



Denman Island Local Trust Committee

Special Meeting Agenda

Date: May 8, 2025
Time: 9:30 am
Location: Electronic Meeting

Pages

- | | | | |
|----|---|---------------------|--------|
| 1. | CALL TO ORDER | 9:30 AM - 9:35 AM | |
| | "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." | | |
| 2. | TERRITORIAL ACKNOWLEDGEMENT | | |
| 3. | APPROVAL OF AGENDA | | |
| 4. | BUSINESS ITEMS | 9:35 AM - 11:30 AM | |
| | 4.1 Major Project: Denman Housing (Official Community Plan and Land Use Bylaw) Review
Project Update - Staff Report | | 2 - 58 |
| 5. | ADJOURNMENT | 11:30 AM - 11:30 AM | |



DATE OF May 8, 2025
MEETING: Denman Island Local Trust Committee
TO:
FROM: Narissa Chadwick, Island Planner/ Marlis McCargar, Island Planner
Local Planning Services
COPY: Renée Jamurat, Regional Planning Manager
SUBJECT: Denman Housing Project Update

RECOMMENDATION

- 1. That the Denman Island Local Trust Committee endorse the revised Project Charter (Option 2), dated May 8, 2025 for the Denman Housing Review Project.**
- 2. That the Denman Island Local Trust Committee integrate the OCP technical amendments and First Nations Acknowledgement update into the Denman Housing Review Project and provide an updated project charter reflecting this integration.**
- 3. That the Denman Island Local Trust Committee endorse the engagement approach as discussed at the May 8, 2025 LTC Special Meeting and request that staff bring back an Engagement Plan for approval at a subsequent LTC meeting.**
- 4. That the Denman Island Local Trust Committee request staff to schedule a special meeting with the Hornby Island Local Trust Committee in the Summer/Fall 2025 to discuss potential opportunities for mutually supportive housing solutions for both islands and review the draft K'omoks First Nation engagement summary recommendations.**

REPORT SUMMARY

This report outlines key elements of the Denman Housing Review Project and seeks clear direction from the Local Trust Committee (LTC) as the project enters a pivotal stage of development. With approximately 1.5 years remaining in this term, the LTC, following a demonstration of community interests at the March LTC meeting, is now tasked with redefining the scope of the project, outlining an effective process, and selecting the appropriate tools to move forward.

The Denman Housing Review Project is at a crucial point. This report serves as a roadmap to realign the project scope and approach. The LTC is positioned to make key decisions that will shape the remainder of the project's trajectory and ability to complete the project within the current fiscal year within budget.

The primary objective of this report is to bring together past work, current components, and options for next steps into a single, actionable project charter. With the end of this term approaching, it is essential for the LTC to clarify its goals, streamline efforts, and build a shared understanding of the next steps.

The report outlines strategic options for moving the project forward, including the potential integration of existing and proposed minor projects and proposes options for a revised project charter. It also introduces a build out analysis that provides important data for planning and decision-making, and proposes options for a community engagement process. This staff report presents updates, analysis and recommendations related to:

- Update: Reformatting the Land Use Bylaw (LUB);
- Update: Introduction of Denman Island's build out analysis;
- For Direction: Integration of the current minor project (TUP removal/density bank) into the major project;
- For Direction: Integration of a proposed future minor project (OCP Technical and First Nations Updates) into the major project;
- For Direction: A revised project charter presenting 2 options to select from which reflects a new, integrated approach;
- For Direction: Key topics and potential approaches for community engagement.

Background information regarding the project and the Project Charter can be found on the Denman Project webpage: <https://islandstrust.bc.ca/island-planning/denman/projects/>.

BACKGROUND

The Denman Housing Review Project was initiated to respond to the growing need for diverse and affordable housing options on Denman Island. It has included two stages.

Stage 1 - In July 2022, the Denman LTC approved a project charter for the Denman Island Housing Review Project, aimed at identifying updates to the OCP and Land Use Bylaw to support affordable, attainable, and environmentally responsible housing, while promoting equity, diversity, and inclusion. The project, led by Vancouver Island University's Mount Arrowsmith Biosphere Region Research Institute (VIU's MABRRI), ran from May 2022 to March 2023 and included public engagement and a [final report](#).

Stage 2 - launched in June 2023, marked a renewed focus on increasing housing diversity to support more affordable housing development on the island. Since then, significant work has been undertaken and completed, including:

- Work by the Housing Advisory Planning Commissions (HAPC) resulting in a substantial [report](#) identifying a number of recommendations;
- The development of a [Housing Action Plan](#) for Denman Island identifying options for implementing the land use focused aspects of the HAPC's report as well as additional actions;
- Reformatting the Land Use Bylaw (LUB) to increase readability and updating efficiency;
- Completion of a build out analysis, which provides a picture of future development potential based on current zoning;
- Development and review of draft bylaws (Nos. 248 and 249), which included removal of Temporary Use Permits (TUPs) and the density bank, that ultimately did not proceed;
- Presentation of bylaw language for a number of actions identified in the Housing Action Plan (see Attachment 3 for revised project implementation list);
- Engagement with the K'ómoks First Nation (resulting in a draft list of interests (see Attachment 4);
- Introduction of the Suitable Land Analysis tool;
- Engagement with the Denman Conservancy Association to discuss introducing their mapping into the project; and
- Community Information Meeting on March 18, 2025 that helped shape the LTC's understanding of community concerns related to housing.

The Project Charter has gone through several revisions to reflect changes in scope, community input, and shifting LTC priorities. These iterations will be discussed in detail later in the report. The evolving nature of the project has highlighted the need for a more integrated approach.

The project work has consistently been guided by the values and priorities voiced by Denman Island's community. Throughout the Denman Housing Review Project, a consistent theme has emerged: Denman Island residents share a strong vision for a connected, inclusive, and environmentally respectful community. While specific policy approaches may vary, there is broad agreement that future planning must reflect not only housing needs, but also the island's shared values.

At the March 18, 2025 Community Information Meeting, it became clear that while support for the overall vision remains strong, there is a pressing need to find common ground on how best to move forward.

As the project continues, focused and constructive dialogue with the community will be essential. These conversations must address not only planning tools and regulatory options, but also the values, trade-offs, and long-term goals that shape housing on Denman Island.

STATUS OF WORK COMPLETED TO DATE

Land Use Bylaw (LUB) Reformatting

The HAPC report recommended that policies and regulations be made easier to follow, specifically calling to "simplify the official community plan and bylaws." It noted that "the style that the plan and bylaws are written makes it difficult for most people on Denman to read and understand them. They need to be simple and clear." In response, the format of the existing LUB has been revised to improve clarity, readability, and usability.

The previous format was difficult to navigate and challenging to update. The new layout brings the LUB in line with others across the Islands Trust Area, making it more accessible to the public and more efficient to amend. The revised LUB format has now completed legal review, which clarified several key items. The updated version is attached to this report for LTC review (Attachment 5).

As part of the reformatting, site-specific zoning descriptions are now presented in a consistent table format, aligning with approaches used in other LTC LUBs. This change is expected to significantly reduce staff time required for future amendments, benefiting both this project and future LTC initiatives. While the appearance and structure of the bylaw have changed substantially, the actual regulations remain intact. No amendments have been made to the bylaws that would alter the intent or permitted uses of any existing zones.

The reformatting review also allowed staff to simplify some zoning language. In cases where regulations were overly prescriptive, adjustments have been made. For example, "horticulture" has been removed from zones where it was listed alongside "agriculture," as the existing definition of agriculture already encompasses plant cultivation.

Many permitted uses have been moved from individual zones to the General Regulations because they apply to all zones. Similarly, the "permitted buildings and structures" sections have been removed. If a use is permitted, the corresponding buildings or structures are implicitly allowed, such as a dwelling being permitted where residential use is allowed, eliminating the need to list each structure explicitly. For example, if "Residential" is a permitted use in a zone, then a "single-family dwelling" is allowed by default, there is no need to list it separately.

In addition, several questions and considerations have been noted as comments in Attachment 6. While no immediate decisions are required, they highlight important points for ongoing discussion and would benefit from initial LTC input as part of the review process.

Bylaw Language Drafted

Staff have done substantial work on identifying how housing actions can be translated into bylaw language. At the October 8, 2024 the LTC was presented with proposed bylaw language for Phase 2A amendments (LUB amendments requiring limited analysis). At the December 10, 2024 LTC meeting, the LTC was presented with proposed bylaw language for Phase 2B amendments (OCP amendments requiring limited analysis). Table 1 identifies specific actions remaining on the list and how they have been addressed. Attachment 3 provides an updated list tracking all actions originally identified in the Housing Action Plan Implementation Table (including those that have been removed).

Table 1: List of Bylaw Amendment Actions

Goal: Diversifying Housing Options – LAND-USE		
M1	Remove TUP requirement for ADUs	Amendment drafted and read for the 1 st time (staff requested to revisit)
M1	Eliminate or update Density Bank	
P2A	Reformatting Land Use Bylaw Regulations	Draft completed
P2A	Review and update definitions	Ongoing
P2A	Permit Dwelling units in community service zone	Bylaw language approved
P2A	Permit Alternative Types of units (RVs, Yurts etc.)	Bylaw language approved
P2A	Limiting Vacation Rental Permission to BnB	Bylaw language approved
P2A	Expand secondary suite permissions into water service areas	Moved to P2C
P2B	Permit reduction of min parcel size to facilitate land for NGO/Govt donation	Bylaw language approved
P2B	OCP Policies to support home based assisted living and tiny home villages	Bylaw language approved
P2B	OCP Policies to support tiny home villages	Bylaw language approved
P2B	Allow for variations in housing that support shared facilities (e.g. podhouse)	Bylaw language approved
P2C	Expansion of Accessory Dwellings Unit permission	Process for addressing these actions to be discussed at a special meeting to be held before the May 2025 LTC meeting.
P2C	Expansion of Secondary Suite Permission (SLA) beyond water service areas	
P2C	Allow Multiple Dwelling Units with Max Combined floor area (Flexible Housing)	
P2C	Additional dwelling units if land is conserved/housing agreement is in place	
Goal - Minimize the Environmental Impact on Land –LAND-USE		
P2C	Implement maximum combined floor area for multiple dwellings	Connected to flex-housing
P2A	Reduce lot coverage (to include floor area and impervious surfaces)	Confirmation/direction on supported combined max floor area required
P2A	Cistern requirement for new builds	Bylaw language approved

Current and Anticipated Minor Projects

At the May 7, 2024 LTC meeting, the LTC gave direction to move forward with a minor project aimed at advancing two of the key housing interests identified in the HAPC report, removing the TUP requirement for detached secondary dwellings/accessory dwelling units and the density bank. This would allow staff time to focus on a project that was complementary to the major project, address what was identified as

major issues for the community ahead of other bylaw amendments, and complete minor amendments sooner than the proposed changes through the major project.

Proposed Bylaws Nos. 248 and 249, associated with the current minor project, would have removed the density bank and the TUP requirement for secondary dwellings in certain zones. However as identified below bylaws did not move forward as anticipated.

In anticipation of Bylaws Nos. 248 and 249 to move forward at the March 2025 LTC meeting, at its January 21, 2025 meeting, the Denman Island LTC passed a resolution requesting staff to prepare a project charter for a new minor project on OCP Technical and First Nations Updates, with scope and objectives defined by the LTC.

Build Out Analysis

The buildout analysis includes subdivision potential (Attachment 5) and potential number of dwellings (currently in progress). This information will be a useful tool to support decision making and engagement around options for increased density.

Subdivision Potential - The purpose of this mapping analysis is to estimate the total number of residential lots that could hypothetically be created through subdivision on Denman Island, based on current zoning regulations. The results are presented on the map (Attachment 5) that identifies:

- Parcels with subdivision potential;
- The total number of additional lots that could be created for each parcel.

It should be noted that not all covenants have been reviewed at this stage. That review is still underway, but the current map provides a solid starting point for discussion.

Dwelling Unit Potential - This analysis estimates the total number of dwellings that could hypothetically be developed within Denman Island under existing zoning. The map is still in progress and is not included in this report. Once complete, it will identify:

- Vacant parcels;
- The total number of additional potential dwellings per parcel.

Both maps will support this project by informing community discussions and decision-making related to density bank, secondary dwelling units, and zoning considerations.

