

Electoral Area C/ Christina Lake Zoning Bylaw Update

Public Meeting
January 21, 2026

5:30pm-6:00pm –Doors open / Check out info on display

6:00pm - Staff Presentation (Approx. 20 min.)

6:20pm to 7:20pm – Group Questions and Answers (Appox. 1 hour)

7:20pm to 8:00pm – Staff available for conversations (Approx. 40 min.)



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CHRISTINA LAKE ZONING BYLAW UPDATE

Project Timeline



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April 2024

- Updated OCP bylaw adopted

Winter 2025

- Project launch

October 2025

- Open house
- Draft Bylaw

January 2026

- Public meetings
- Updated Draft Bylaw

Next Steps

- Update Draft
- Initiate formal process for bylaw

Feedback



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- Write your comments/suggestions
 - Drop in comment box
 - Email to plandept@rdkb.com
 - Drop off or mail to RDKB office
- Speak during Q&A
 - Ask question
 - Offer suggestions or comments
- Speak at public hearing (date not set)

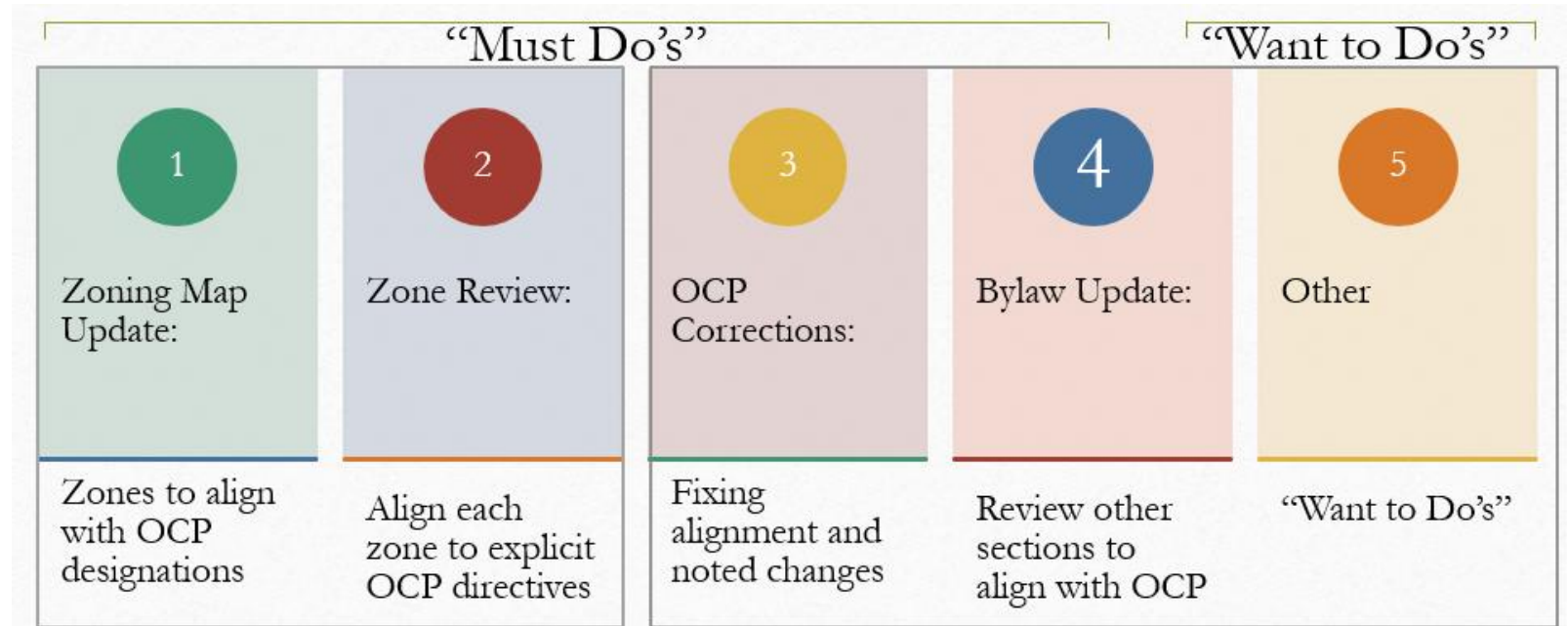


Relation to OCP

Must be consistent with the OCP



OCP has objectives and policies to direct the zoning update



What Is Zoning?

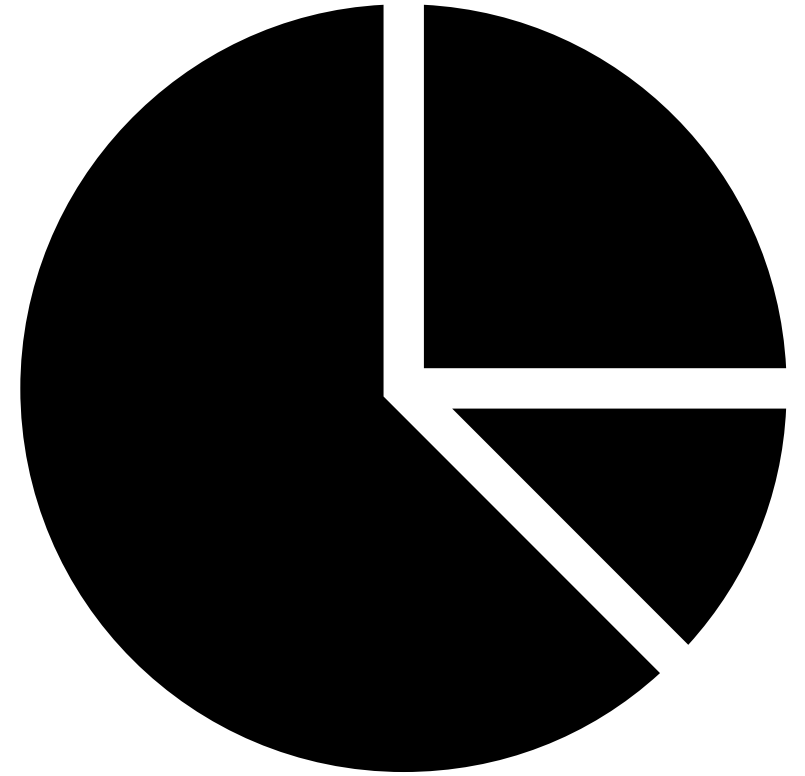


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Regulations for different
uses, densities, siting,
building sizes, lot sizes

