

Zoning Bylaw Comparison Guide

Zoning Bylaw 2012-20 and Zoning Bylaw 2025-37

This guide is intended to illustrate the changes between now-repealed Zoning Bylaw 2012-20 and the new [Zoning Bylaw 2025-37](#) for major topics. It does not include all changes. A Zone Conversion Table is provided in Appendix A.

PARKING REQUIREMENTS

In addition to the residential parking requirements summarized in the table below, there are changes to the parking calculations for non-residential uses, new requirements for EV parking in some zones, and more comprehensive bicycle parking requirements.

PARKING REQUIREMENTS RESIDENTIAL USES		
	Zoning Bylaw 2012-20	Zoning Bylaw 2025-37
Downtown	1 space per 2 dwelling units	1 space per 2 dwelling units
Urban Core	1 space per dwelling unit	1 space per dwelling unit
Urban Centres	1 space per dwelling unit	0.75 spaces per dwelling unit
Outside of Urban Core and Urban Centres	1 space per dwelling unit	1 space per dwelling unit
Suites	1 space per 2 suites	No minimum parking requirement
Visitor Parking	1 space per 7 dwelling units for Multiple Housing and Apartments	No minimum parking requirement
Supportive Housing	1 per 2 sleeping units, except 1 per 4 sleeping units in the Downtown	1 per 2 dwelling units, except 1 per 4 dwelling units in the Downtown

SHORT-TERM RENTALS

The STR regulations will **come into effect on October 1, 2026**. After October 1, STR operators in any zone will be required to obtain a business license, development permit, and a building safety verification. More information on application requirements will be provided.

SHORT-TERM RENTAL REQUIREMENTS RESIDENTIAL ZONES and OAG ZONE		
	Zoning Bylaw 2012-20	Zoning Bylaw 2025-37
Primary Residence STR	No regulations	An STR operator may operate up to three STRs on the lot where the operator lives.
Non-Primary Residence STR	No Regulations	An STR operator may operate one STR in total across all lots in residential zones and the OAG zone where the operator does not live. *After October 1, 2027, no new non-primary residence STRs will be allowed in residential zones/OAG zone.

SHORT-TERM RENTAL REQUIREMENTS COMMERCIAL ZONES		
	Zoning Bylaw 2012-20	Zoning Bylaw 2025-37
Primary Residence Requirement	No regulations	Not required
Maximum number of lots used for an STR per operator	No Regulations	No limit
Maximum number of STRs per lot	No Regulations	No limit
Maximum number of STRs per operator	No Regulations	No limit

HOUSING

The table below compares changes in low density residential zones. In addition to the table below:

- Supportive housing will be allowed in all residential zones as a principal use; and
- Allowances on building height, setbacks, site coverage, and parking are offered for qualifying affordable housing developments in multiple housing and commercial/mixed-use zones.