OPTIONS FOR NEXT STEPS – FOR LTC DIRECTION

Minor Project Integration

At the March 18, 2025 meeting, the LTC directed staff to proceed no further with Proposed Bylaws Nos. 248 and 249, associated with the current minor project. Elements of this minor project are now being integrated into the Housing Review Major Project. This ensures ongoing policy work underway by staff remains aligned with the larger review process.

Staff recommend that OCP Technical and First Nations Updates also be incorporated into the Housing Review Major Project. This integrated approach promotes a more cohesive process, aligning housing, land use planning, and reconciliation efforts.

If the LTC chooses to proceed with this recommendation, the Project Charter will need to be updated to reflect the expanded scope. The content and objectives of the original minor project would remain

unchanged but would no longer be managed independently. All associated time and resources would instead be redirected to the major project to ensure an efficient and coordinated process.

Key Objectives of the OCP Technical and First Nations Updates:

- Reflect evolving community demographics;
- Incorporate findings from the most recent Housing Needs Assessment; and
- Meaningfully embed First Nations perspectives, particularly those of the K'ómoks First Nation, into OCP policies and frameworks.

Rationale to re-integrating components back into the major project:

- Aligns with Islands Trust commitments to reconciliation;
- Increases project efficiency by sharing staff, resources, and engagement opportunities that would have been spent on a minor project.
- Strengthens the overall OCP by addressing housing needs and reconciliation.

Revised Project Charter

At the May 7, 2024 special meeting, the Denman Island LTC endorsed *the revised project charter for Phase 2 of Stage 2 of the Denman Island Housing Review Project*. The project charter timelines were updated in October 2024.

The October 2024 project charter divided bylaw amendment actions into three phases. The purpose of the phased approach was to expedite actions that do not require OCP amendments or in-depth analysis and engagement. The phases are as follows:

- Phase 2A – Land Use Bylaw (LUB) Amendments Requiring Limited Analysis
- Phase 2B – OCP Amendments Requiring Limited Analysis
- Phase 2C- OCP and LUB Amendments Requiring More Detailed Analysis and Engagement

Phase 2A actions were reviewed at the October 8th meeting. As indicated in the action update table (Attachment 3) and in this report, a number of draft amendments to the LUB can be prepared based on previous discussion. These changes will be made to the reformatted LUB.

Phase 2B actions were reviewed at the December 10, 2024 LTC meeting. As indicated in the action update table and in this report, a number of draft amendments to the LUB and OCP can be prepared based on previous discussion.

Phase 2C actions were presented to the LTC in the March 18th staff report and a number of issues and questions are identified for discussion. Given the need for detailed discussion on a number of topics and in light of the community's interest in further engagement these topics were not explored at that time.

Staff are recommending that the current three-phase approach be revised in light of several developments:

- The timing of the review of draft policy language for Phases 2A and 2B;
- LTC's interest in allowing more time for community discussion on the removal of TUPs for ADUs and potential revisions to or removal of the density bank;
- Staff's proposal to integrate these topics into the major project;
- Interest in incorporating Denman Island Conservancy data into the analysis of land suitable for additional dwellings; and

- Ongoing community interest in specific topics related to increasing density

Project Charter Options

Option 1 – Divide the project into 2 Stages (Attachment 2)

With this option, the Phase 2A and 2B bylaw amendments, already approved in principle by the LTC, would go through readings ahead of the more complex items that need more analysis and public engagement (such as Phase 2C Actions and others deferred items, listed in Table 1).

Benefits - The benefits of this approach include allowing some actions to be completed without being delayed by those that require more time and consultation. It enables K'ómoks First Nation and other referral agencies to review simpler recommendations before more detailed ones. Additionally, this approach provides flexibility to work on various steps of the project, as items that need further analysis and work can be deferred to Stage 2.

Costs - A drawback of this approach is the increased staff workload and existing limited staff resources required to manage and complete two separate bylaw processes, including readings, referrals, and public hearings. There is a risk of confusion if there is overlap or an unclear separation between the stages, which could complicate and possibly extend the process further into the timeframe earmarked for the more comprehensive work. This would not result in the desired time savings or adoption of simpler recommendations with this approach.

Table 2 – List of Housing Actions and Milestones

Blue = previously in minor projects

	Housing Action Topics	Milestone Timing
Stage 1	Removal of TUPs for ADUs Minor technical changes made Definitions Updated Dwellings permitted in community service zone Permitting alternative dwelling types (RVs, yurts etc.) Limiting Vacation Rental Permissions Reduction of min parcel size for donation Support homebased assisted living Support tiny home villages (clustered housing) Allow variation in housing (shared facilities) Do not allow ground fed swimming pools Reduce lot coverage Cisterns for new builds	Review Draft Language -complete 1 st Reading – September 2025 CIM/Referrals – Sept -Nov. 2025 Public Hearing – November 2025 2 nd / 3 rd Reading - November 2025
Stage 2	Density Bank Review Review of Subdivision Potential Expand Accessory Dwelling Permission Allow Multiple Dwellings with Max combined floor area Additional dwelling units if land is conserved Addressing K'ómoks interests/concerns First Nations Acknowledgement	CIM/Review Draft Language – Oct 2025 1 st Reading – February 2026 CIM/Referrals – Spring 2026 Public Hearing – June 2026 2 nd /3 rd Reading – Summer 2026

Recommended: Option 2 – Move all Actions Forward in a Single Bylaw Amendment Process (Attachment 3)

With this option, all proposed bylaw amendments, in Phases 2A, 2B, and 2C, would proceed together as part of one comprehensive bylaw amendment process. The overall timeline would align with what is currently anticipated for Stage 2 (as outlined in the chart above).

Benefits- The main benefits of this approach include streamlining the process by consolidating all bylaw referrals, readings, and public hearings into a single process. This keeps the process simple and easier to follow, reduces administrative workload and avoids duplication of engagement and legal review steps. Additionally, presenting a more comprehensive set of changes at once allows the public and referral agencies to consider the full scope of proposed amendments.

Costs - A potential drawback is that more complex items may require additional analysis and community engagement, which could delay the adoption of simpler, broadly supported amendments. Additionally, presenting a large volume of changes at once may make it more difficult for the community to digest and respond effectively. If any single issue generates significant concern, there is a risk of stalling the entire process and losing overall momentum if it is not removed from the project and placed on the future projects list.

The Diagram below identifies key steps and timing for recommended Option 2 and detailed changes for Option 1.



ENGAGEMENT AND OUTREACH – FOR LTC DIRECTION

A key question moving forward is:

What does the community want this island to look like in 20, 50, or 100 years?

As identified previously, there is strong consensus among Denman residents on the vision of a connected community, where people support one another socially and economically, basic needs are met, and the environment is respected

As identified through the work of the Housing Advisory Planning Commission (HAPC) and much of community feedback received related to addressing housing need on Denman Island, a sustainable approach that addresses housing not just as a physical issue but as a social, economic, and ecological one is strongly supported. This means creating housing that:

- Meets the needs of the community by ensuring diverse, affordable, and accessible options that support local services.
- Respects First Nations' interests by working with the K'omoks and other Nations to honor their cultural and environmental values.
- Respects environmental limits by encouraging low-impact, energy-efficient housing that avoids impacting sensitive ecosystems.
- Promotes equity by providing housing options for people of all ages and income levels.
- Engages the community through transparent processes that value local knowledge and Indigenous perspectives.
- Protects the future by planning for climate resilience, water security, and long-term ecological health.

What became evident at the March 18th LTC meeting is that finding common ground on how to achieve this vision is needed to help guide Denman's housing policy amendments to support the ability to provide sustainable housing for generations to come.

Feedback from the March 18 LTC Meeting

The feedback received from and leading up to the March 18, 2025 LTC meeting, highlights both the depth of community engagement and the complexity of the path ahead. The volume of community members that attended is an indication that there is interest in further public engagement prior to bylaw drafting on questions related to increases of density.

In the March edition of The Flagstone, Trustee Borthwick described the community feedback at that meeting as “thoughtful, passionate, reasoned, and compelling”, highlighting the depth of care and engagement residents have brought to the conversation around housing.

There appears to be strong consensus that development must prioritize the protection of sensitive ecosystems, watersheds, and culturally significant areas. This reflects a shared understanding that Denman's housing needs and environmental health are deeply interconnected, and planning must reflect this relationship.

Many residents expressed concern related to the removal of the density bank, calling for strong protections against overdevelopment, and a renewed focus on using density specifically for affordable and social housing. Others suggested that the current tools might no longer meet the island's needs and proposed a broader set of options to address both past lessons and current realities.

There is growing interest in policy and zoning changes that will facilitate shared ownership of land and encourage conservation. While the differences in the preferred path forward need further examination, there is strong agreement that any solution must protect Denman's ecological health, respect its rural character, and strengthen social connections within the community.

Key Topics for Community Engagement

1. Density Bank - During the 2008 development of the Official Community Plan, a density bank was proposed to cap future density increases on Denman Island. The cap was based on the zoning-permitted density at the time of the plan's adoption in 2009. According to the 2010 Subdivision Potential Map, the total number of permitted densities was 994 (1026 minus 32 in areas where residential use is prohibited). A 5% cap was set, limiting additional densities to 49.

There are currently 7 densities in the density bank. Staff expect that this will be surpassed with the legalization of ADUs if the TUP requirement is removed. Recent updates to residential permissions for land in the Agricultural Land Reserve, as well as the current Coho rezoning, will also contribute to surpassing the density cap. This prompted the LTC to propose the removal of the density bank as part of the bylaw amendments to eliminate the TUP requirement. It was identified at the time that the Density Bank would be revisited as part of the larger housing review project.

At the March 18th meeting, there was a lot of discomfort expressed related to the outright removal of the density bank, prompting the LTC to consider alternative options.

Emerging questions:

- Should the density bank be removed entirely or just revised?
- Should secondary dwellings be considered a density?
- Should the density bank apply to affordable housing secured with a housing agreement?

2. Expanding Permissions for Attached Secondary Suites and Detached Accessory Dwelling Units - Secondary suites are currently permitted in the R2 (Rural Residential), A (Agriculture), F (Forestry), and RE (Resource) zones outright. Detached secondary dwelling units/ accessory dwelling units are permitted with a Temporary Use Permit (TUP) in these same zones. The housing actions related to secondary suites and secondary dwelling units are:

- Removal of TUP requirement
- Expanding accessory dwelling unit permission
- Allowing multiple dwellings with max combined floor area

Concerns have been raised in the community related to providing permission to expand the development of accessory dwelling units across the Islands. Particularly sensitive areas such as Graham Lake and other areas mapped by the Denman Island Conservancy have been identified as areas where careful consideration related to permitting additional units is required. Layers of data in the Suitable Land Analysis (SLA) as well as the information being explored with the K'omoks First Nation related to areas of cultural significance also point to other important considerations.

Emerging questions:

- In areas where secondary suites are currently permitted, should the LTC consider allowing detached secondary dwellings as well? Or should it be on or the other?
- Should secondary suites and secondary dwelling only be permitted in areas that are considered to be "suitable" for additional density?

- How should suitability be determined? To what extent should SLA data be used? To what extent should the Denman Conservancy Association data be used? What types of data should be prioritized (e.g. water recharge data? Watershed resiliency data?)
- Under what conditions could more than one accessory dwelling unit be considered? (e.g. maximum combined floor area in suitable areas)
- What options exist for establishing and managing housing agreements?

3. Proactively Zoning for Clustered Housing that Balances Conservation Interests - Throughout this project an interest in more cooperative housing models such as CoHo has been expressed. CoHo Landing is a cohousing community situated on an 88-acre property in the heart of Denman Island. Established as a non-profit land cooperative, it comprises 15 households clustered on approximately seven acres, leaving the majority of the land undeveloped to allow the forest to regenerate. The community emphasizes sustainability and affordability, with homes limited to a maximum of 1,500 square feet and built using various methods, including cob construction and repurposed materials. Residents rely on rainwater collection and composting toilets, reflecting their commitment to environmental stewardship. Governance is conducted through consensus, and communal facilities like a common house and shared workshops foster a strong sense of community.

The LTC received an expression of interest from the owners of 5400 Northwest Road prior to the March 18th meeting. Property owners are proposing 10 units of clustered affordable housing with a portion of the land dedicated for conservation through covenant. The property would be transferred to a not-for-profit housing cooperative established under the *BC Cooperatives Act*. Other in the community have expressed an interest in doing something similar. The LTC has the opportunity to pre-zone properties for this type of use as part of this project. The suitable land analysis data and the data from the Denman Island Conservancy could be used to identify the suitability of the land for this type of use.

