

Village Zoning Bylaw – Quick Reference (Including Amendments)

1. Purpose

- Regulates land & building use.
 - Ensures safe, orderly development.
 - Prevents neighbour conflicts.
 - Protects natural areas, heritage, and long-term growth.
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2. When You Need a Development Permit

Required for:

- New buildings, major alterations, or extensions.
- Changing property use.
- Moving or demolishing buildings.
- Installing garden/garage/secondary suites.
- Building or using a swimming pool.

Exempt:

- The first 2 (two) storage buildings and structures under 9.5m² (102.27 ft²) in area.
 - The erection of any fence under 1.8 metres (5.91 feet), wall, gate, television antennae, or radio antennae.
 - Landscaping, driveways, parking (if no drainage impact).
 - Internal renovations not adding units/changes.
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3. Types of Land Use

Permitted - Automatically allowed if rules met

Discretionary - Council approval may be required; conditions possible

4. Zoning Districts

District	Uses
FUD	Agriculture or land held for future growth
Residential (R)	Homes, home businesses, accessory dwellings

District	Uses
Community Service (CS)	Parks, churches, community facilities
Special Overlays	Natural hazard/flood-prone areas
Planned Unit Development (PUD)	Special Council-approved projects

5. Key Rules for Development

Principal Buildings: Only one principal building shall be permitted on any one site except for the following: parks, schools, hospitals, recreation facilities, special care homes, senior citizen homes, and approved dwelling groups and condominium developments.

Modular/Mobile/RTM Homes:

- Permanent foundation or engineered support
- All modular homes shall be a minimum width of 6.10 metres (20 feet) and a minimum total area of 75.07 square metres (808 square feet).
- Permanent utility connections
- Architecturally compatible

Accessory Dwelling Units:

- Only **one suite per lot** (garden/garage OR secondary)
- Must meet **setbacks & servicing**
- Minimize privacy impacts

Swimming Pools:

- Accessory to principal use only
- Rear/side yards, ≥ 5 ft from property lines
- 6 ft lockable fence

Off-Season Storage:

- The storage of one (1) fishing shack and one (1) recreational vehicle shall be in a proper manner so as not to create a nuisance or view obstruction to adjacent property owners.

Other:

- Home businesses: max 2 per home, 1 non-resident employee, minor/no signage, no nuisances
 - Bed & Breakfasts allowed if licensed
 - RVs as permanent dwellings are discretionary – council decision
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6. Environmental & Safety

- Grading/drainage: no erosion or neighbour impact
 - Waste disposal: follow provincial/federal rules
 - Landscape buffers required for parking, greenways
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7. Permits & Fees (Amendment 70-2023)

- Validity: **24 months**
 - Fees set by **Development & Planning Fees Bylaw**
 - Routine permits: **Development Officer**
 - Discretionary uses: **public notice + Council decision**
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8. Enforcement

- Permits may be **suspended or revoked** for violations
 - Performance bonds or liability insurance may be required
 - Temporary permits: construction camps, temporary accommodations
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9. Appeals & Variances

- Appeals → **Development Appeals Board**
 - Minor variances ($\leq 10\%$ setbacks) approved by Development Officer
 - Neighbours notified; objections considered
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10. Key Updates (Amendment 70-2023)

- Permits now valid **24 months** (previously 12)
- Fees moved to separate **Development & Planning Fees Bylaw**
- **Accessory buildings** limited only by height (6.10 m / 20 ft), not footprint
- One **principal dwelling per lot**: single-detached, RTM, modular, mobile
- **RVs** as dwellings discretionary
- **Swimming pools** rear/side yards only
- **Off-season storage**: 1 fishing shack, 1 trailer, 1 RV