A zone, or part of a zone, can
be different from another

Can include other regulations
(parking, signs, landscaping,
and screening)

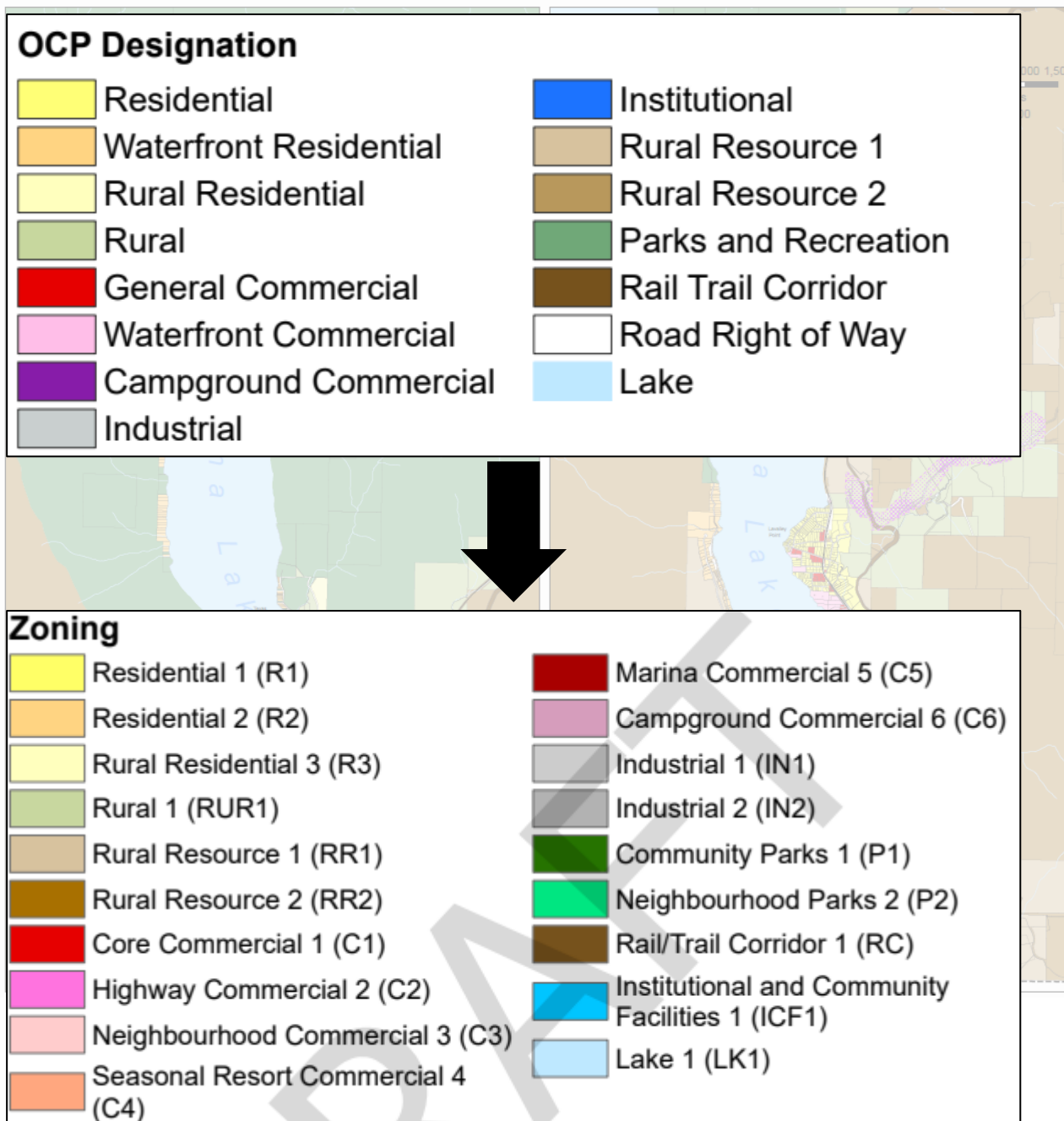
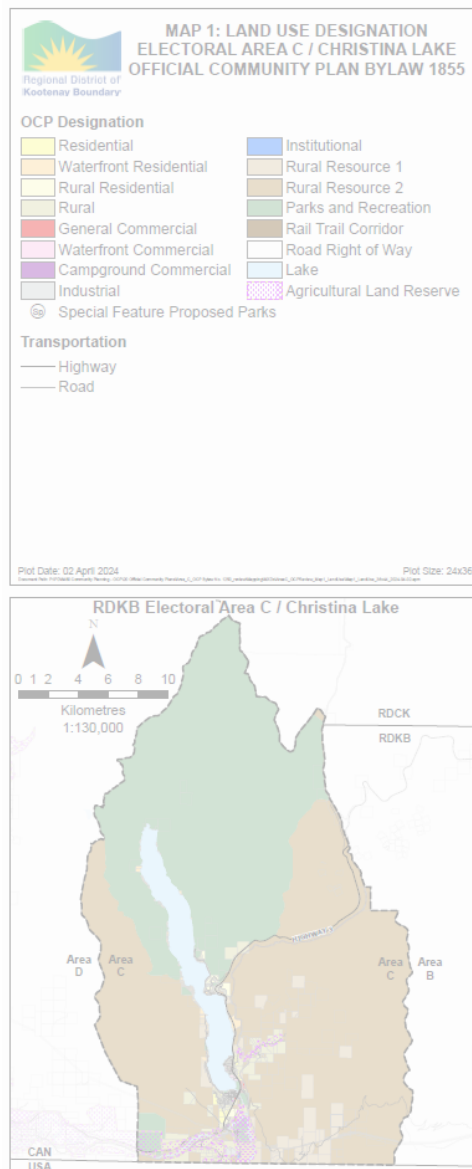