Emerging questions:

- Should properties identified to be suitable, using the data available, be pre-zoned to help facilitate the development of more cooperative housing models?
- Should land owners be asked to self identify as potential sites for pre-zoning?
- What considerations should be examined before properties are considered for pre-zoning for cooperative housing?
- What criteria should apply to the support of related proposals?

Other Topics for Community Engagement

Feedback from the community has identified that two types of engagement are needed:

- Understanding what this project is about and what the implications and opportunities are.
- Deeper discussion on key topic areas have been identified in the previous section. The LTC are encouraged to identify additional topics for community engagement and related questions.

Resources

- The LTC currently has \$5000 in the 2025/26 fiscal for consultation.
- Staff can dedicate a maximum of four travel days June – September.

Community Engagement Options:

Options for engagement are identified below. Staff require direction from the LTC on which options in each category to pursue. The resources identified can support all combinations of actions. Staff are able to produce large maps with data and integrate a number of different engagement techniques to help support focussed and fulsome conversations. These can be discussed with the LTC at a later date.

Table 3- Engagement Options

Engagement Type	Format Options	Timing Options	Additional Supports
Project Overview	Community Information Meeting - Live Zoom - Recorded Zoom - In-person Meeting - Drop-in Open House	- Zoom sessions (weekdays, evenings or weekends) - In-person CIM during LTC meetings (weekday) -combined with topic focussed discussion	- Q&A periods (in-person) - Q&A periods (live chat) - Large maps with project data - “How to Get Involved” flyers - Recorded presentation shared online - Staff presence at summer markets (limited staff availability)
Topic-Specific Discussions	- Community Meeting with break out groups (Zoom or in-person) OR Focus Group (in-person or Zoom) - Open Drop-in Sessions	- Scheduled by theme (e.g. density bank, ADUs) - Grouped with overview sessions - Held in-person online	- Thematic handouts - Discussion prompts or boards - Facilitated breakout groups (Zoom or in person) - Summary notes shared afterward

ENGAGEMENT WITH K’OMOKS NATION

The ability to provide capacity funding to the K’omoks First Nation for this project has led to significant engagement. Islands Trust staff have been working with K’omoks First Nation staff over the past year. Through this process staff have come to understand KFN’s land use interests as they related to Denman and Hornby Islands. These draft interests (still to be endorsed by their council) are contained in Attachment 4.

In their letter of March 13, the K’omoks First Nation indicated that given that they had just established a new environmental referrals team in February and wanted time to examine the SLA for Denman they were not able to make informed decisions about the potential impacts of the bylaw amendments related to the removal of TUPs for ADUs and the removal of the density bank to the Nation’s rights and interests. They indicated that they would need to defer consideration of the proposed bylaws until June 2025. Their feedback on those proposed bylaw changes is likely to indicate their concerns with expansions of permissions for accessory dwelling units in general.

Related to the engagement with the K’omoks First Nation, at the March 21, 2025 Hornby LTC regular business meeting, the LTC requested a special meeting with the Denman LTC in the summer/fall 2025. The purpose of the meeting between both LTCs would be to specifically discuss and explore mutually supportive housing solutions for both Denman and Hornby Islands and review the K’omoks First Nation Engagement Summary results for both islands as part of the next phase of both islands’ OCP/LUB review projects.

Hornby Island Local Trust Committee Request

At its regular business meeting on March 21, 2025, the Hornby Island Local Trust Committee passed three motions relevant to the Denman Island LTC (see resolutions below), and requested a joint special meeting with the Denman LTC in summer or fall 2025.

The purpose of this joint meeting would be to:

- Discuss and explore mutually supportive housing solutions for both Denman and Hornby; and
- Review the K'ómoks First Nation Engagement Summary results for both islands as part of the next phase of their respective Official Community Plan (OCP) and Land Use Bylaw (LUB) review projects.

The Regional Planning Team will prepare the necessary background materials and a draft agenda for review once a date has been confirmed.

ALTERNATIVES

1. Project Process

The LTC could choose to move forward with the process in two phases. Alternatively, they may consider a different approach altogether. Management notes that there is currently limited staff resources to fully support this option.

That the Denman Island Local Trust Committee endorse the revised Project Charter (Option 1), dated May 8, 2025 for the Denman Housing Review Project.

2. OCP Technical Amendments and First Nations Acknowledgement Integration

The LTC could choose to integrate the technical amendments and First Nations acknowledgement into the larger project.

No resolution is needed.

3. Community Engagement

The LTC could support simplified engagement process. In this case, staff would only be responsible for scheduling a community information meeting and public hearing.

No resolution is needed.

4. Joint Meeting with K'ómoks First Nation and Hornby LTC

The LTC could choose not to support a joint meeting with K'ómoks and the Hornby LTC. However, staff note that K'ómoks is undertaking similar work on both Denman and Hornby, and due to limited availability, their preference is likely to be a joint meeting with both LTCs. No resolution is needed.

NEXT STEPS

If the recommendations are supported, staff will:

- Prepare an Engagement Plan for LTC endorsement based on feedback from this meeting.

- Organize a joint meeting with Hornby LTC and K'omoks First Nation; and
- Create new project charter integrating the OCP technical amendments and the FN Acknowledgement.

ATTACHMENTS

1. Project Charter Option 1 – 2 Stages
2. Project Charter – Option 2 – 1 Process
3. Housing Actions Implementation Table
4. Denman Island and K'omoks First Nation Engagement Summary
5. Subdivision Buildout Map
6. Revised LUB Zoning Format

Submitted By:	Narissa Chadwick, RPP, MCIP, Island Planner (Regional Planning Team) Marlis McCargar, Island Planner	April 29, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	May 1, 2025

ATTACHMENT 1

Denman Island Housing Review Project Charter v.2 – OPTION 1 (Two Stages)

Denman Island Local Trust Committee (LTC)

Date: May 8, 2025 (update)

Purpose: Advancing policy and regulatory amendments that focus on increasing permitted number of housing units to address housing need while preserving and protecting the natural environment .

Background: Denman Island is experiencing a crisis of housing affordability and availability. The Denman Island LTC initiated a budget request to Trust Council for 2025/26 funding and allocation of staff time to continue the Denman Islands Housing Review Project. A budget of \$12,000 and Regional Planning Team time was allocated to this project for fiscal 2025/26.

Objectives

Amending to the Official Community Plan and Land Use Bylaw to increase the number of permitted housing units to address housing needs of current residents of Denman Island.

In Scope

- First Nations engagement
- Public engagement to identify housing options;
- Amendments to the OCP and the LUB to increase housing number of permitted housing units to address housing need while considering environmental impact
- Identify advocacy policies

Out of Scope

- Development of educational materials
- Engagement in advocacy
- Amendment of policies outside of the OCP and LUB

Workplan Overview

Deliverable/Milestone	Date
Stage 1 – Bylaw Amendments Requiring Limited Analysis (OCP and LUB)	
First Nations Engagement/ Bylaw review (draft to K'omoks First Nation)	Jan 2024 – July 2025
Draft Bylaws/ Limited Community Engagement (where required)	May – July 2025
Legal Review	March -July 2025
Milestone: First Reading of Bylaws	September 2025
Referrals/CIM	Sept. – Nov . 2025
Milestone: Second/Third Reading of Bylaws	November 2025
Provincial Referral for Ministerial Approval (3-6 months)	December 2025
Adoption of Bylaws	Spring 2026
Stage 2 – Options Requiring More Detailed Analysis and Engagement	
First Nations Engagement	January 2024– December 2026
Identify mapping data to be used/analysis	May 2025 – July 2025
Community Engagement	June – August 2025
Milestone: CIM/Review of draft Bylaw language	October 2025
Komoks review of draft language	November 2025 - January 2026
Milestone: First Reading of Bylaws	February 2026
CIM / Referrals	Spring 2026
Milestone: Second/Third Reading of Bylaws	June 2026
Provincial Referral for Ministerial Approval (3-6 months)	June 2026
Adoption	October 2026

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick
Planning Team Assistant (limited)	TBD
Denman Island Planner (limited)	Marlis McCargar
GIS Tech	TBD

Budget (FY 2025/2026)**Budget Sources:**

2025/26	Consultation	\$5,000
2025/26	Legal Review	\$2,000
2025/26	Communications	\$3,000
2025/26	Public Hearing	\$2,000
	Total	\$12,000

ATTACHMENT 2

Denman Island Housing Review Project v.2 - OPTION 2 (One process)

Denman Island Local Trust Committee (LTC)

Date: May 8, 2025 (update)

Purpose: Advancing policy and regulatory amendments that focus on increasing permitted number of housing units to address housing need while preserving and protecting the natural environment .

Background: Denman Island is experiencing a crisis of housing affordability and availability. The Denman Island LTC initiated a budget request to Trust Council for 2025/26 funding and allocation of staff time to continue the Denman Islands Housing Review Project. A budget of \$12,000 and Regional Planning Team time was allocated to this project for fiscal 2025/26.

Objectives

Amending to the Official Community Plan and Land Use Bylaw to increase the number of permitted housing units to address housing needs of current residents of Denman Island.

In Scope

- First Nations engagement
- Public engagement to identify housing options;
- Amendments to the OCP and the LUB to increase housing number of permitted housing units to address housing need while considering environmental impact
- Identify advocacy policies

Out of Scope

- Development of educational materials
- Engagement in advocacy
- Amendment of policies outside of the OCP and LUB

Workplan Overview

Deliverable/Milestone	Date
First Nations Engagement/ Bylaw review (draft to K'omoks First Nation)	Jan 2024 – July 2025
Community Engagement - review of all policy options	July – Sept 2025
Milestone: CIM/Review of draft language	October 2025
K'omoks review of draft language	November 2025 - January 2026
Milestone: First Reading of Bylaws	February 2026
CIM / Referrals	Spring 2026
Public Hearing	June 2026
Milestone: Second/Third Reading of Bylaws	June 2026
Provincial Referral for Ministerial Approval (3-6 months)	June 2026
Adoption of Bylaws	Fall 2026

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick
Planning Team Assistant (limited)	TBD
Denman Island Planner (limited)	Marlis McCargar
GIS Tech	TBD

Budget (FY 2025/2026)

Budget Sources:		
2025/26	Consultation	\$5,000
2025/26	Legal Review	\$2,000
2025/26	Communications	\$3,000
2025/26	Public Hearing	\$2,000
	Total	\$12,000

ATTACHMENT 3- ACTION UPDATE TABLE (May 2025)

	ACTION	COMMENTS/NEXT STEPS
Goal 1: Updates to Inform Housing Project -INFORMATION		
1. I	Update Housing Needs Assessment	To include with amendments
2. I	Workshop of Suitable Land Analysis	Held February 25, 2025
Goal 2: Incorporate First Nations Interests in Land use Decision Making – RECONCILIATION		
3. FN	Identify FN interests	Summary of interest to date provided.
Goal 3: Diversifying Housing Options – LAND-USE		
4. M1	Remove TUP requirement for ADUs	Minor project (Integrate into major project)
5. M1	Eliminate or update Density Bank	
6. P2A	Reformatting Land Use Bylaw Regulations	Completed and through legal review
7. P2A	Review and update definitions	Ongoing
8. P2A	Existing site specific exemptions in light of TUP changes	Has been reviewed, no further steps required
9. P2A	Permit Dwelling units in community service zone	Bylaw language approved
10. P2A	Consistency with ALC regulations	No change required
11. P2A	Permit Alternative Types of units (RVs, Yurts etc.)	Bylaw language approved
12. P2A	Limiting Vacation Rental Permission to BnB	Bylaw language approved
13. P2A	Expand secondary suite permissions into water service areas	Moved to P2C
14. P2B	Include policies related to ALR exclusion for affordable housing	No changes at this time
15. P2B	Permit reduction of min parcel size to facilitate land for donation to NGO/Govt	Bylaw language approved
16. P2B	Permit subdivision (where not currently permitted) in exchange for donation	Removed by LTC
17. P2B	Add policies to support development variance for proof of water for cooperatives	Staff recommend this be removed from list. LTC supported removal.
18. P2B	OCP Policies to support home based assisted living and tiny home villages	Bylaw language approved
19. P2B	OCP Policies to support tiny home villages	Bylaw language approved
20. P2B	Allow for variations in housing that support shared facilities (e.g. podhouse)	Bylaw language approved
21. P2C	Expansion of Accessory Dwellings Unit permission	Options for addressing these actions to be discussed.
22. P2C	Expansion of Secondary Suite Permission (SLA) beyond water service areas	
23. P2C	Allow Multiple Dwelling Units with Max Combined floor area (Flexible Housing)	
24. P2C	Additional dwelling units if land is conserved/housing agreement is in place	
Goal 4- Minimize the Environmental Impact on Land –LAND-USE		
25. P2C	Use suitable land analysis to identify areas more suitable for additional density	To be discussed
26. P2C	Implement maximum combined floor area for multiple dwellings	
27. P2A	Reduce lot coverage	To be discussed
28. P2A	Cistern requirement for new builds	Bylaw language approved
29. P2A	Prohibit Groundwater fed swimming pools	Added in March

Denman Island and K’omoks First Nation Engagement Summary –

March 2025 DRAFT



The following table has been prepared by Islands Trust (IT) planning staff in collaboration with K’omoks First Nations (KFN) technical staff. This table summarizes KFN’s recommendations for the Denman and Denman Island OCP/LUB Review Projects. These recommendations reflect insights gained through several meetings and discussions between IT planning staff and staff from the KFN between 2024 and March 2025. **The primary focus of these engagements has been to identify and prioritize land use planning tools that align with KFN protocols and values to protect threatened cultural heritage sites from further development and land alterations on both Denman and Hornby Islands. KFN has identified specific priorities to guide the Local Trust Committees (LTC) in implementing these recommendations in a manner that supports reconciliation within scope, honours KFN’s inherent rights and upholds respect for their cultural heritage and land protocols.**

Recommended actions have been categorized below as high, medium or low priorities for the Denman Island Local Trust Committee’s (LTC) consideration of implementation for land use planning in general = . These priorities reflect the shared goal of implementing effective land use planning measures that align with KFN protocols and values. Action items are being recommended for LTC implementation to protect cultural heritage and support reconciliation efforts on both islands.