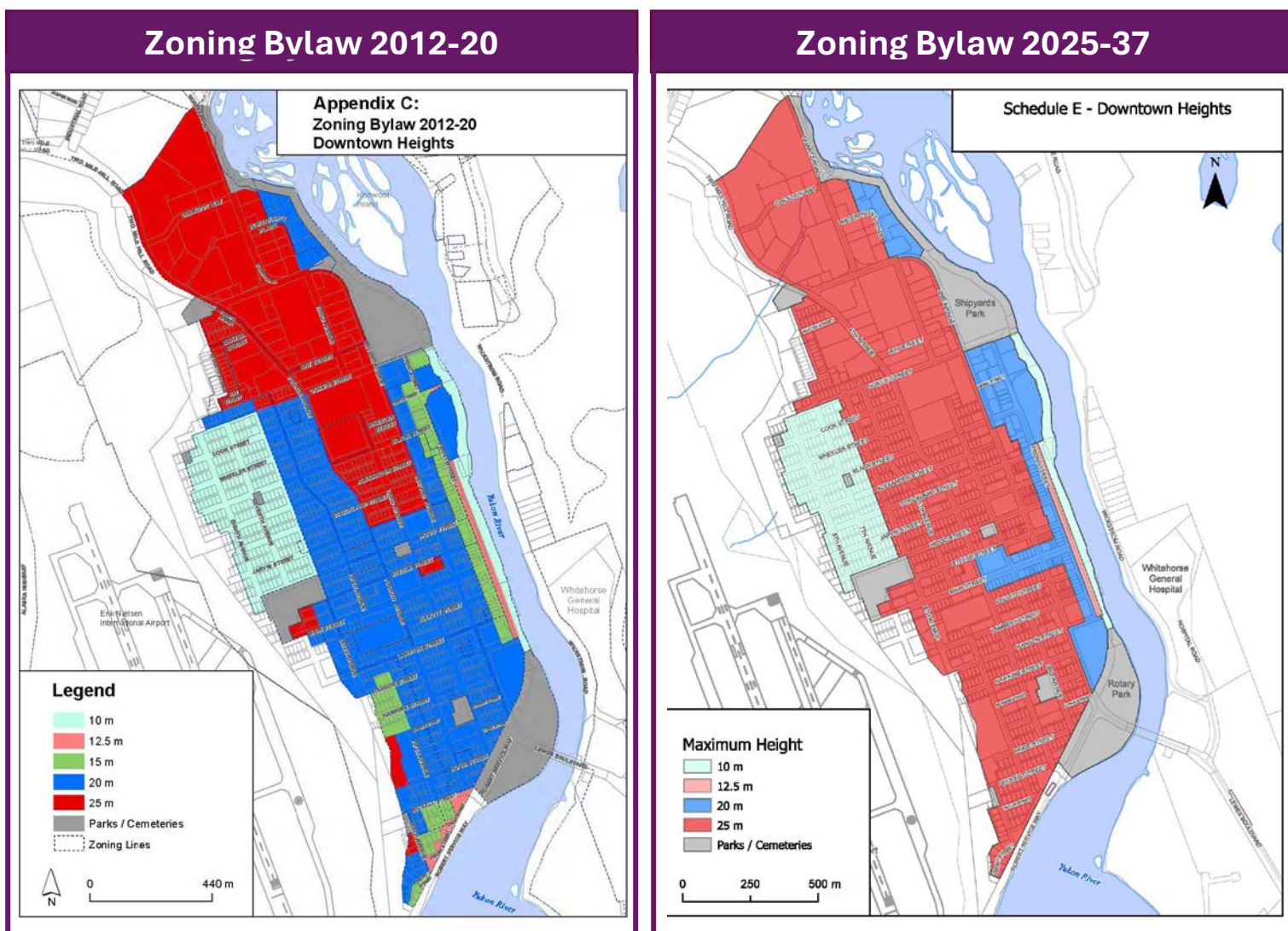
HOUSING REGULATIONS			
	Zoning Bylaw 2012-20	Zoning Bylaw 2025-37	
Comprehensive Low Density	Zones	RCS RCS2 RCS3	RCD
	Maximum Height	10.0 m	10.0 m, or 11.0 m when two or more units are provided
	Minimum lot width	RCS: 12.0 m RCS2: 11.0 m, or 8.5 m for duplex or triplex RCS3: 15.0 m	11.0 m, or 10.0 m if there is rear lane access
	Minimum front yard setback	RCS: 4.0 m RCS2: 3.0 m RCS3: 4.0 m	3.0 m
	Maximum front yard setback	RCS: 8.0 m RCS2: 9.0 m RCS3: 8.0 m	9.0 m
	Maximum site coverage	RCS: 50% RCS2: 50% RCS3: 35%, or 50% if more than one unit is provided	50%
	Minimum lot area	RCS: 320 m ² (275 m ² for duplex) RCS2: 490 m ² (390 m ² for duplex) RCS3: 400 m ² (337 m ² for duplex)	320 m ² (275 m ² for two-lot duplex)
	Mobile Homes	Not permitted	Not permitted
Standard Low Density	Zones	RR RS RS2	RSD
	Maximum Height	RR: 10.0 m RS: 10.0 m RS2: 9.0 m	10.0 m, or 11.0 m when two or more units are provided
	Minimum lot width	RR: 14.0 m RS: 14.0 m, or 10.0 m for side-by-side duplex RS2: 14.0 m, or 10.0 m for side-by-side duplex	14.0 m, or 10.0 m for two-lot duplex
	Minimum front yard setback	RR: 6.0 m RS: 6.0 m RS2: 6.0 m	6.0 m, or 3.0 m if two or more units are provided
	Maximum front yard setback	RR: None RS: None RS2: None	none
	Maximum site coverage	RR: 35%, or 50% if more than one unit is provided RS: 40%, or 50% if more than one unit is provided RS2: 40%, or 50% if more than one unit is provided	40%, or 50% if two or more units are provided
	Minimum lot area	RR: 700 m ² RS: 462 m ² (372 m ² for duplex) RS2: 462 m ² (372 m ² for duplex)	462 m ² (372 m ² for two-lot duplex)
	Mobile Homes	RR: Not permitted RS: Conditional use RS2: Conditional use	Conditional use
Townhouses	Zones	RCT RCT2	RTH
	Maximum Height	10.0 m	10.0 m, or 11.0 m if there is a living suite
	Minimum front yard setback	4.0 m	3.0 m
	Maximum front yard setback	RCT: 6.0 m, or 9.0 m if there is no rear lane access RCT2: 6.0 m	6.0 m, or 9.0 m where there is no rear lane access
	Minimum lot area	RCT: 207 m ² RCT2: 660 m ²	180 m ²
	Maximum site coverage	RCT: 45%, or 55% for lots with two side yard setbacks of 0.0 m RCT2: 45%	55% for interior fee simple unit and single lot townhouse, or 45% for exterior fee simple unit
Old Town	Zones	RD	ROL
	Maximum Height	8.0 m, however a roof may project an additional 2.0 m	10.0 m
	Maximum Floor Area Ratio	0.9	1.5
	Site Coverage	50%	50%, except 60% where 4 or more units are provided
	Maximum Density	4 dwelling units	150 units/ha (up to 7 units on a typical 464 m ² lot)

