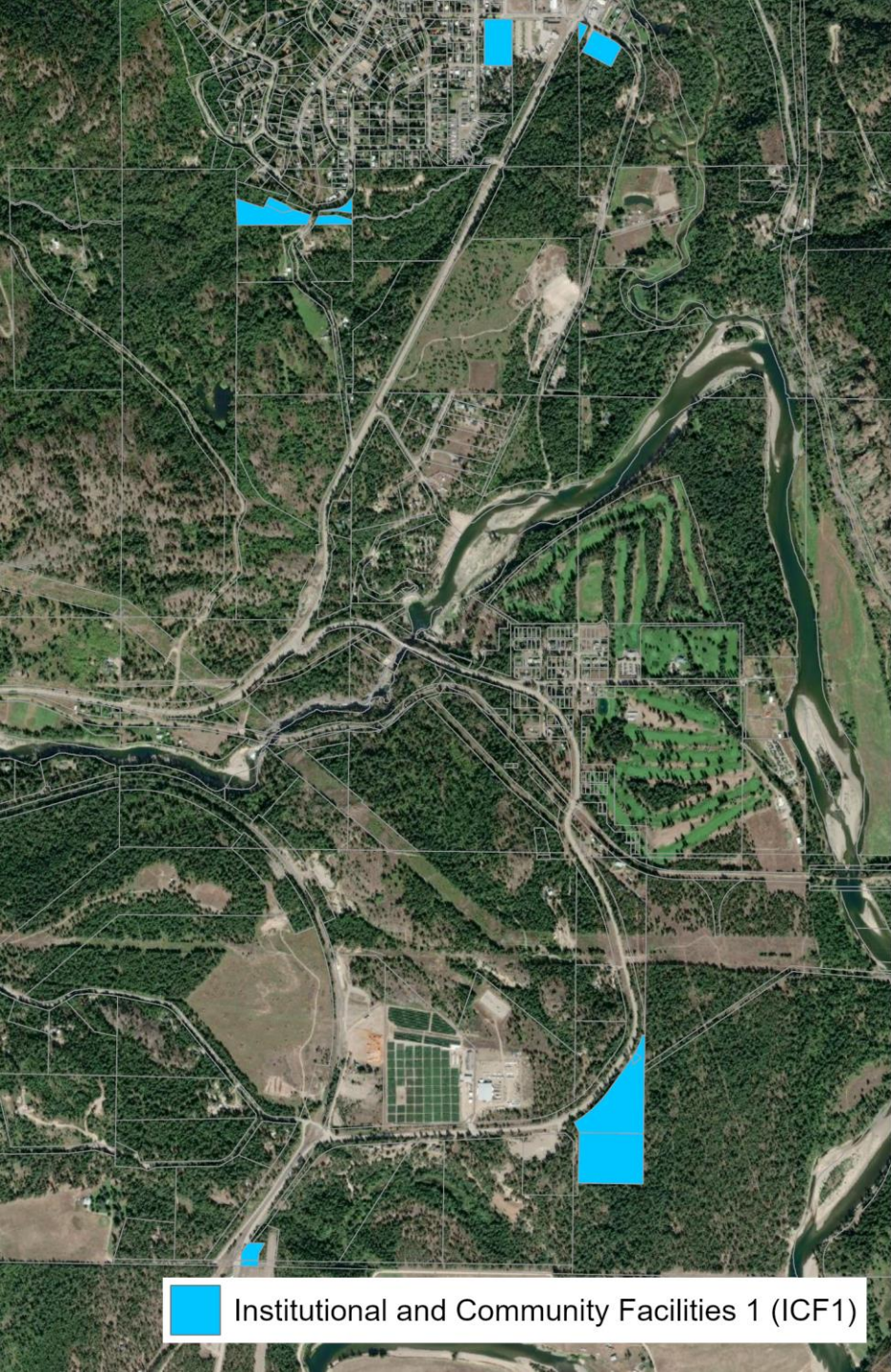
		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Parks & Recreation	Community Parks 1	Parks and Recreational 1	
Type	Regulation		P1	P1	
Principal Uses	Wildlife reserves	x	Nature reserves under neighbourhood park-allowed in all zones		NEIGHBOURHOOD PARK means any publicly-owned, held or beneficially owned land designed for passive recreation, such as trails, greenbelts, nature reserves, and complementary amenities such as benches, interpretation areas.
	Eating and drinking establishments	x	As a secondary use		
	Guest cabins	x	"Tourist accommodations, in the form of guest cabins"		Added
	Camping	x	Campground (as a secondary use)	Campground (as principal use)	Changed to secondary use
	Recreational vehicle accommodation	x	See Campground		
	Public assembly uses	x	See recreational facility	Stadiums, fairgrounds, rodeo and gymkhana grounds, community centres, community halls	
	Recreation facilities	x	Community parks, golf courses, playgrounds, recreational facilities	Arenas, rinks, swimming pools, tennis courts, bowling greens, playing and sports fields, golf courses and similar open or enclosed recreational areas or facilities	Using broader terms to allow for similar uses: RECREATIONAL FACILITIES means a building or portion of a building used or intended to be used as a place of assembly for leisure activities, including but not limited to community centres, community halls, club houses, and dance halls. COMMUNITY PARK means any publicly-owned, held or beneficially owned land or outdoor facility specifically designed for passive or active recreation for the general public, including Provincial Park facilities, and sporting facilities for public assembly, including but not limited to swimming pools, sports fields, pickleball courts, skating rinks, bike pump tracks, and ball diamonds
	Other		Boat launches	Marinas, boat launching ramps	
Secondary Uses	Accessory buildings and structures	x	x	x	
	Dwelling unit			x	Removed
	Secondary suite			x	Removed
Min. Parcel Area	Parcel Area	Not specified	No minimum	No minimum	
Density			None	One dwelling unit and one secondary suite	No dwelling units permitted
Setbacks			Various	Various	Same-no change
Parcel Coverage			No maximum	No maximum	
Height			7.5m	7.5m	