PRIORITY RATING (High, Med, Low)	K’omoks First Nations Perspectives and Recommendations	Recommended Actions to be Considered by the Denman Island Local Trust Committees (LTC) of the Islands Trust	Engagement Outcomes
TBD	A. Clearly articulate the land use planning function the LTCs conduct within KFN territory and how it respects the KFN values and their inherent rights as Indigenous People who have sustained connections to Denman and Denman Islands.	1. Update OCP and LUB with appropriate land acknowledgment at the beginning of each bylaw. 2. Update OCP with appropriate overview and context of the significance of KFN ancestral village sites and cemeteries on Denman Island and occupation of the island up until present day. Explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title. 3. Update OCP with appropriate context to characterize the reality that despite provincial protections that have been in place since 1994 (Heritage Conservation Act) cultural heritage on the island has been adversely impacted by development and land alterations; many which have occurred without provincial permits, authorizations, investigations or consultation with First Nations. 4. Update OCP with specific LTC commitments to reconciliation as the overarching framework for all policy guidance. Explicitly characterize LTCs jurisdiction and authority in land use planning and commitment to assist First Nations in protecting cultural heritage through implementation of progressive land use planning policies and regulations.	Important to see a stated commitment from local government to reconciliation that prioritizes nation members to re-connect to the land and marine waters of Denman and Denman Islands. Two core principles underlying KFN’s teachings includes 1) ancestors have to be cared for, including maintain the integrity of burial places and remains of past actions; 2) ancestors will look out for you, including personal health of individuals and enhancing knowledge of how ancestors took care of the land and waters in the territory. These principles guide KFN’s management of cultural heritage. By applying these teachings to KFN’s cultural heritage, the nation works with newcomers to ensure that cultural heritage sites and objects are treated respectfully, that investigation of KFN cultural heritage advances the knowledge of history and supports revival of KFN culture. This must be adequately represented in land use planning documents within the territory. (KFN Guardians and the Chief and Council may add additional text here)

PRIORITY RATING (High, Med, Low)	K'omoks First Nations Perspectives and Recommendations	Recommended Actions to be Considered by the Denman Island Local Trust Committees (LTC) of the Islands Trust	Engagement Outcomes
TBD	B. Address KFN's need for cooperation from local governments regarding protection of Archaeological and Cultural Heritage Resources on Denman and Denman Islands.	1. Explore implementation of shoreline Development Permit Area (DPA – see D3 below) or Heritage Conservation Area (HCA) to be applied island wide or up to 200 m from the setback of the natural boundary of the sea. Inform the DPA or HCA with prescriptive guidelines for low impact foundations, low impact septic tanks and fields, low impact landscaping and low impact access roads/driveways/parking areas. 2. Use a Development Approval Information Bylaw (DAI) to require a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA) (or all three for complex sites) for rezoning applications where increase in density or intensity of uses is being proposed on the islands. Coordinate with the KFN CHIP process requirements and explore archaeological monitoring requirements as a condition of permits/zoning. 3. Use a Development Approval Information Bylaw (DAI) to require a biophysical inventory for rezoning applications where increase in density or intensity of uses is being proposed anywhere on the islands, to identify forest characteristics, sites of highest biodiversity, species at risk. Ensure information sharing with the Nation to build on datasets and enhance quality of the referrals. 4. Explore policy options requiring that all developments within KFN Cultural Heritage sites comply with the CHIP as a condition of any SUP, DVP, DP or Rezoning application OR implement alternative means of protection through building inspection services, special zoning, conservation areas, restrictive covenants.	<i>Improve development approval processes to ensure no further harm or degradation to archaeological sites and cultural heritage resources. Minimizing or eliminating impacts to ALL archaeological sites is KFN's preference as per the Cultural Heritage Policy.</i> <i>200m buffer within all shorelines is the highest priority for protection, investigation and field assessment. KFN Cultural Heritage Policy requires that a community archaeologist, field technician, or cultural advisor play a part in all aspects of archaeological and heritage investigations - from permit review, permit issuance, field work, laboratory analysis, reporting and report review.</i> <i>Rising sea levels and intensification of coastal development means archaeological sites and cultural heritage may be inundated/destroyed. This is the most sensitive region of the islands for protection.</i> <i>Proposed Development Permit Areas or Heritage Conservation Areas should be 200m from the shoreline or be island wide.</i> <i>Address the four most severely impacted and threatened archaeological sites on Denman and Denman Islands with proactive land use planning tools.</i>

PRIORITY RATING (High, Med, Low)	K'omoks First Nations Perspectives and Recommendations	Recommended Actions to be Considered by the Denman Island Local Trust Committees (LTC) of the Islands Trust	Engagement Outcomes
TBD	C. Address KFN's priorities to protect shorelines, watercourses, shorelines, streams, intact ecosystems and biodiversity on the islands.	1. Maintain <u>island wide</u> Development Permit Area (DPA) for streams, watercourses. 2. Consider island wide DPA for protection of biodiversity that would be triggered by any land alterations or new construction.	<i>200 metre buffer along shorelines and watercourses are most sensitive for ecosystems, diversity of species for foraging. Forest ecosystems and prairie oak meadows at high risk alteration. Place high emphasis on land use protection tools for these areas.</i> <i>Ensure all shoreline development implement green shores principles and strategies to protect biodiversity.</i> <i>(Guardians and the Chief and Council may add additional text here)</i>

REFERENCES:

[KFN Cultural Heritage Policy](#) (2010)
[KFN Land Code](#) (2016)
[KFN Treaty Ratification](#) (2024)
 UNDRIP Articles 31 and 32

Mitigating Impacts to KFN Cultural Heritage on Denman and Denman islands
 (2024)

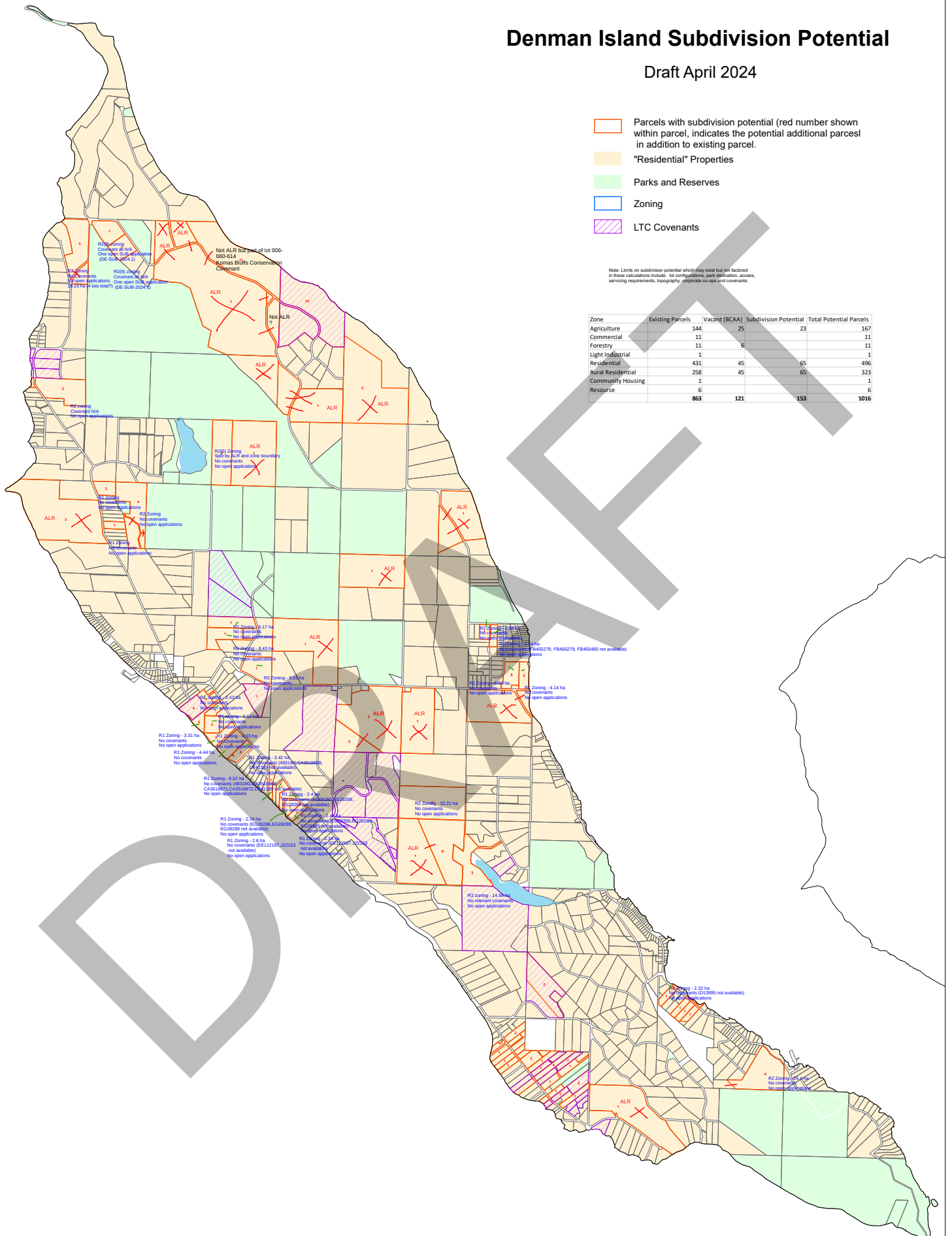
Denman Island Subdivision Potential

Draft April 2024

- Parcels with subdivision potential (red number shown within parcel, indicates the potential additional parcels in addition to existing parcel.
- "Residential" Properties
- Parks and Reserves
- Zoning
- LTC Covenants

Note: Limits on subdivision potential which may exist but not factored in these calculations include: lot configurations, park dedication, access, servicing requirements, topography, proposed co-ops and covenants.

Zone	Existing Parcels	Vacant (BCAA)	Subdivision Potential	Total Potential Parcels
Agriculture	144	25	23	167
Commercial	11	6		11
Forestry	1			1
Light Industrial	431	45	65	496
Residential	258	45	65	323
Rural Residential	1			1
Community Housing	6			6
Resource	863	121	153	1016



2 GENERAL REGULATIONS

2.1 Permitted in All Zones

The following uses, buildings and structures are permitted in any zone except where specifically prohibited:

- a) Public utilities, except in the Conservation zone;
- b) Park, except in the Conservation zone;
- c) Fence in any land zone;
- d) Sign; and
- e) Pump/utility house.

2.x Prohibited in All Zones

- a) The use of a dwelling unit for vacation rental or for the accommodation of paying guests is prohibited.
- b) Accessory buildings and structures are not to be used for overnight accommodation other than on an occasional basis, except as permitted elsewhere in this Bylaw and the use is not permitted on a parcel in the "Affordable Rental Housing (R4) Zone.
- c) In water zones, no building or structure may be used for overnight accommodation.