Bylaw Parts

PART OF BYLAW	DESCRIPTION
1: Interpretation	General foundation of bylaw
2: Administration	General foundation of bylaw
3: General Regulations	Rules generally applied everywhere
4: Supplemental Regulations	Rules applied to certain scenarios or uses
5: Parking & Loading	Rules generally applied to vehicles
6: Zones	Rules applied to lands in that zone

Map Updates



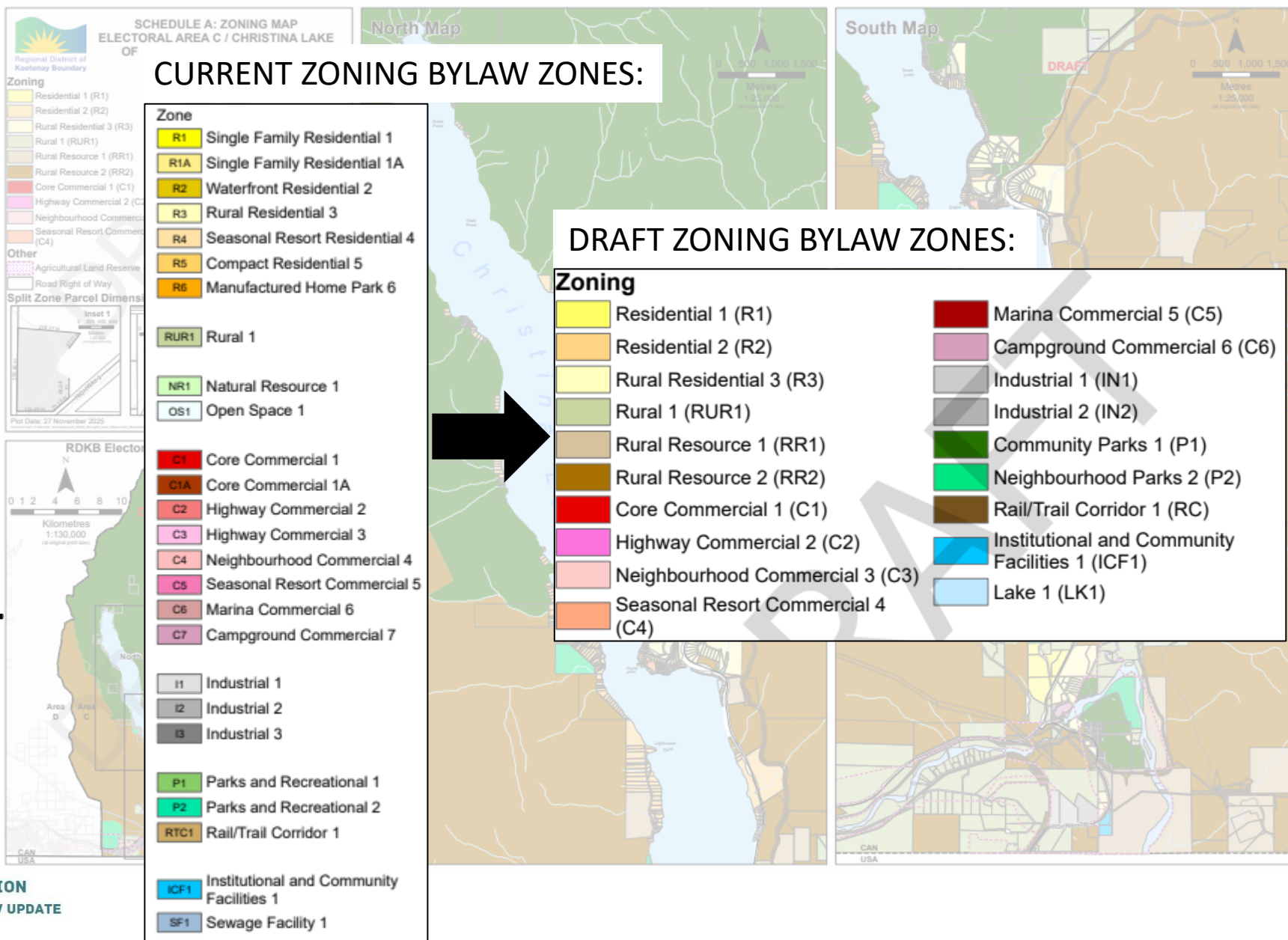
- Aligning zones with OCP designations
- Correcting OCP maps