P2 Neighbourhood Parks

		OCP Designation	Draft Bylaw Zone	Current Bylaw Zone	Notes
		Parks & Recreation	Neighbourhood Parks 2	Parks and Recreational 2	
Type	Regulation		P2	P2	
Principal Uses	Wildlife reserves	x	Neighbourhood parks allowed in all zones	Passive outdoor recreation such as hiking and walking trails, picknicking, habitat protection, bird watching and other similar activities	NEIGHBOURHOOD PARK means any publicly-owned, held or beneficially owned land designed for passive recreation, such as trails, greenbelts, nature reserves, and complementary amenities such as benches, interpretation areas.
	Eating and drinking establishments	x			
	Guest cabins	x			
	Camping	x			
	Recreational vehicle accommodation	x			
	Public assembly uses	x			
	Recreation facilities	x	Playgrounds	Organized recreational sports and activities such as softball diamonds, lawn bowling, putting greens, tennis courts, skating rinks and other similar activities	Removed. Reduced uses to playgrounds and passive recreation uses meant to serve immediate neighbourhood.
	Other				
Secondary Uses	Accessory buildings and structures	x	x	permanent buildings not allowed	
	Dwelling unit				
	Secondary suite				
Min. Parcel Area	Parcel Area	Not specified	Not specified	Not specified	No minimum
Density					No dwelling units permitted
Setbacks			Various	Various	Same-no change
Parcel Coverage			No maximum	No maximum	
Height			7.5m	No max (permanent buildings not allowed)	Added height max and removed restriction on permanent buildings

RTC1 Rail/Trail Corridor 1

		OCP Designation	Draft Bylaw Zone	Current Bylaw Zone	Notes
		Parks & Recreation	Rail/Trail Corridor 1	Rail/Trail Corridor 1	
Type	Regulation		RC1	RTC1	
Principal Uses	Railways		x	x	
	Recreational trails		See note	"Recreational trails and corridors"	Permitted as a neighbourhood park in all zones
	Similar transportation and utility corridors		See note		"Utility and transmission infrastructure" permitted in all zones
Secondary Uses	Accessory uses				
	Accessory buildings and structures	x	x	x	
Min. Parcel Area	Parcel Area	Not specified	100ha	100ha	
Density					No dwelling units permitted
Setbacks			Various	Various	Same-no change
Parcel Coverage			No maximum	No maximum	
Height			4.5m	4.5m	Added height max and removed restriction on permanent buildings