2.x General Height Regulations

- 1. The maximum height of principal buildings and structures located less than 100.0 metres from the natural boundary of the sea is 7.0 metres.
- 2. The maximum height of principal buildings and structures located 100.0 metres or more from the natural boundary of the sea is 9.0 metres.
- 3. A building or structure accessory to a dwelling shall not exceed 6.0 metres in height.
- 4. An accessory building or structure used for agricultural purposes may exceed 6.0 metres in height where the provisions of subsection 2.x3 apply.
- 5. The maximum height of a pump/utility house located within a setback area is 2.5 metres.
- 6. The maximum height of a boathouse is 4.5 metres.
- 7. The height regulations for buildings and structures specified elsewhere in this Bylaw do not apply to deer fencing, netting supports, trellises, lighting poles, stairways, radio, telecommunications and television antennas, chimneys, flag poles, lightning poles, utility poles, solar collectors, or water storage tanks.

2.x Density of Uses, Buildings and Structures

- 1. Maximum gross floor area of a pump/utility house located within a setback area is 6.0 m², except in R4 zone where it is 10 m².
- 2. Maximum gross floor area of a boathouse located within 15.0 metres of the natural boundary of the sea is 30.0 square metres.

2.x Siting and Setback Regulations

Setbacks from Cliffs

3. Despite any other regulations, no building may be sited less than 15.0 metres, measured horizontally, from the edge of a cliff.

Commented [MM1]: Consider a definition. Cliff is defined, but how to identify the location of the “edge” of a cliff?

Setbacks from Streams, Lakes, and Wetlands

4. The minimum setback from the natural boundary of a stream, a lake other than Chickadee Lake or Graham Lake, or a wetland is:
 - a) 30.0 metres for a sewage disposal field or alternate sewage system;
 - b) 30.0 metres for buildings and structures associated with agriculture, except for a fence; and
 - c) 15.0 metres for all other buildings and structures, except for a fence.
5. The minimum setback from Chickadee Lake and Graham Lake is 60.0 metres for a sewage disposal field, alternate sewage system, and all other buildings and structures, including fencing associated with agriculture or used to accommodate domesticated animals other than household pets.

INFORMATION NOTE: The riparian areas of most streams lakes and wetlands are designated as a development permit area as shown on Schedule E of the Official Community Plan.

Setbacks and Elevations from the Sea

6. The minimum setback from the natural boundary of the sea is:
 - d) 30.0 metres for a sewage disposal field or alternate sewage disposal system;
 - e) 30.0 metres for buildings and structures, associated with agriculture, except for a fence;
 - f) 5.0 metres for a boathouse; and
 - g) 15.0 metres for all other buildings and structures, except for a fence or access stairway.
7. The minimum difference in elevation between the underside of the lowest floor in the building or structure and the elevation of the natural boundary of the sea is 1.5 metres, except for a boathouse.
8. Where fill is used to attain the elevation required in Regulation 7 of this section:
 - h) the minimum setback distance required in Regulation 6 of this section is measured from the toe of the fill slope to the natural boundary of the sea; and
 - i) the face of the fill slope must be protected against wave action from floodwaters.

Setback Exemptions

9. Despite setback regulations 1 through 5 in Section 2.3 and setback regulations in Part 3 of this Bylaw, the following may be located in setback areas:
 - j) tanks for the storage of rainwater, provided they do not project more than 1.0 metre into the required setback.

2.x Principal Dwelling Units

- a) On lots where a principal dwelling unit exists and a subsequent principal dwelling unit is to be created, the landowner must demonstrate an adequate supply of water for the second or subsequent dwelling unit, as per the rules for proving water for a subdivision in Section 2.8.

2.x Secondary Suites and Dwelling Units

A secondary suite is permitted within a dwelling unit provided that:

- a) Either the dwelling unit or secondary suite is occupied by the owner of the dwelling unit; or the dwelling unit or the secondary suite is occupied by a person other than the owner who has responsibility for managing the property, including dealing with complaints of neighbours arising from the occupancy of the property;
- b) No more than one secondary suite is permitted per lot;
- c) The secondary suite is contained within the walls of a permitted dwelling unit;
- d) The secondary suite shall have an external access that is separate from that of the principal dwelling;
- e) The floor area permitted for a secondary suite is no more than 40% of the floor area of the dwelling unit to a maximum of 90 square metres;
- f) One off-street parking space is provided for the exclusive use of the secondary suite; and
- g) ~~The secondary suite is not subdivided from the principal dwelling unit under the Land Title Act or the Strata Property Act.~~ For lands outside the ALR, a secondary suite shall not be permitted on a lot unless the owner has registered a restrictive covenant under Section 219 of the *Land Title Act* in favour of the Denman Island Local Trust Committee. This covenant must prohibit the registration of a strata plan under the *Strata Property Act* or the *Land Title Act* that would result in the secondary suite becoming a separate lot.

Commented [MM2]: This regulation is effectively moot, as anyone can deposit a strata subdivision plan without local government review, provided it complies with provincial regulations. To address this, we would need to require a covenant at the time a SUP is issued for each secondary suite, in order to prevent unintended stratification

Where permitted by a Temporary Use Permit a secondary dwelling unit shall:

- h) Not have a floor area in excess of 140 square metres;
- i) Shall not be located more than 60 metres from the principal residence unless otherwise approved by the Local Trust Committee as a condition of the permit;
- j) Be connected to an approved sewerage system; and
- k) Include a rainwater catchment and storage system for a capacity of at least 1,000 gallons unless otherwise approved by the Local Trust Committee as a condition of the permit.
- l) A written plan demonstrating an adequate supply of potable water must be submitted prior to the issuance of any permits for the use.
- m) Where water is supplied to a secondary suite or a secondary dwelling unit by a community water system, the operator of the community water system must provide written

Commented [MM3]: Sample new wording to prevent subdivision of secondary suites.

confirmation that it has sufficient capacity prior to the issuance of any permits to allow the use.

- n) Where water is to be supplied from a surface water body, a water license, issued by the Province, must permit the withdrawal of the required amount of water prior to the issuance of any permits to allow a secondary suite or secondary dwelling unit.

2.x Accessory Buildings and Structures

1. Accessory buildings and structures are not to be used for overnight accommodation other than on an occasional basis, except as permitted elsewhere in this Bylaw and the use is not permitted on a parcel in the Affordable Rental Housing (R4) Zone.

2.x Travel Trailers

1. In all zones except Affordable Rental Housing (R4), travel trailers may be stored on a lot and used for occasional, non-commercial accommodation.
2. A travel trailer, bus or similar vehicle may be used as a principal dwelling unit or as a secondary dwelling unit approved by a Temporary Use Permit on any lot where a single family dwelling is a permitted building provided that it:
 - is on a lot larger than 1.0 ha or is screened from adjacent properties;
 - is connected to an approved sewage disposal system; and
 - is considered a dwelling unit for the purpose of residential density calculations.

2.x Water Zones

1. In the water zones, a vessel may be used for occasional non-commercial accommodation but shall not be used as a permanent residence.

2.x Covered Walkways

1. Buildings located within 4.0 metres of each other and connected by a covered walkway are deemed to be one building.

2.x Undersized Lots

1. Where a lot exists prior to the effective date of this Bylaw and the lot area does not conform to the minimum lot area established in Part 3 relating to subdivision control, such a lot may be used for any of the uses permitted in the zone in which the lot is situated, subject to all of the other regulations for that zone and provided the provisions of the Health Act and relevant regulations have been met.

2.x Agriculture Buildings and Structures

1. An accessory building or structure used for agricultural purposes may exceed 6.0 metres in height where the following apply:

- a. the building or structure used for agricultural purposes is located in the Agricultural Land Reserve;
- b. the building or structure used for agricultural purposes is sited a minimum of:
 - 10.0 metres from the front or exterior side lot lines
 - 4.5 metres from the rear or side lot line; and
 - 15 metres from an edge lot line.
- c. the height of the building or structure does not exceed 15.0 metres.

2.x Fences

1. The height of fences shall not exceed 2.0 metres in any zone, except the Agriculture zone.
2. Landscape screens and protective netting or wire used to control animal nuisances are exempt from Subsection 3.8(1).

Commented [MM4]: check section reference "general height regs"

2.x Screening Regulations

General Regulations

1. Where a landscape screen is required by this Bylaw, it must be provided in the form of:
 - a) existing vegetation of the required height or
 - b) a row of drought-tolerant evergreen plants that after three years of growth will attain the required height and provide a continuous, permanent visual screen between the uses being separated.
2. The minimum height of a landscape screen is 2.0 metres.
3. The minimum depth of a landscape screen is 1.5 metres.
4. Landscape screens along a front or exterior side lot line must be unbroken, except to provide for access to or from the lot.
5. All agri-tourism accommodation must be screened from view from an adjacent lot by a landscape screen a berm, or fencing.

Landscape Screens

6. All commercial, industrial and institutional uses must be screened from view from a lot in the Residential (R1) or Rural Residential (R2) zone by a landscape screen.
7. All outdoor storage or use related to a home occupation must be screened from view from an adjacent lot or highway by a landscape screen.
8. All works yards, commercial or industrial outdoor storage, or derelict vehicles must be screened from view from an adjacent lot or highway by a landscape screen.
9. All uses in the R3 and R4 zones must be screened from adjacent properties with a landscape screen located within the setback area, except that dead trees or trees that pose a safety risk may be extracted from the setback area.

NOTHING CHANGED BEYOND THIS POINT

2.x Home Occupation Regulations

1. A home occupation, when permitted in any zone, shall be subject to regulations 2 to 16 of this section.

Permitted Home Occupation Uses

2. The following uses, and no other uses, are permitted as home occupations • home-based guest accommodation
 - a) artist or artisan studios, including sale of products produced on site
 - b) general business offices
 - c) professional offices, including health services
 - d) personal services
 - e) welding shops, including sale of products produced on site
 - f) manufacture, repair and assembly of goods
 - g) sale of agricultural products produced on-site
 - h) trades-person offices including storage of tools of the trade
 - i) food processing
 - j) automobile repair and maintenance on lots larger than 2.0 hectares
3. Despite regulation 2 of this section, the following uses, and no others are permitted as home occupations in the R4 zone:
 - a) general business offices
 - b) professional offices, excluding health services
 - c) artist or artisan studios
4. Notwithstanding 2.4 regulation 3 of this section, the following is prohibited in the R4 zone:
 - a) on site purchase of any products or services
 - b) on site attendance of clientele or customers
 - c) creation of noise which disturbs persons

General Regulations

5. Home occupations must be accessory to an active residential use.
6. The external appearance of the premises on which the home occupation is operated must retain a residential appearance.
7. The maximum combined floor area used for home occupations:
 - a) on lots less than 1.0 hectare is 60 per cent of the floor area of the dwelling unit in which the home occupations are located; and

- b) on lots of 1.0 hectares or larger is 60 per cent of the combined floor area of the dwelling unit and accessory buildings in which the home occupations are located.
- 8. A daycare is limited to the care at any one time of no more than seven children.
- 9. A home occupation may not produce, store or use hazardous materials, except for household goods and required materials for trades, welding, artistic or health care purposes.
- 10. Only those goods, arts, and crafts produced on the site may be sold from a home occupation.
- 11. The use of a permanent sawmill or portable sawmill as part of a home occupation is prohibited.

Location of Uses

- 12. On lots that are less than 1.0 hectares, the use shall be conducted entirely within a building containing a dwelling unit.
- 13. On lots of 1.0 hectares or larger, home occupations may be in the principal dwelling unit and in accessory buildings. Uses Permitted Outdoors
- 14. Despite regulations 10 and 11 of this section, kilns used exclusively for the home occupation may be freestanding outside the dwelling unit, and a play area for a daycare may be permitted outside the dwelling unit.
- 15. Despite regulation 10 and 11 of this section, outdoor storage associated with home occupations involving trades, manufacture repair and assembly of goods or automobile repair and maintenance is permitted provided that the lot coverage used collectively by all home occupation activities does not exceed 10 per cent of the lot area including areas for the storage of vehicles, equipment and materials used in the home occupation.

Number of Employees

- 16. The maximum number of non-resident employees permitted per lot is:
 - a) one on lots less than 1.0 hectare;
 - b) two on lots of 1.0 ha and less than 2.0 hectares;
 - c) three on lots of 2.0 ha and less than 3.0 hectares; and
 - d) four on lots of 3.0 hectares or larger.
- 17. Despite regulation 16 of this section, no non-resident employees are permitted in the R4 zone.