BUILDING HEIGHTS

The table below shows the changes in maximum building heights for residential and mixed-use zones. A comparison of Downtown and Riverfront building heights are shown in the maps below. Visit the City's [GIS application](#) to see what zone your property is within.

BUILDING HEIGHTS		
Zone (Old → New)	Zoning Bylaw 2012-20	Zoning Bylaw 2025-37
RC1 → RC1	12 m	12 m
RC2 → RC2	10 m	10 m
RCM2 → RMH	15 m	16 m
RCM/RM → RMM	15 m	16 m
RCS/RCS2/RCS3 → RCD	10 m	10 m, or 11 m if two or more units provided
RR/RS → RSD	10 m	10 m, or 11 m if two or more units provided
RS2 → RSD	9 m	10 m, or 11 m if two or more units provided
RCM3 → RMC	10 m	11 m
RCT → RTH	10 m	10 m, or 11 m if a living suite is provided
RD → ROL	8 m with roof up to 10 m	10 m
RP → RMB	None	None
CN → CNN	10 m	15 m
CNC → CNN	15 m	15 m
CNC2 → CNH	12 m	12 m
CC/CM1/CM2 → CMD	See Downtown Heights Below	
CCC/CMW → CMR	See Downtown Heights Below	

DOWNTOWN BUILDING HEIGHTS



APPENDIX A: ZONE CONVERSION TABLE

ZONE CONVERSIONS			
ZONING BYLAW 2012-20		ZONING BYLAW 2025-37	
RC1	Country Residential 1	RC1	Residential – Country 1
RC2	Country Residential 2	RC2	Residential – Country 2
RCM	Comprehensive Residential Multiple Family	RMM	Residential – Multi-Unit Medium Density
RM	Residential Multiple Housing		
RCM2	Comprehensive Residential Multiple Family 2	RMH	Residential – Multi-Unit High Density
RCM3	Cottage Cluster Homes	RMC	Residential – Multi-Unit Cluster
RCS	Comprehensive Residential Single Family	RCD	Residential – Comprehensive Development
RCS2	Comprehensive Residential Single Family 2		
RCS3	Comprehensive Residential Single Family 3		
RCT	Comprehensive Residential Townhouses	RTH	Residential – Townhouse
RCT2	Courtyard Townhouses		
RD	Residential Downtown	ROL	Residential – Old Town
RP	Residential Mobile Home Park	RMB	Residential – Mobile Home
RR	Restricted Residential Detached	RSD	Residential – Standard Development
RS	Residential Single Detached		
RS2	Residential Single Detached 2		
CC	Core Commercial	CMD	Commercial – Mixed-Use Downtown
CM1	Mixed Use Commercial		
CM2	Mixed Use Commercial 2		
CCC	Cultural/Commercial/Community	CMR	Commercial – Mixed-Use Riverfront
CMW	Mixed Use Waterfront		
CH	Highway Commercial	CHY	Commercial – Highway
CIM	Mixed Use Commercial/Industrial	CIM	Commercial – Industrial Mixed
CN	Neighbourhood Commercial	CNN	Commercial – Neighbourhood Node
CNC	Comprehensive Neighbourhood Commercial		
CNC2	Comprehensive Neighbourhood Commercial 2	CNH	Commercial – Neighbourhood High Street
CPG	Commercial Parking Garage	-	Deleted
CR	Commercial Recreation	PRN	Parks – Recreation Node
CS	Service Commercial	CSV	Commercial – Service
IA	Airport	-	Deleted
IH	Heavy Industrial	IHV	Industrial – Heavy
IQ	Quarries	OQR	Other – Quarry
IS	Service Industrial	ILT	Industrial – Light
PE	Environmental Protection	PEP	Parks – Environmental Protection
PG	Greenbelt	PGR	Parks – Greenbelt Recreation
PR	Parks and Recreation	PAR	Parks – Active Recreation
PW	Public Waterfront		
PS	Public Services	OPS	Other – Public Services
PU	Public Utilities	OPU	Other – Public Utilities
AG	Agriculture	OAG	Other – Agriculture
FN	First Nation	KDG	Other – KDFN General
FP	Future Planning	OFFP	Other – Future Planning
-	-	KDM	Other – McIntyre Development District