Institutional and Community Facilities

OCP Designations	Zones
Institutional and Community Facilities	Institutional and Community Facilities 1

- Added permitted uses:
 - Cemeteries
 - Community care facilities
- Broadened definition for institutional uses and grouped uses under “major institutional use”

ICF1 Institutional and Community Facilities 1

		OCP Designation	Draft Bylaw	Current Bylaw	Notes
			Zone	Zone	
		Institutional & Community Facilities	Institutional and Community Facilities 1	Institutional and Community Facilities 1	
Type	Regulation		ICF1	ICF1	
Principal Uses	Libraries	x	See Institutional Use, major	Libraries-See institutional use	INSTITUTIONAL USE, MAJOR means a building in which government services are provided to the public including government office, law court, fire hall, library , ambulance station, police station and similar civic services where occupancy is classified in the BC Building Code as Group D, in addition to customs offices that may contain detention quarters and the following uses classified as Group B in the BC Building Code: police stations with detention quarters, hospices, hospitals, schools with residential use, and places of worship with residential use.
	Community halls	x	See Institutional Use, major	Community hall-See institutional use	Covered under “similar civic services where occupancy is classified in the BC Building Code as Group D”
	Care facilities	x	Community care facilities; child care centre, major	Day cares-See institutional use	Child care centre, minor allowed in all zones
	Places of worship	x	See Institutional Use, major	Religious institutions-see institutional use	places of worship (with residential use)
	Cemeteries (excluding crematoriums)	x	x		Specific use regulation excludes crematoriums
	Customs offices and similar civic facilities	x	See Institutional Use, major	Customs houses-see institutional use	customs offices that may contain detention quarters
Secondary Uses	Accessory uses	x			
	Accessory buildings and structures	x	x	x	
Min. Parcel Area		None specified	Community water:2,000sm No community water: 1ha	Community water:2,000sm No community water: 1ha	No change except accessory buildings less than 10sm-general exemption
Density		None specified	None specified	None specified	
Setbacks			Various	Various	No change
Parcel Coverage			33%	33%	No change 32
Height			4.6m	4.6m	No change

PARKING & LOADING



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE

Draft Zoning Bylaw	Draft Zoning Bylaw	Current Zoning Bylaw	Current Zoning Bylaw	Comments/Notes
501	Electric Vehicle Charging	N/A	N/A	New section to require Level 2 charging capability (outlets) for new residential units
502	Vehicle and Emergency Access	N/A	N/A	New section to provide access standards for fire trucks and other emergency services (turnaround or looped access if driveways are over 90m; and standards for a continuous travel path within 15m of the building entrance). Same regulation for maximum of two access points.
503	Minimum Off-Street Parking Spaces	319	Parking Requirements	Simplified section to have similar uses grouped together. Added a minimum number of spaces for uses (regardless of floor area). Added requirement for one accessible space for commercial, industrial and institutional uses.
504	Minimum Off-Street Loading Spaces	320	Off-street Loading Facilities	Changes to apply if receiving goods from Commercial Class 4 or higher vehicles. Changed to 1 space minimum. Reformatted; retained same dimensions, setbacks.
505	Design Standards	319	Parking Requirements	Reformatted with same stall sizes. Added wider stall requirement for accessible parking space, and added minimum width and height for drive aisles.
506	Parking Exemptions	319	Parking Requirements	Same exemption for boat access parcels. Added exemption based on current interpretation of not applying parking requirements for uses established before the bylaw when not increasing the non-conformity of the parking
507	Parking or Storage of Large Vehicles	321	Parking or Storage of Large Vehicles	Reworded and changed commercial vehicle weight to Class 4 or higher (5,500 kg)

Type	Use	Use Requirement	Minimum
Residential	Single family dwelling	2 per dwelling unit	2
	Secondary suite, or Accessory Dwelling Unit	1 per dwelling unit	1
	All other residential uses	2 per accommodation unit	4
Commercial	Tourist accommodation, Campground, Seasonal Resort, or Bed & Breakfast	1 per self-contained unit or site	2
	All other commercial uses	1 per 50 m ² of floor area	2
Industrial	All industrial uses	1 per 200 m ² of floor area	4
Institutional	All institutional uses	1 per 100 m ² of floor area	4