Home-based Guest Accommodation

- 18. Despite Regulation 11 of this section, home-based guest accommodation must be contained within the principal dwelling unit.
- 19. Unless otherwise permitted in Part 3 of this Bylaw, a home occupation providing home-based guest accommodation shall have no more than three bedrooms, with a maximum of two beds each, which may be rented to transient paying guests.

20. Meals may be served to transient paying guests in a home occupation providing home-based guest accommodation.
21. A second set of cooking facilities may be provided in a residence which provides home-based guest accommodation, in accordance with the provisions of this bylaw, to allow for transient paying guests to prepare their own meals.

2.x Parking Regulations

General Regulations

1. Parking spaces are required in accordance with this Section for the establishment or expansion of any use of land, buildings or structures and for the construction of an addition to any buildings or structures.
2. If a use is not listed in this section, the number of parking spaces required is to be calculated on the basis of the most similar use listed.
3. If more than one use is located on a lot, or parking collectively serves more than one building or use, the total number of parking spaces is the sum of the various classes of uses calculated separately.
4. Where the calculation of total required parking spaces results in a fractional number, the nearest whole number above that calculated is the number of total required spaces.

Location

5. All required off-road parking spaces must be located on the lot on which the use, building or structure being served is located, or on an adjoining lot that constitutes a part of the same site or premises and is in the same zone. Parking spaces located on a highway may not be taken into account in determining compliance with the standards in this section.
6. Despite Regulation 5 of this section, required off-road parking spaces may be provided on a nearby lot provided it is within 100 metres of the use, building or structure being served, and provided a restrictive covenant complying with Regulation 4 of Section 1.2 is registered against the parcel on which the parking is provided ensuring that the required parking area will remain available for parking in conjunction with such use.
7. Where parking areas are located in the front yard they shall not exceed 40 per cent of the area of the front yard.
8. All automobile parking spaces for disabled persons must be located adjacent to the main entrance of the building for which the parking is required and marked with a sign or symbol identifying each space reserved for such parking.

Dimensions

9. Each automobile parking space must be accessible to a highway via a manoeuvring aisle not less than 7.5 metres in width in the case of 90 degree parking and 5.5 metres in width in the case of 60 degree parking; and no parking space may abut a highway such that the use of the parking space necessitates reversing a motor vehicle onto or from a highway.

10. Automobile parking spaces must be at least 2.75 metres in width and 6.25 metres in length, exclusive of manoeuvring aisles, and have an unobstructed vertical clearance of at least 2.0 metres. Parallel parking spaces must, despite the foregoing, must have a length of 7.5 metres.

11. Despite Regulation 10 of this section, automobile parking spaces for disabled persons must be a minimum of 3.7 metres in width and 6.25 metres in length, and have an unobstructed vertical clearance of at least 2.0 metres.

Design Standards

12. Where five or more automobile parking spaces are required

- a) all parking spaces are to be provided and maintained with a hard, durable surface or with gravel
- b) the parking area is to be landscaped and screened from adjacent residential properties.

13. The slope of any automobile parking space shall not exceed 10 per cent.

14. Lighting fixtures for the parking area must be less than 1.0 metre in height and must be directed exclusively at the parking area at illumination levels of 11 lux or less¹.

Number of Parking Spaces Required

15. The minimum number of parking spaces required is as specified in accordance with regulations 16 to 18 of this section

16. Minimum number of automobile parking spaces is

residential

- a) one per one single family residential dwelling unit
- b) one per one cabin or accessory residential use
- c) two per dwelling unit in a multi-family dwelling

home occupations

- a) one per two non-resident employees in a home occupation
- b) one per rental room in a home occupation providing home-based guest accommodation

commercial

- a) one per 20.0 square metres of gross floor area of a building or structure for a commercial use other than a restaurant, cafe, public docking facility, or vehicle fuel sales
- b) one per three seats in a restaurant or café
- c) one per four berths in a public docking facility, plus four per launch ramp or hoist
- d) four per vehicle fuel service
- e) one per sleeping unit of agri-tourism accommodation

institutional

- a) one per 25.0 square metres of gross floor area of a building or structure for a school, community hall, church, social hall, museum use, health care service use, recycling centre or similar use
- b) one per each employee or volunteer for a fire hall, police station or ambulance station

resource

- a) one per 30.0 square metres of gross floor area for a building or structure for an industrial, equipment storage, material supply or warehouse use
- b) one per 15 square metres of gross floor area for a greenhouse, a nursery, farm sales or forestry sales.

17. Minimum number of bicycle parking spaces is

- a) four, or one per 150 square metres of gross floor area for a commercial use, whichever is greatest
- b) four, or one per 10 students in a school, whichever is greatest
- c) four, or one per 150 square metres of gross floor area for a community hall, church, social hall, museum or other institutional use, whichever is greatest.
- d) One per dwelling unit in a multi-family dwelling
- e) Four, or one per sleeping unit of agri-tourism accommodation, whichever is greatest

18. Of the number of automobile parking spaces required in Regulation 16 of this section for commercial or institutional uses, a minimum of one, or one per 50 required parking spaces, whichever is greatest, must be provided for disabled persons.

2.x Subdivision Regulations

[insert]

3.1 Residential Zone (R1)

The purpose of the Residential Zone R1 is to provide regulations for the development of low-density residential areas, characterized by single-family dwellings and accessory uses.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other principal uses are prohibited:
 - (a) *Residential*

Permitted Accessory Uses

- 2) The following uses are permitted accessory to a principal use on the lot, subject to the regulations set out in this Section and the general regulations, and all other accessory uses are prohibited:
 - (a) *Accessory* uses; buildings and structures;
 - (b) home occupation;
 - (c) *agriculture*;
 - (d) *intensive agriculture and forest fungi* production on lots greater than 2.0 hectares;
 - (e) *agri-tourism* use on a lot classified as a farm under the BC Assessment Act; and
 - (f) *agri-tourism accommodation* on lots larger than 4.0 ha and classified as a farm under the BC Assessment Act where permitted by a Temporary Use Permit.

Density

- 3) One (1) dwelling is permitted per hectare on each lot with an area of 1.0 hectare or larger, to a maximum of five (5) dwellings per lot.
- 4) Despite Section 3.1.3, on a lot less than 1.0 hectare in area, one (1) dwelling unit is permitted.
- 5) The maximum lot coverage for buildings and structures is 25%.
- 6) One agricultural *produce stand* per lot.

Siting and Size

- 7) The minimum setback for any building or structure, except a fence or pump/utility house is:
 - (a) 7.5 metres from any front lot line;
 - (b) 3.0 metres from any rear or side lot line; and
 - (c) 4.5 metres from any exterior side lot line.
- 8) The minimum setback from all lot lines for agri-tourism accommodation, feeding troughs, manure piles and buildings and structures for housing animals for agriculture is 8.0 metres, except domestic chicken coops
- 9) The minimum setback from all lot lines for a domestic chicken coop is 3.0 metres.

- 10) The minimum setback for a *produce stand* from the front lot line is 4.5 m, maximum size not exceeding 4.6 square metres (50 square feet) gross floor area.

Subdivision Lot Area Requirements

- 11) Minimum lot area is 1.0 hectare.
- 12) The minimum average lot area is 1.0 hectare.

Conditions of Use

- 13) On Agricultural Land Reserve lots where a secondary dwelling unit or agri-tourism accommodation use is to be created, there must be an adequate supply of water, and sewage disposal capacity, for the use, and for this purpose the rules for proving water for a subdivision in Section 2.8 and proof from a qualified professional that the agri-tourism accommodation or dwelling is connected to an approved sewerage system apply.

Site Specific Regulations

- 14) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1 Site-Specific Zone	Column 2 Location Description	Column 3 Site-Specific Regulations
R1(1)		One accessory dwelling unit is permitted, with a maximum gross floor area of 56.0 square meters, provided it is contained within or attached to the principal dwelling unit on the lot
R1(2)		The only accessory use permitted is residential, in cabins with a maximum gross floor area of 56 square meters, to a maximum of six cabins per lot, and a minimum lot area of 3.75 hectares.
R1(3)		Two dwelling units are permitted providing one is limited to a footprint of 18.6 square metres and one storey.
R1(4)		Single family dwelling units and buildings and structures accessory to single family dwelling units are not

		permitted and instead, one (1) affordable housing dwelling unit with a maximum gross floor area of 93 square metres and associated accessory buildings and structures are permitted. Travel trailers are not permitted to be stored on the lot or to be used as a principal dwelling unit. However, a travel trailer may be used on the lot for up to six months during construction of the affordable housing dwelling unit. Home occupation uses are permitted as an accessory use. Homebased guest accommodation, welding shops, including sale of products produced on site, daycare, and automobile repair and maintenance, are not permitted.
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3.2 Residential Zone (R2)

The purpose of the Residential Zone R2 is to provide regulations for the development of low-density residential areas, characterized by single-family dwellings on larger lot sizes, along with accessory uses, secondary suites, and additional dwelling units.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Residential*

Permitted Accessory Uses

- 2) The following uses are permitted accessory to a principal use on the lot, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Accessory uses, buildings and structures;*
 - (b) *secondary suite;*

- (c) secondary *dwelling units*, if approved through a Temporary Use Permit;
- (d) home occupation;
- (e) *agriculture*;
- (f) *intensive agriculture* and *forest fungi* production on lots greater than 2.0 hectares;
- (g) *agri-tourism* (on lots classified as a farm under the BC Assessment Act);
- (h) *agri-tourism accommodation* (on lots larger than 4.0 ha and classified as a farm under the BC Assessment Act, where permitted by a Temporary Use Permit).

Density

- 3) One (1) dwelling is permitted per 4.0 hectares of lot area.
- 4) Despite 3.2.3, on a lot less than 4.0 hectare in area, one (1) dwelling unit is permitted.
- 5) The maximum lot coverage for buildings and structures is 25%.
- 6) One secondary suite is permitted per lot.
- 7) One secondary dwelling unit is permitted per lot.

Siting and Size

- 8) The minimum setback for any building or structure, except a fence or pump/utility house is:
 - (a) 7.5 metres from any front lot line;
 - (b) 3.0 metres from any rear or side lot line; and
 - (c) 4.5 metres from any exterior side lot line.
- 9) The minimum setback from all lot lines for agri-tourism accommodation, feeding troughs, manure piles and buildings and structures for housing animals for agriculture is 8.0 metres, except domestic chicken coops.
- 10) The minimum setback from all lot lines for domestic chicken coops is 3.0 metres.
- 11) The minimum setback for a *produce stand* from the front lot line is 4.5 metres, maximum size not exceeding 4.6 square metres (50 square feet) gross floor area.

Subdivision Lot Area Requirements

- 12) Minimum lot area is 2.0 hectares.
- 13) The minimum average lot area is 4.0 hectares.

Conditions of Use

- 14) On Agricultural Land Reserve lots where a secondary dwelling unit or agri-tourism accommodation use is to be created, there must be an adequate supply of water, and sewage disposal capacity, for the use, and for this purpose the rules for providing water for a

subdivision in Section 2.8 and proof from a qualified professional that the agri-tourism accommodation or dwelling is connected to an approved sewerage system apply.

Site-Specific Regulations

- 15) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
R2(1)		a) A kennel accessory to a residential use is also permitted with a minimum setback from all lot lines of 30.0 metres.
R2(2)		a) A riding stable accessory to a residential use is permitted with a minimum setback from all lot lines of 30.0 metres.
R2(3)		a) Two dwelling units are permitted.
R2(4)		a) The minimum lot area per principal single family dwelling unit is 1.4 hectares
R2(5)		a) The minimum lot area per principal single family dwelling unit is 3.33 hectares.
R2(6)		a) The maximum density permitted by subdivision is an average of one lot per 5.56ha.
R2(7)		a) The maximum number of single family dwellings permitted in the R2(7) zone is four.
R2(8)		a) A Siting and Use Permit for a dwelling in

		the R2(8) zone must be accompanied by written certification from an appropriately qualified professional architect, engineer or energy advisor that the dwelling unit meets or exceeds the applicable requirements of Step 2 of the Energy Step Code in affect at the reference date of this bylaw amendment. b) The maximum number of lots permitted by subdivision in the R2(8) zone is 5. c) The minimum average lot area permitted by subdivision is 2.8 ha.
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3.3 Co-housing (R3)

The purpose of the Co-housing Zone R3 is to establish regulations for the development of semi-communal housing areas, consisting of a cluster of private dwellings and shared community spaces, fostering a collaborative and sustainable living environment.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Residential*

Permitted Accessory Uses

- 2) The following uses are permitted accessory to a principal use on the lot, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Accessory uses, buildings and structures;*
 - (b) *Common House;*
 - (c) *home occupation;*
 - (d) *agriculture;*

- (e) *intensive agriculture* and *forest fungi* production on lots greater than 2.0 hectares;
- (f) *agri-tourism* (on lots classified as a farm under the BC Assessment Act); and
- (g) *agri-tourism accommodation* (on lots larger than 4.0 ha and classified as a farm under the BC Assessment Act, where permitted by a Temporary Use Permit.