MAP 1

Zoning Map Update



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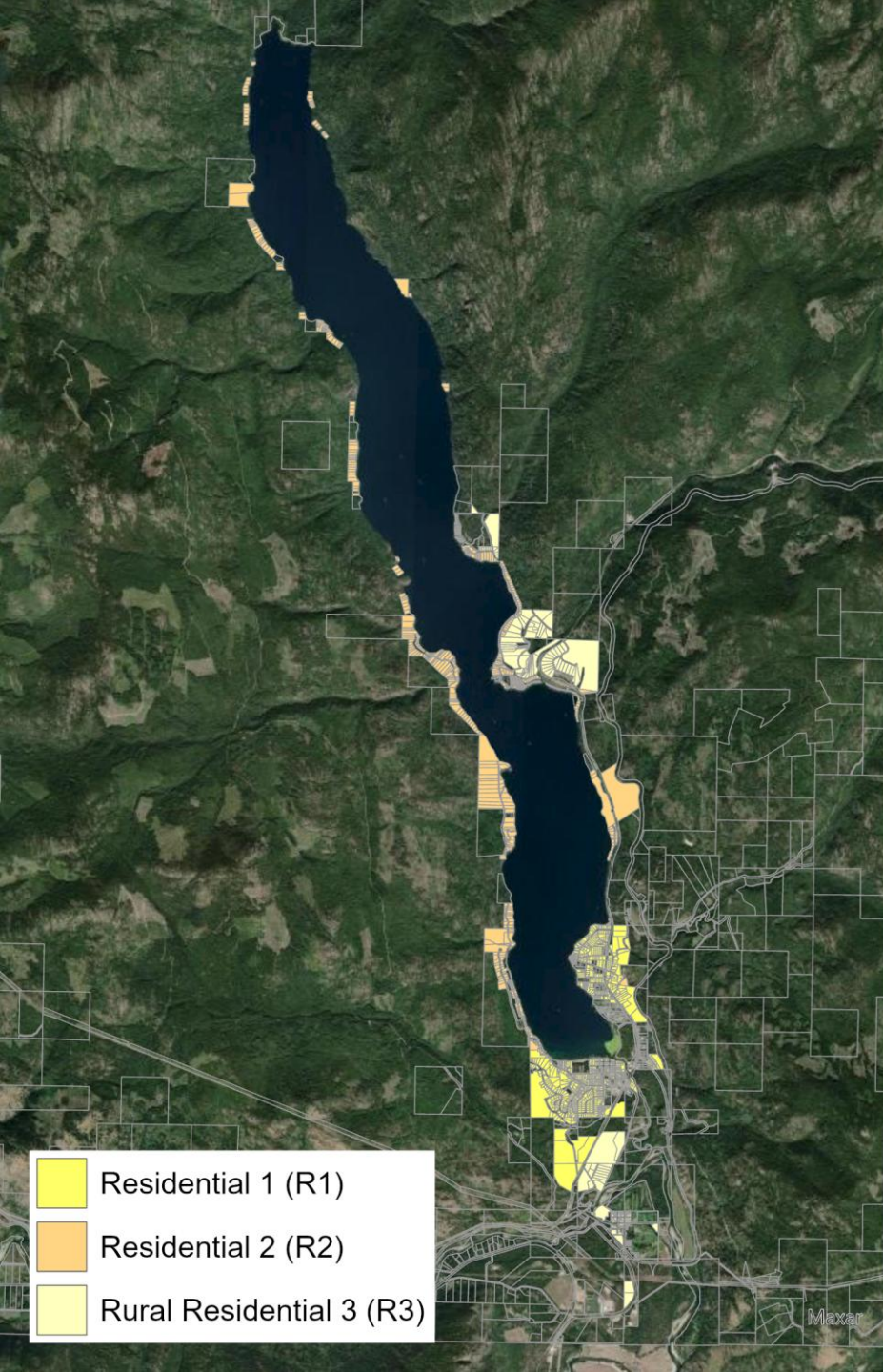


- There are fewer zones in draft zoning than current bylaw
- Adjusting maps based on changed zones

Residential Zones Summary

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

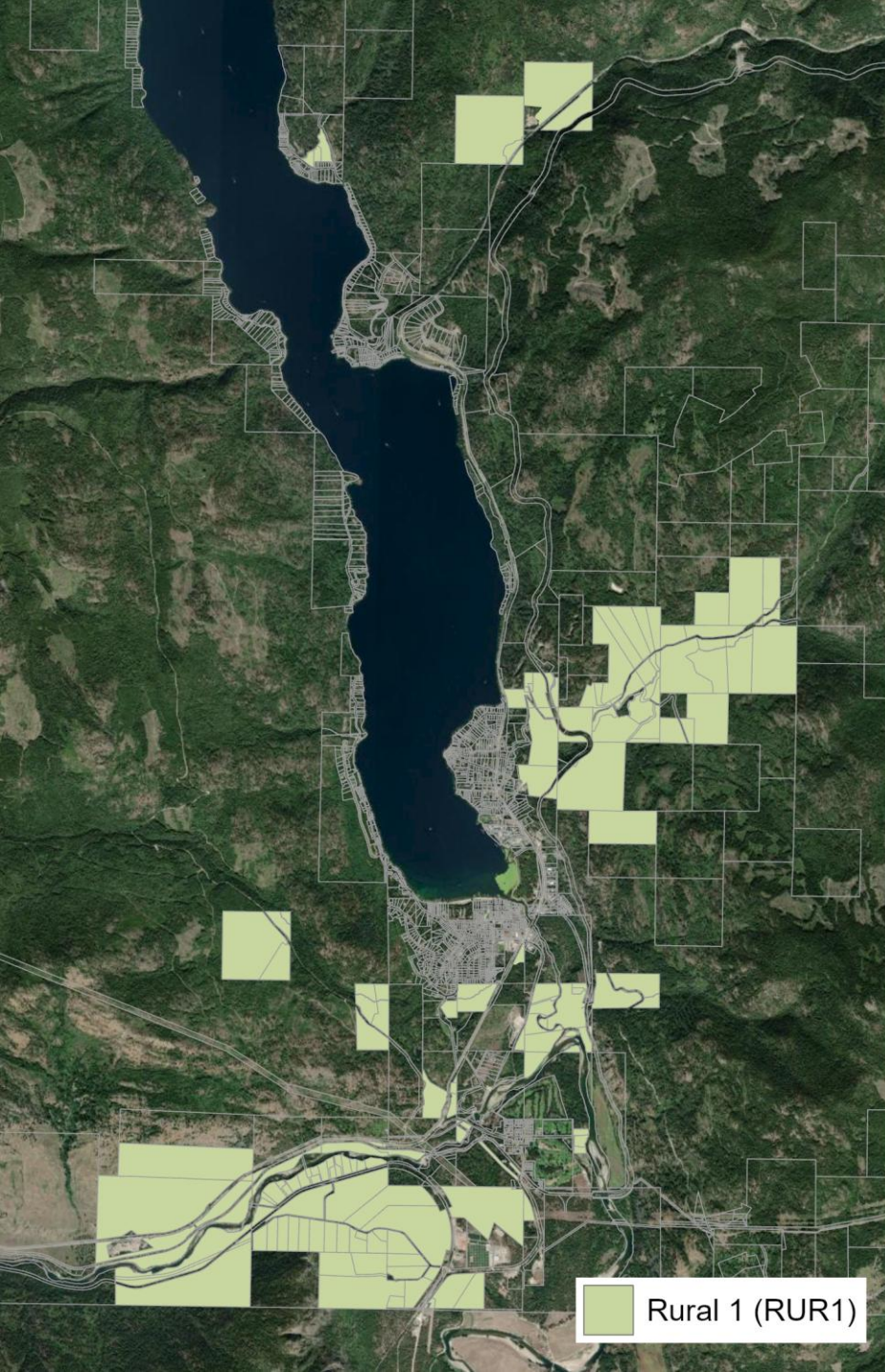
- Consolidated zones from 7 zones to 3 zones
- Change to sleeping quarters
 - Allowed on parcels 1 ha or larger
- Generally similar regulations and uses, except
 - Lake access road ends
 - Building width
 - Boarding use