SEE PART 5



-15 fewer categories for parking stall calculations



+outlets for level 2 charging for new dwelling units



+emergency vehicle access requirements

4

Bylaw Update:

33 Review other sections to align with OCP

SUPPLEMENTAL REGULATIONS



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE

Campgrounds

- All RVs and tents are for temporary accommodation
- No occupancy October 16-April 14 of any given year
- No alterations or buildings/structures affixed to RV or tent that would impede it being moved (temporary hook-ups for water, power or sewerage disposal OK)
- Campsites are to be minimum 10m from Christina Lake and 15m from any other watercourse (stream, creek)
- 80 sm minimum for each campsite, up to 80 campsites per hectare

Recreational Vehicles and Tents

(that are not in a campground or seasonal resort)

- Maximum one can be occupied in any given calendar year
- Non-commercial purposes (no renting it out)
- No occupancy October 16-April 14 of any given year
- Between October 16 and April 14, must be secured to prevent entry if it stays on-site
- Same setbacks as if it were an accessory building
- No alterations or buildings/structures affixed to RV or tent that would impede it being moved. No attached decks, porches, roof structures. Not fixed to a foundation.

Accessory buildings and structures

- No cooking facilities (except within a dwelling unit)
- No bedroom or sleeping area (except within a dwelling unit or sleeping quarters)

Sleeping quarters

- Must be connected to same on-site septic as dwelling unit if it has a bathroom

SEE PART 4

+8 Supplemental
Regulations for
Certain Uses



4

Bylaw Update:

SUPPLEMENTAL REGULATIONS



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE

Secondary Suites

Proposed Changes	Intent of Regulation
New terms for “secondary suite” and “accessory dwelling unit”	To differentiate between attached and detached suites
“1 hectare rule” for detached suites. To not allow on parcels less than 2.5 acres (1ha)	To align with provincial guidelines
“1 hectare rule” for attached suite to require same connection as main house	To reduce number of septic systems on smaller lots to protect water quality
Larger suite size by removing 40% maximum of main house size rule	To allow more flexibility and not penalize smaller main houses
Removing owner occupancy requirement	To use best practice to regulate based on a “use”, not a “user”
Additional height for detached suites from 4.5m to 7m (max 2 storeys)	To align with provincial guidelines and reduce need for variances for suites above detached garages
Additional floor area for suites above detached garages	To account for garage area, up to 40 sq m

Accessory dwelling unit

“detached”

- Restricted to 1ha+ sized parcels
- Additional height if above a garage, up to 7m or 2 storeys
- No 40% restriction (90sm max regardless of size of main house), plus up to 40sm for garage space if connected to garage
- Owner occupancy not required

Secondary suites “attached”

- No 40% restriction (90sm max regardless of size of main house)
- Owner occupancy not required
- Must connect to same septic as main house if less than 1ha

4

Bylaw Update:

Review other sections to align with OCP

5

Other

“Want to Do’s”

SEE PART 4



Backyard Chickens (Hens)

Draft Regulations	Intent of Regulation
Maximum number of 6 hens	To keep the scale small to minimize impact to neighbours and ancillary to residential use
No roosters	To minimize noise/impact to neighbours
Storing feed securely	To minimize attractants for rats and other animals
No on-site sales	To allow some flexibility to sell off-site, while minimizing impact to neighbours

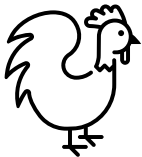
Backyard Beekeeping (Apiculture)

Draft Regulations	Intent of Regulation
Maximum number of 4 hives	To keep the scale small to minimize impact to neighbours and ancillary to residential use
Fully enclosed by electric fence	To deter bears
Setbacks for beehive entrance of 7.5m and hive of 3m (with reductions if elevated or fenced)	Considered good practice to minimize impact to neighbours

For Both Backyard Chickens and Bees

Draft Regulations	Intent of Regulation
Permitted in any zone	To enable limited forms of agriculture in residential areas
Must be accessory to a single family dwelling and managed by resident	To enable based on residential use of land (and exclude vacant or commercial lands)
Setback from lake of 100m	To exclude “waterfront properties” based on OCP directive. Focus on distance rather than zone (as some waterfront properties are large with site well away from the lake)