Density

- 3) On a lot of 35.0 hectares or greater in area, up to fifteen dwelling units are permitted.

Siting and Size

- 4) The minimum setback for any building or structure, except a fence or pump/utility house is:
 - (a) 30.0 metres from any front lot line;
 - (b) 30.0 metres from any rear or side lot line; and
 - (c) 30.0 metres from any exterior side lot line.
- 5) The minimum setback from all lot lines for domestic chicken coops is 30.0 metres.
- 6) The minimum setback from all lot lines for agri-tourism accommodation, feeding troughs, manure piles and buildings and structures for housing animals for agriculture, except domestic chicken coops is 30.0 metres.
- 7) The minimum setback for a *produce stand* from the front lot line is 4.5 metres, maximum size not exceeding 4.6 square metres (50 square feet) gross floor area.
- 8) The maximum floor area of a dwelling unit is 139.4 square metres.
- 9) The maximum floor area of a common house is 279 square metres.
- 10) The maximum combined gross floor area of all accessory buildings and structures is 1275 square metres.

Subdivision Lot Area Requirements

- 11) Minimum lot area is 35.0 hectares.

Conditions of Use

- 12) On Agricultural Land Reserve lots where a secondary dwelling unit or agri-tourism accommodation use is to be created, there must be an adequate supply of water, and sewage disposal capacity, for the use, and for this purpose the rules for proving water for a subdivision in Section 2.8 and proof from a qualified professional that the agri-tourism accommodation or dwelling is connected to an approved sewerage system apply.

3.4 Affordable Rental Housing Zone (R4)

The purpose of the Affordable Rental Housing Zone R4 is to regulate higher-density residential developments in areas suitable for increased population density, with an emphasis on multi-family dwellings. Housing in this zone is designated for residential rental tenure, subject to the registration of a housing agreement.

Permitted Principal Uses

- 15) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) *Multi-family Residential Rental Tenure*, subject to registration of Housing Agreement.

Permitted Accessory Uses

- 16) The following uses are permitted accessory to a principal use on the lot, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) *Accessory uses, buildings and structures*;
 - (b) *Common House*;
 - (c) home occupation;
 - (d) *agriculture*; and
 - (e) *intensive agriculture and forest fungi production on lots greater than 2.0 hectares*.

Density

- 17) The maximum lot coverage for buildings and structures is 10%.

Siting and Size

- 18) The minimum setback for any building or structure, except a fence or a pump/utility house is:
- (b) 10.0 metres from any front lot line;
 - (c) 10.0 metres from any rear or side lot line; and
 - (d) 10.0 metres from any exterior side lot line.
- 19) The minimum setback from all lot lines for feeding troughs, manure piles and buildings and structures for housing animals for agriculture, except domestic chicken coops is 30.0 metres.
- 20) The minimum setback from all lot lines for domestic chicken coops is 10.0 metres.
- 21) The maximum gross floor area of a pump/utility house located within a setback area is 10 square metres.

Site-Specific Regulations

- 22) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-

case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
R4(1)		a) The keeping of chickens or other livestock is not permitted. b) The maximum number of affordable dwelling units per lot is 20. c) The maximum combined lot coverage of buildings and structures is 25%. d) The maximum height of principal buildings and structures located 100.0 metres or more from the natural boundary of the sea is 10.0 metres. e) The minimum setback of a free standing photovoltaic solar array or water cistern from any interior lot line is 1.5m. f) The minimum setback of all buildings and structures, except for free standing photovoltaic solar arrays and water cisterns, is 4.0 metres from an exterior lot line and 3.0 metres from an interior lot line.

		g) The maximum gross floor area of an affordable dwelling unit is 140 m². h) The minimum lot area permitted by subdivision is 1.0 hectare. i) The minimum number of automobile parking spaces required is 1.0 per affordable housing unit. j) The applicant must provide proof of a water license that permits the withdrawal of the licensed amount of groundwater.
R4(2)		a) The following uses are not permitted: - the keeping of chickens or other livestock; and - the sale of agricultural products, including their storage, processing and direct marketing. b) Multi-family dwelling units are limited to each building containing a maximum of two seniors affordable housing dwelling units, each having its own entrance, which may include an entrance from a common interior corridor or an exterior entrance. c) A Common House is not permitted.

		d) The maximum number of seniors affordable dwelling units per lot is 8. e) The maximum combined lot coverage of buildings and structures is 25%. f) The minimum setback of buildings or structures, except for a fence or pump/utility house: • from the front lot line is 7.5 metres; • from the rear or side lot line is 3 metres; and • from the exterior side lot line is 3 metres. g) The minimum setback from all lot lines for feeding troughs, manure piles and buildings and structures for housing animals for agriculture is 8.0 metres, except for domestic chicken coops. h) The minimum setback from all lot lines for domestic chicken coops is 3 m. i) The maximum gross floor area of a seniors affordable dwelling unit is 65 square metres. j) The minimum lot area permitted by subdivision is 0.7 hectares. k) The minimum number of automobile parking spaces required is 1.5 per seniors affordable housing unit, and the minimum number of bicycle parking spaces required is 0.5 per seniors affordable housing unit. l) The applicant must provide proof of a water license that permits the
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		withdrawal of the licensed amount of groundwater.
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3.5 Agriculture Zone (A)

The purpose of the Agricultural Zone is to protect land for agricultural use, preserve farmland within the rural landscape, and promote sustainable food production and horticulture, while allowing for limited residential use.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Residential*;
 - (b) *Agriculture*, including intensive agriculture; and
 - (c) *Forestry*.

Permitted Accessory uses

- 2) The following uses are permitted accessory to a principal use on the lot, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) home occupations;
 - (b) Sale of forest products produced on-site, accessory to a principal forestry use;
 - (c) Secondary suite;
 - (d) secondary dwelling unit consistent with the *Agricultural Land Reserve Use Regulation*.
 - (e) *agri-tourism* (on lots classified as a farm under the *BC Assessment Act*); and
 - (f) *agri-tourism accommodation* (on lots larger than 4.0 ha and classified as a farm under the *BC Assessment Act* and consistent with the *Agricultural Land Reserve Use Regulation*)

Density

- 3) The minimum lot area per principal dwelling unit outside the Agricultural Land Reserve is 15.0 hectares.
- 4) Only one (1) dwelling unit is permitted per lot, both inside and outside the Agricultural Land Reserve.
- 5) The maximum lot coverage for buildings and structures is:
 - (a) 35% excluding greenhouses;
 - (b) 75% including greenhouses.
- 6) For land within the Agricultural Land Reserve, the total developed area (including buildings, landscaping, sewage disposal, parking, and access for agri-tourism accommodation) must not exceed 1% of the total parcel area.

Commented [MM1]: Consider adding a definition for forestry: Forestry means all activities related to the establishment, management, development, and cultivation of forested areas and timber resources. It includes the harvesting of timber and related forest resources, as well as activities aimed at ensuring sustainable production and environmental protection.

- 7) For land within the Agricultural Land Reserve, a maximum of one (1) secondary suite or secondary dwelling unit per lot is permitted.

Siting and Size

- 8) The minimum setback for any principal or accessory residential building or structure, except a fence or pump/utility house is:
- (a) 10.0 metres from any front lot line; and
 - (b) 4.5 metres from any rear, side, or exterior side lot line.
- 9) The minimum setbacks for buildings and structures used for other than residential purposes are:
- (c) 10.0 metres from any front or exterior side lot line;
 - (d) 15.0 metres from any rear or side lot line; and
 - (e) 15.0 metres from an edge lot line.
- 10) The minimum setback for intensive agriculture from any lot line is 30.0 metres.
- 11) The minimum setback from any lot line for buildings and structures related to a permanent sawmill or wood processing is 100.0 metres.
- 12) The minimum setback from any lot line for a home occupation related to the manufacture, repair, and assembly of goods is 15.0 metres.
- 13) The minimum setback from any lot line for agri-tourism accommodation is 30.0 metres.
- 14) The minimum setback from any lot line for a *produce stand* is 0 metres with a maximum gross floor area of 10 square metres.
- 15) On land in the Agricultural Land Reserve, maximum gross floor area of a dwelling unit is 410 square metres.
- 16) The maximum gross floor area of a building or structure for off-property retail sale of farm products or forestry products is 300.0 square metres.
- 17) The maximum combined lot area used for the operation of permanent sawmills, excluding storage area, is 200.0 square metres.

Conditions of Use

- 18) On Agricultural Land Reserve lots where a secondary dwelling unit or agri-tourism accommodation use is to be created, there must be an adequate supply of water, and sewage disposal capacity, for the use, and for this purpose the rules for proving water for a subdivision in Section 2.8 and proof from a qualified professional that the agri-tourism accommodation or dwelling is connected to an approved sewerage system apply.

Subdivision Lot Area Requirements

19) The minimum lot area is 15.0 hectares.

Site-Specific Regulations

20) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
A(1)		a) The minimum lot area is 64.0 hectares.
A(2)		a) In addition to the uses listed in Table 1 of this Section, a restaurant is a permitted principal use. b) A maximum of five rooms may be used for homebased guest accommodation.
A(3)		a) A private non-commercial burial site for the use of residents of the property is a permitted accessory use.
A(4)		a) The maximum number of dwelling units is one per 15 hectares.
A(5)		a) No residential use is permitted. b) Single family dwelling units and buildings and structures accessory to a constructed single family dwelling unit are not permitted. c) The minimum setback of principal and accessory residential buildings or structures, except a fence, pump/utility house or pit privy from the front, rear, side and exterior side lot lines is 30 m.

		d) The minimum lot area permitted by subdivision, subject to the regulations in Section 2.8 is 13.0 hectares.
A(6)		a) The minimum lot area permitted by subdivision, subject to the regulations in Section 2.8 is 45.0 hectares. b) The minimum lot area per principal single family dwelling unit is 45.0 hectares.
A(7)		a) Hermitage is a permitted accessory use. b) Mobile accessory buildings for overnight accommodation of people participating in the activities or programs of a hermitage on the same lot are permitted. c) Up to eight mobile accessory buildings with a floor area not greater than 10m² each may be used for overnight accommodation of hermitage participants.
A(8)		a) The minimum lot area per principal single family dwelling unit is 8.4 hectares.
A(9)		a) The minimum lot area per principal single family dwelling unit is 7.5 hectares. b) If a lot in this zone is subdivided, a total of 4 dwelling units are permitted on the resulting lots.
A(10)		a) The minimum lot area per principal single family dwelling unit is 14.91 hectares.

A(11)		a) The minimum lot area per principal single family dwelling unit is 5.25 hectares.
A(12)		a) the minimum lot area per principal single family dwelling unit is 10.45 hectares.
A(13)		a) The minimum lot area per principal single family dwelling unit is 1.55 hectares.
A(14)		a) the minimum lot area per principal single family dwelling unit is 1.55 hectares.
A(15)		a) The minimum lot area is 0.8 hectares.

3.6 Forestry Zone (F)

The purpose of the Forestry Zone is to provide regulations for forestry activities in areas designated for large scale resource use, with limited residential development.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Residential*;
 - (b) *Agriculture*, including *intensive agriculture*; and
 - (c) *Forestry*.

Permitted Accessory uses

- 2) The following uses are permitted accessory to a principal use on the lot, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) home occupations;
 - (b) Sale of forest products produced on-site, accessory to a principal forestry use;
 - (c) Secondary suite;
 - (d) secondary dwelling unit, requires approval by a Temporary Use Permit;
 - (e) *agri-tourism* (on lots classified as a farm under the *BC Assessment Act*); and
 - (f) *agri-tourism accommodation* (on lots larger than 4.0 ha and classified as a farm under the *BC Assessment Act*), requires approval by a Temporary Use Permit.