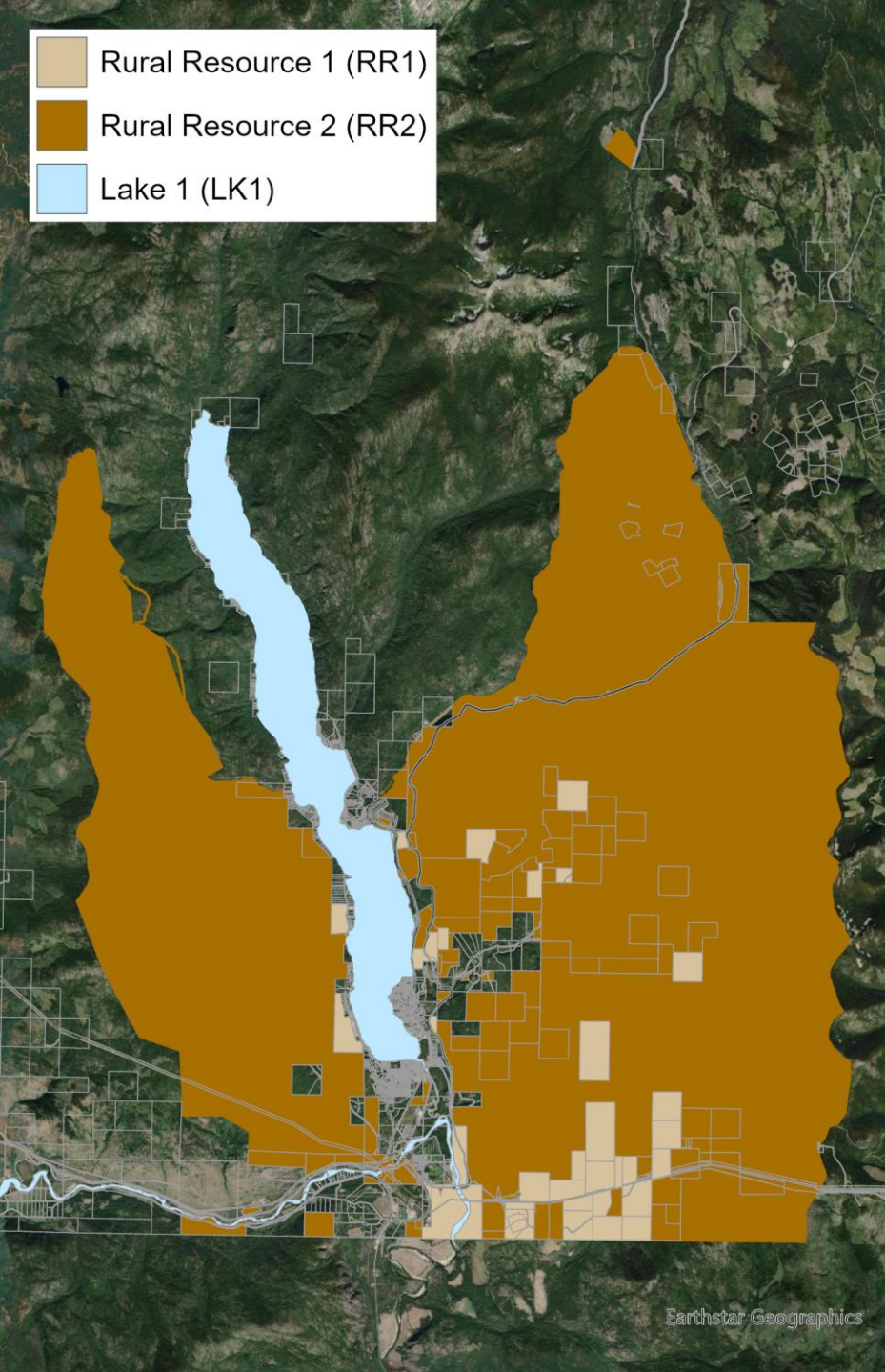


Rural Zones Summary

OCP Designations	Zones
Rural	Rural 1

- Increased minimum parcel size if in ALR to 20ha
- Reduced density
 - from two to one single family dwelling on parcels 20 ha or larger
- Similar regulations and uses, except
 - Parcel coverage for ALR properties
 - Removed sleeping quarter and boarding use
 - Removed forestry-type use in ALR