SEE
PART 4



GENERAL REGULATIONS



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE

Siting Regulations

- New setback of 10m from natural boundary of Christina Lake in all zones
- Revised siting exceptions (see table below)
 - Added to exceptions: gutters, non-structural fixtures and adornments to a building, chimney-like structures, attached decks and porches, stoops, stairs, accessible ramps, cantilevered architectural features, utility boxes
 - Specified that at-grade landscaping features can be in setback
 - Exceptions don't apply to sight triangles and natural boundary setbacks

SEE
PART 3

	Type of building or structure	Maximum projection into interior side parcel line setback	Maximum projection into all other setbacks, except to a natural boundary and sight triangle
a)	Non-structural fixtures and adornments affixed to the exterior of a building, such as gutters, sunshades, canopies, and signs	0.6m	1.2m
b)	Eaves		
c)	Chimneys and chimney-like structures		
d)	Covered or uncovered balconies, decks, and porches affixed to a building		
e)	Stoops, stairs, steps, and accessible ramps affixed to a building		
f)	Cantilevered architectural features of a building, including bay windows		
g)	Accessory buildings and structure 10m ² or less in size	0.6m	Rear setback only: 0.6m
h)	Structures buried completely underground	Up to 100% of setback	Up to 100% of setback
i)	Public utility infrastructure including poles, wires and boxes		
j)	Freestanding poles or pillars for lighting, flags, antennas, sirens and similar ancillary functions		
k)	Freestanding signs and sign structures		
l)	At-grade landscaping features including patios, pavers, paving, in-ground steps, and retaining walls less than 1.22m in height	Up to 100% of setback (See Section 409 for height limits)	Up to 100% of setback (See Section 409 for height limits)
m)	Landscape screen (open or solid)		

4

Bylaw Update:

5

Other

37

Review other sections to align with OCP

"Want to Do's"

GENERAL REGULATIONS



JOIN THE CONVERSATION
CHRISTINA LAKE ZONING BYLAW UPDATE

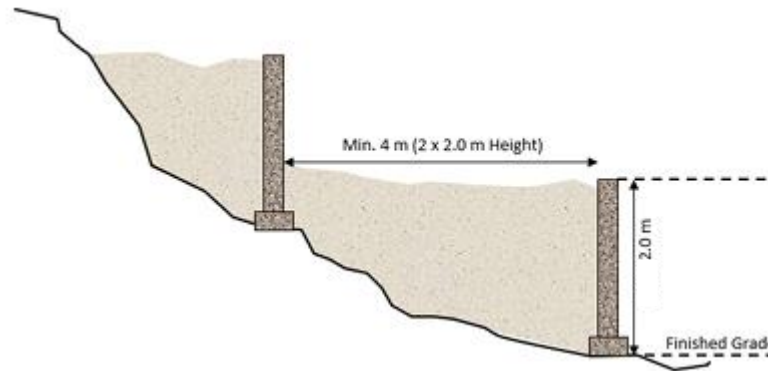
Height exceptions

- Added to exceptions:
 - Fire walls for fire suppression
 - Rooftop mechanical and ventilation equipment
 - Rooftop solar energy devices
 - Public utility infrastructure
- Removed from height exceptions:
 - Industrial cranes
 - Silos
 - Windmills
 - Domes
 - Retaining walls

SEE
PART 3

Retaining walls

- New regulation: Retaining walls 1.22m or over in height are required to follow height and setbacks of the applicable zone.
- Tiered retaining walls must have a 2:1 horizontal separation to be considered separate walls (see below).



4

Bylaw Update:

5

Other

38
Review other
sections to
align with OCP

“Want to Do’s”

INTERPRETATION & ADMINISTRATION



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CHRISTINA LAKE ZONING BYLAW UPDATE

Administration

- This portion of bylaw establishes the bylaw structure like where it applies, how it is enforced

Definitions

- Definitions are listed to make the interpretation of terms as clear as possible
- Many definitions were updated to remove the “regulations” from definitions (regulations were then placed elsewhere in bylaw where needed)
- General approach was for broader definitions to group similar uses together where possible

Rounding of calculations

- Giving specific instructions for how to round fractional numbers

SEE
PARTS
1 & 2

4

Bylaw Update:

Review other 39 sections to align with OCP

5

Other

“Want to Do’s”