Density

- 3) The minimum lot area per principal dwelling unit outside the Agricultural Land Reserve (ALR) is 64.0 ha.
- 4) Only one (1) dwelling unit is permitted per lot, both inside and outside the Agricultural Land Reserve.
- 5) The maximum lot coverage for buildings and structures is 5%.
- 6) A maximum of one (1) secondary suite or one (1) secondary dwelling unit per lot is permitted.

Siting and Size

- 7) The minimum setback for any principal or accessory residential building or structure, except a fence or pump/utility house is:
 - (a) 10.0 metres from any front lot line;
 - (b) 4.5 metres from any rear, side, or exterior side lot line.
- 8) For buildings and structures used for other than residential purposes, except a fence or pump/utility house the minimum setbacks are:
 - (a) 30.0 metres from any front or exterior side lot line; and
 - (b) 15.0 metres from any rear or side lot line.
- 9) The minimum setback for intensive agriculture from any lot line is 30.0 metres.
- 10) The minimum setback from any lot line for buildings and structures related to a permanent sawmill or wood processing is 100.0 metres.
- 11) The minimum setback from any lot line for a home occupation related to the manufacture, repair, and assembly of goods is 15.0 metres.
- 12) The minimum setback from any lot line for agri-tourism accommodation is 30.0 metres.
- 20) The minimum setback from any lot line for a *produce stand* is 0 metres with a maximum gross floor area of 10 square metres.
- 13) On land in the Agricultural Land Reserve, maximum gross floor area of a dwelling unit is 410 square metres.
- 14) The maximum gross floor area of a building or structure for off-property retail sale of farm products or forestry products is 200.0 square metres.
- 15) The maximum combined lot area used for the operation of permanent sawmills, excluding storage area, is 200.0 square metres.

Conditions of Use

- 16) On Agricultural Land Reserve lots where a secondary dwelling unit or agri-tourism accommodation use is to be created, there must be an adequate supply of water, and sewage disposal capacity, for the use, and for this purpose the rules for proving water for a subdivision in Section 2.8 and proof from a qualified professional that the agri-tourism accommodation or dwelling is connected to an approved sewerage system apply.

Subdivision Lot Area Requirements

- 17) The minimum lot area is 64.0 hectares.

Site-Specific Regulations

- 18) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
F(1)		a) The minimum lot area permitted by subdivision is 20 ha.

3.7 Resource Zone (RE)

The purpose of the Resource Zone RE is to manage the use of land for a mix of resource activities, including agriculture, forestry, and residential use in areas with moderate to large lot sizes.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) *Residential*;
 - (b) *Agriculture*, including *intensive agriculture*; and
 - (c) *Forestry*;

Permitted Accessory uses

- 2) The following uses are permitted accessory to a principal use on the lot, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) home occupation;
 - (b) Sale of forest products produced on-site, accessory to a principal forestry use;
 - (c) Secondary suite;
 - (d) secondary dwelling unit, requires approval by a Temporary Use Permit;
 - (e) *agri-tourism* (on lots classified as a farm under the *BC Assessment Act*); and

- (f) *agri-tourism accommodation* (on lots larger than 4.0 ha and classified as a farm under the *BC Assessment Act*, requires approval by a Temporary Use Permit.

Density

- 3) The minimum lot area per principal dwelling unit outside the Agricultural Land Reserve (ALR) is 15.0 ha.
- 4) Only one (1) dwelling unit is permitted per lot, both inside and outside the Agricultural Land Reserve.
- 5) The maximum lot coverage for buildings and structures is 10%.
- 6) A maximum of one (1) secondary suite or one (1) secondary dwelling unit per lot is permitted.

Siting and Size

- 7) The minimum setback for any principal or accessory residential building or structure, except a fence or *pump/utility house* is:
 - (a) 10.0 metres from any front lot line; and
 - (b) 4.5 metres from any rear, side, or exterior side lot line.
- 8) For buildings and structures used for other than residential purposes, except a fence or pump/utility house the minimum setbacks are:
 - (a) 30.0 metres from any front or exterior side lot line; and
 - (b) 15.0 metres from any rear or side lot line.
- 9) The minimum setback for intensive agriculture from any lot line is 30.0 metres.
- 21) The minimum setback from any lot line for buildings and structures related to a permanent sawmill or wood processing is 100.0 metres.
- 10) The minimum setback from any lot line for a home occupation related to the manufacture, repair, and assembly of goods is 15.0 metres.
- 11) The minimum setback from any lot line for agri-tourism accommodation is 30.0 metres.
- 12) The minimum setback from any lot line for a *produce stand* is 0 metres with a maximum gross floor area of 10 square metres.
- 13) On land in the Agricultural Land Reserve, maximum gross floor area of a dwelling unit is 410 square metres.
- 14) The maximum gross floor area of a building or structure for off-property retail sale of farm products or forestry products is 200.0 square metres.

- 15) The maximum combined lot area used for the operation of permanent sawmills, excluding storage area, is 200.0 square metres.

Conditions of Use

- 16) On Agricultural Land Reserve lots where a secondary dwelling unit or agri-tourism accommodation use is to be created, there must be an adequate supply of water, and sewage disposal capacity, for the use, and for this purpose the rules for proving water for a subdivision in Section 2.8 and proof from a qualified professional that the agri-tourism accommodation or dwelling is connected to an approved sewerage system apply.

Subdivision Lot Area Requirements

- 17) The minimum lot area is 15.0 hectares.

3.8 Commercial (C)

The purpose of the Commercial Zone is to establish regulations for the development of areas designated for commercial activities, ensuring that these uses are compatible with surrounding residential and other land uses.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Residential*;
 - (b) *Retail sale and rental*;
 - (c) Restaurant and cafe;
 - (d) *Personal service*;
 - (e) Office; and
 - (f) *Occasional* markets, fairs, and festivals.

Density

- 2) The maximum number of dwelling units per lot is one (1).
- 3) The maximum combined lot coverage of buildings and structures is 40%.

Siting and Size

- 4) The minimum setback for any building or structure, except for a fence or pump/utility house is:
 - (a) 7.5 metres from the front lot line;
 - (b) 3.0 metres from the rear or side lot line; and
 - (c) 4.5 metres from the exterior side lot line.

Subdivision Lot Area Requirements

- 5) The minimum lot area is 1.0 hectares.

Site-Specific Regulations

- 6) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
C(1)		a) The following principal uses are also permitted: • vehicle fuel service; and • propane sales for domestic purposes.

3.9 Light Industrial (L)

The purpose of the Light Industrial Zone is to provide regulations for areas designated for light industrial activities, including those that may produce minimal environmental impacts and are compatible with adjacent land uses.

Permitted Principal Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) *Residential*;
 - (b) Confectionary manufacturing.

Density

- 2) The maximum number of dwelling units per lot is one (1).
- 3) The maximum combined lot coverage of buildings and structures is 40%.

Siting and Size

- 4) The minimum setback for any building or structure, except for a fence or pump/utility house is:
- (a) 7.5 metres from the front lot line;
 - (b) 3.0 metres from the rear or side lot line; and
 - (c) 4.5 metres from the exterior side lot line.
- 5) The maximum gross floor area of a building for light industrial uses is 375 square metres.

Subdivision Lot Area Requirements

- 6) The minimum lot area is 2.0 hectares.

3.10 Institutional (IN)

The purpose of the Institutional Zone is to provide regulations for the development and use of community-oriented areas, including institutional, cultural, and recreational facilities.

Permitted Uses

- a) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) Public education;
 - (b) Religious assembly;
 - (c) *Recycling depot*;
 - (d) Cemeteries;
 - (e) Emergency services;
 - (f) Health care services;
 - (g) Museums;
 - (h) Public assembly;
 - (i) *Occasional* markets, fairs, and festivals;
 - (j) *Passive recreation*;
 - (k) Sports facilities; and
 - (l) Public washrooms.

Commented [MM2]: Was this meant to permit schools, generally? Or is it more an attempt to permit “public schools” but not “private schools”? The LTC might consider “schools” as the permitted use and not use “public education”. School would need to be defined: e.g. “school” means a public or private educational institution not including residential accommodation or dormitories.

Density

- b) The maximum combined lot coverage of buildings and structures is 40%.

Siting and Size

- c) The minimum setback for any building or structure, except a fence or pump/utility house is:
- (a) 7.5 metres from any front lot line;
 - (b) 3.0 metres from any rear or side lot line; and
 - (c) 4.5 metres from any exterior side lot line.

Subdivision Lot Area Requirements

- d) The minimum lot area is 1.0 hectare.

Site-Specific Regulations

- 5) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
IN(1)		a) Highway maintenance yard is a permitted use.

IN(2)		a) Community kitchen is also a permitted use. b) The maximum floor area of a building that may be used for a community kitchen, including storage, is 40.0 square metres.
IN(3)		a) Medical Health Centre is the only permitted use
IN(4)		a) Hermitage is the only permitted use.

3.11 Community Zone (CN)

The purpose of the Community Zones is to provide regulations for the development and use of community-oriented areas, including institutional, cultural, and recreational facilities.

Permitted Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Passive recreation.*

Siting and Size

- 2) The maximum height of buildings and structures is 7.0 metres.

Subdivision Lot Area Requirements

- 3) The minimum lot area is 64.0 hectares.

3.12 Community Zone (PK)

Permitted Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) *Passive recreation.*

Density

- 2) The maximum combined lot coverage of buildings and structures is 5%.

Siting and Size

- 3) The maximum height of buildings and structures is 7.0 metres.

Subdivision Lot Area Requirements

- 4) The minimum lot area is 64.0 hectares.

Site-Specific Regulations

- a) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
PK (1)		a) Boat launching and associated boat launching ramps are permitted.
PK(2)		a) Camping is also a permitted use.

3.13 Water Zone (W1)

Permitted Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) Non-commercial boat anchorage and moorage;
 - (b) Marine parks;
 - (c) Marine navigation aids; and
 - (d) Moorage buoys accessory to an adjacent upland residential or park use;

Prohibited Uses

The regulations listed here are intended to be applied in conjunction with the provisions Section 3.13.1 "Permitted Uses" in order to provide additional guidance and clarity on acceptable implementation actions and practices associated with the permitted uses.

- 2) Despite Section 3.15.1, the use of vehicles and ground-based machinery on the foreshore is prohibited.

3.14 Water Zone (W2)

Permitted Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) Non-commercial boat anchorage and moorage;
 - (b) Commercial boat anchorage and moorage;
 - (c) Seaplane anchorage and moorage;
 - (d) Marine parks;
 - (e) Ferry terminals;
 - (f) Boat launching;
 - (g) Boat rentals and sales;
 - (h) Marine fuel sales;

- (i) Take-out food service;
- (j) Marine navigation aids; and
- (k) Moorage buoys accessory to an adjacent upland residential or park use.

Siting and Size

- 2) The maximum height of floating structures above the water surface, except for a breakwater, is 10.0 metres.
- 3) The maximum height above the high water mark for buildings and structures fixed to the bed of the sea, except for a breakwater, is 10.0 metres.

3.15 Water Zone (W3)

Permitted Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Non-commercial boat anchorage and moorage;
 - (b) Marine parks;
 - (c) Shellfish aquaculture;
 - (d) Marine navigation aids; and
 - (e) Moorage buoys accessory to an adjacent upland residential or park use.

Prohibited Uses

The regulations listed here are intended to be applied in conjunction with the provisions Section 3.15.1 “Permitted Uses” in order to provide additional guidance and clarity on acceptable implementation actions and practices associated with the permitted uses.

- 2) Despite Section 3.15.1, the use of vehicles and ground-based machinery on the foreshore is prohibited.

Site-Specific Regulations

- 3) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
W3(1)		a) No structures are permitted.

3.15 Water Zone (W4)

Permitted Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Non-commercial boat anchorage and moorage;
 - (b) Marine parks;
 - (c) Marine navigation aids;
 - (d) Moorage buoys accessory to an adjacent upland residential or park use.

Prohibited Uses

The regulations listed here are intended to be applied in conjunction with the provisions Section 3.15.1 “Permitted Uses” in order to provide additional guidance and clarity on acceptable implementation actions and practices associated with the permitted uses.

- 2) Despite Section 3.15.1, the use of vehicles and ground-based machinery on the foreshore is prohibited.

Site-Specific Regulations

- 3) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site-Specific Regulations
W4(1)		a) Boat launching and boat launching ramps are permitted.

3.16 Water Zone (W5)

Permitted Uses

- 1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Water reservoir.