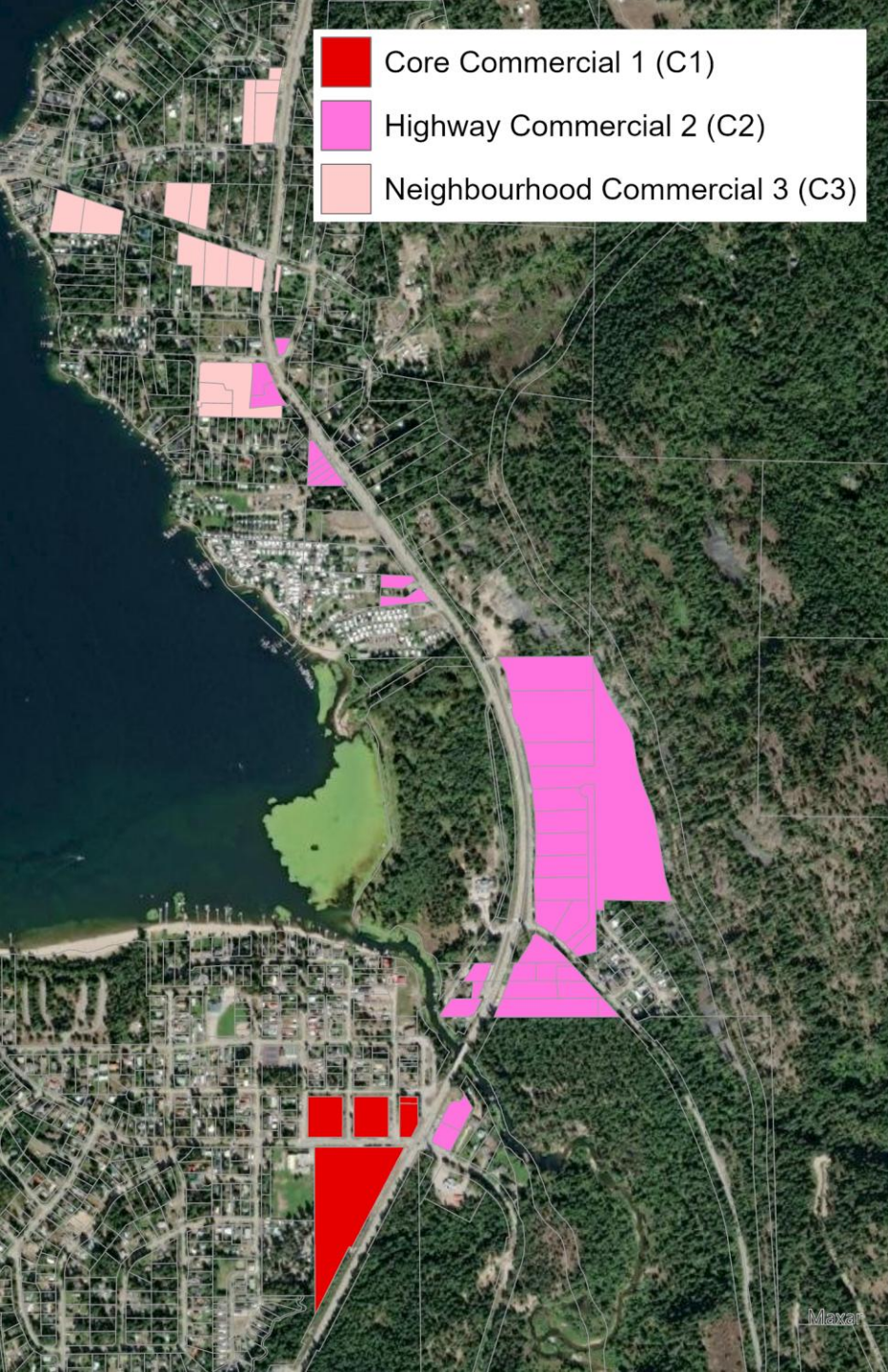




Resource Zones Summary

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>

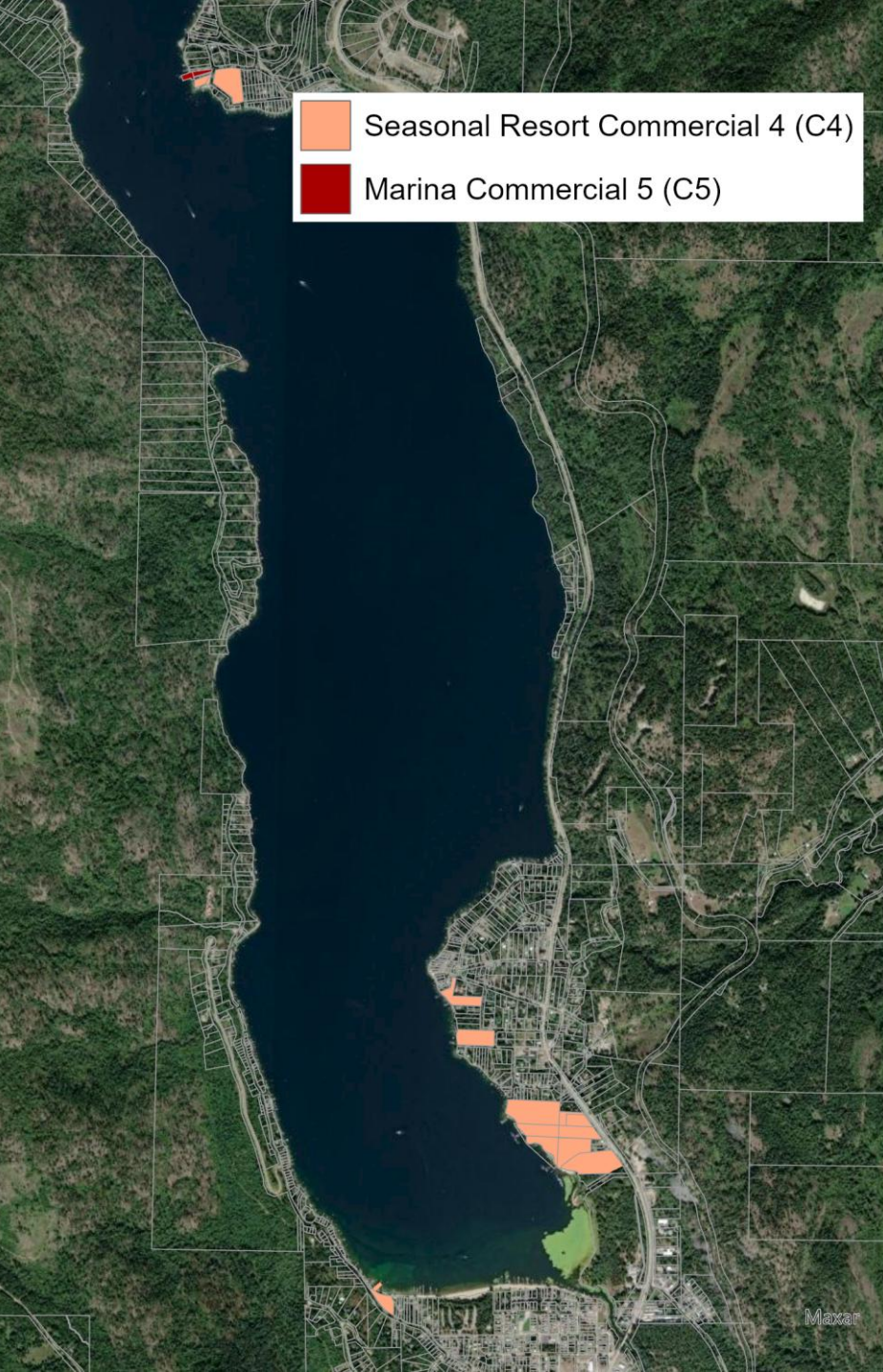
- New zone: RR2 for public lands
 - Increased minimum parcel size
 - Added campground use
- Renamed the zones
- Decreased density
 - from two to one single family dwelling on 100ha+ parcels
- Removed some uses
 - portable shake, shingle and sawmill
 - sleeping quarter



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>

- Reduced number of zones
- Broadened uses for more flexibility
- Similar regulations except
 - Front setback increase



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>

- Merged zones
- Similar regulations
- Expanded or clarified uses
- Included Christina Lake Alpine Resort
- *Note: OCP designation change for 154 Alpine Road would be needed to include Christina Lake Alpine Resort in C4 zone.*

Campground Commercial

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

- Moved most of regulations to other parts of Bylaw
 - Campground regulations in Section 404
 - Definitions
- Allows for year-round camping

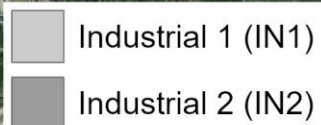


Campground Commercial 6 (C6)

Industrial

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

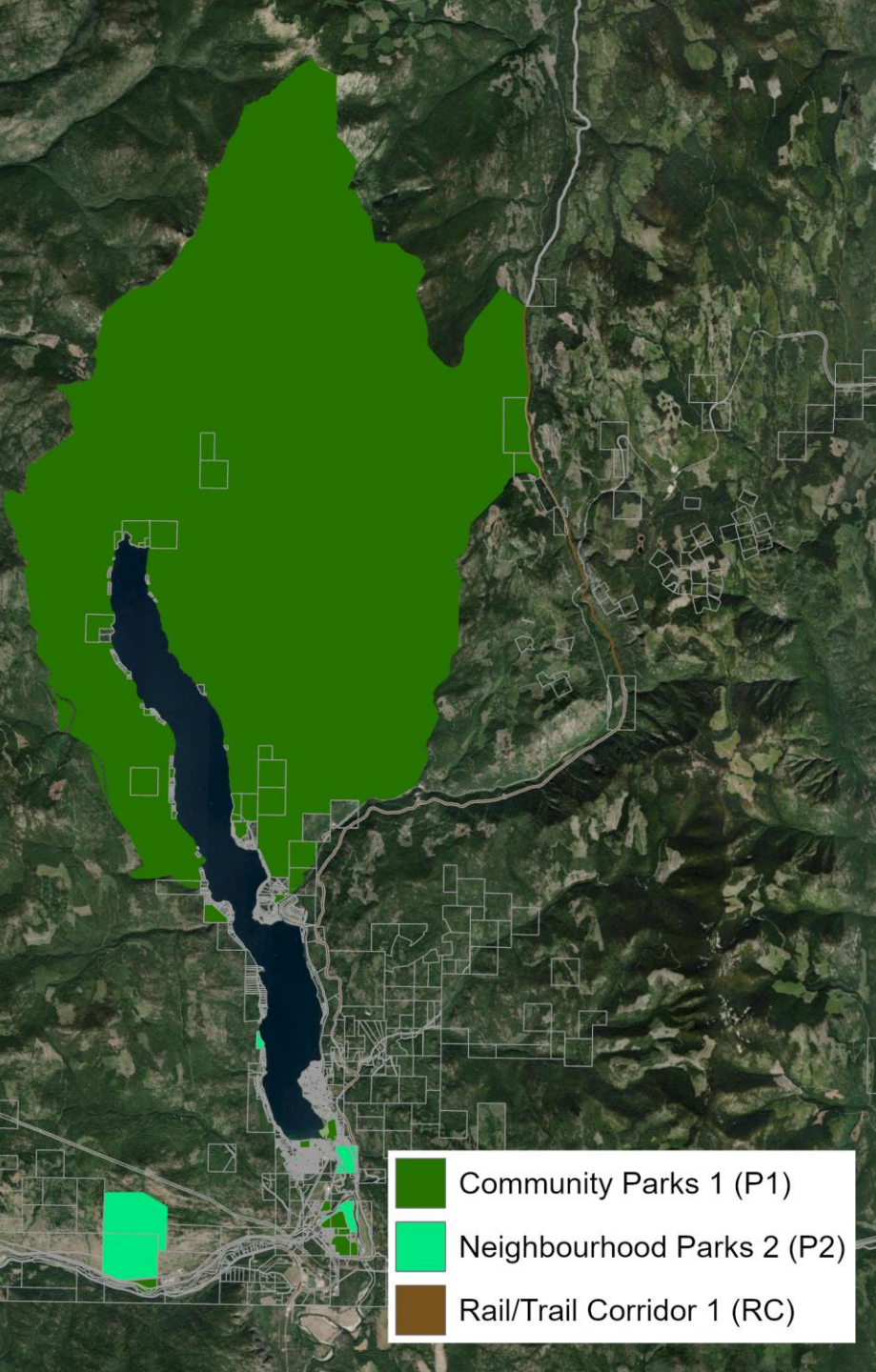
- Merged zones
- Removed many non-industrial uses
- Similar regulations, except some use specific changes

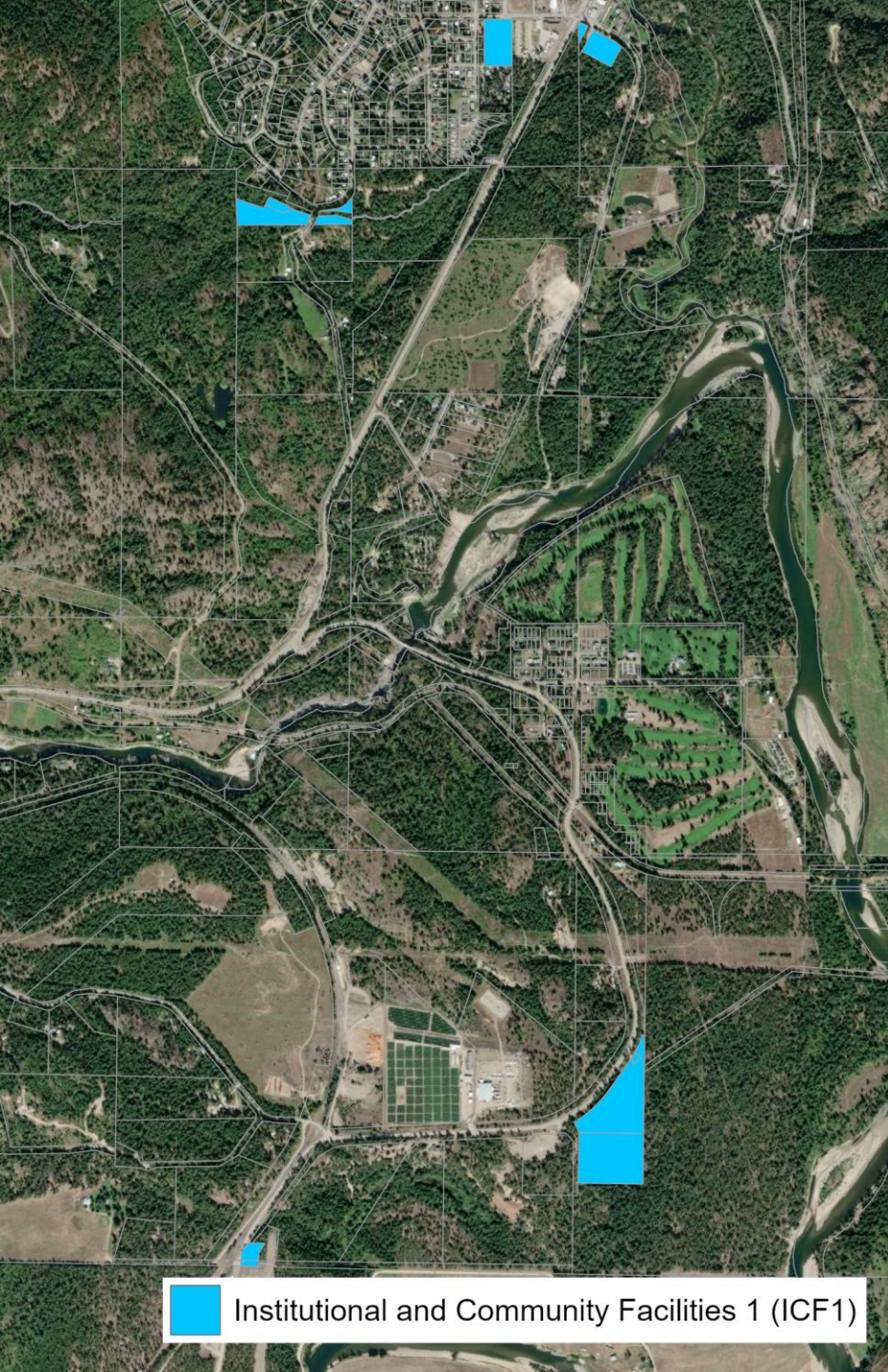


Parks and Recreation

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

- Renamed zones
- Removed some uses
 - Dwelling unit and secondary suite
 - Marina
 - In P2 – community-type recreational facilities
- Moved some uses to allow in all zones
- Similar regulations, except allowing permanent buildings in P2
 - Added a height maximum





Institutional and Community Facilities

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

- Similar regulations
- Broadened institutional uses
- Added permitted uses
 - Cemeteries
 - Community care facilities

General Regulations



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PART 3

- Uses not allowed anywhere
- Uses allowed everywhere
- General siting
- Exceptions
 - Height
 - Siting
 - Subdivisions
- Retaining walls

General Regulations

PART 3

- 10m setback to Christina Lake
 - Info sheet available about “grandfathering”
- Setback exceptions
 - Included more exceptions to lake



Supplemental Regulations



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PART 4

- Specific use regulations
- Examples
 - Accessory Buildings
 - Signs
 - Kennels
 - Bed & breakfasts

Supplemental Regulations



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Secondary Suites & Accessory Dwelling Units

- New terms, similar regulations except:
 - More flexibility for suite size
 - Occupancy
- On less than 1ha parcels, must connect to same septic system as main house
- Additional height for detached suites above a garage
 - Up to 7m or 2 storeys

SEE PART 4

Accessory dwelling
unit “detached”

Secondary suites
“attached”



Campgrounds

PART 4

- Campsite regulations
 - Size, density, setback to water
- Year-round operations OK
- Servicing for hook-ups

Supplemental Regulations



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Recreational vehicles

(that are not in a campground or seasonal resort)

New regulations around seasonal occupancy (6 month maximum/year)

New setbacks

- Same as if it were an accessory building

New regulations to keep it transportable

**SEE
PART 4**





Backyard chickens & Backyard beekeeping

PART 4

- Added as accessory use to a single family dwelling
- Allows on-site sales
- 8 hens
- 6 hives
- Specific setbacks & rules

Parking & Loading



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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 dwelling 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

PART 5



-15 fewer categories for parking stall calculations



+outlets for level 2 charging for new dwelling units



+emergency vehicle access requirements

Summary



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- High-level overview of draft
- Updated zoning is meant to:
 - Align with OCP's objectives and policies
 - Improve clarity for everyone
- More info available on RDKB website:
<https://jointheconversation.rdkb.com/area-c-christina-lake-zoning-bylaw-review-project>

Feedback



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- Questions or comments?
- Don't want to speak?
 - Drop written comments in comment box
 - Email to plandept@rdkb.com
 - Drop a letter off or mail to RDKB office