

# Zoning Bylaw Rewrite

## Proposed Changes Comparison Guide

This guide is intended to compare the regulations in the current Zoning Bylaw 2012-20, the Draft Zoning Bylaw that was released during the public engagement period in May 2025, and the Proposed Zoning Bylaw 2025-37. This guide focuses on key topics including parking, short-term rentals, housing, and building heights; It does not include all proposed changes. See Appendix A for zone codes.

### PARKING

The proposed changes to the parking regulations focus on three key areas: Downtown, the Urban Core, and the Urban Centres.

Zoning Bylaw 2012-20	Draft Zoning Bylaw (May 15, 2025)	Proposed Zoning Bylaw 2025-37
DOWNTOWN		
<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per 2 dwelling units</li><li>Minimum requirement for all non-residential uses is 1 space for every 150 m<sup>2</sup> of gross floor area;</li><li>Maximum parking supply is 25% greater than the parking minimum</li></ul>	<ul style="list-style-type: none"><li>No minimum residential parking requirement</li><li>Minimum requirement for all non-residential uses is 1 space for every 150 m<sup>2</sup> of gross floor area;</li><li>Maximum parking supply of 1.2 spaces per unit for residential and 1 space per 50 m<sup>2</sup> gross floor area for non-residential uses</li></ul>	<ul style="list-style-type: none"><li>No minimum residential parking requirement</li><li>Minimum requirement for all non-residential uses is 1 space for every 150 m<sup>2</sup> of gross floor area;</li><li>Maximum parking supply of 1.2 spaces per unit for residential and 1 space per 50 m<sup>2</sup> gross floor area for non-residential uses</li></ul>
URBAN CORE		
<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per dwelling unit</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per 2 dwelling units</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per unit for first three units, then 0.75 spaces per unit for four or more units.</li></ul>
URBAN CENTRES		
<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per dwelling unit</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per 2 dwelling units</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per 2 dwelling units</li></ul>
HIGHER DENSITY MULTIPLE HOUSING		
<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per dwelling unit</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 0.8 spaces per dwelling unit</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per dwelling unit</li></ul>
OTHER AREAS		
<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per dwelling unit</li><li>1 parking space required per 2 suites</li><li>1 visitor parking space required per 7 units for apartments and multiple housing</li><li>Loading space requirements vary for Commercial, Institutional, and Industrial uses</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per dwelling unit (unless otherwise stated)</li><li>No parking requirement for living and garden suites</li><li>Visitor and loading spaces not required in any zone</li></ul>	<ul style="list-style-type: none"><li>Residential parking requirement is 1 space per dwelling unit (unless otherwise stated)</li><li>No parking requirement for living and garden suites</li><li>Visitor and loading spaces not required in any zone</li></ul>

### SHORT-TERM RENTALS

The proposed regulations for STRs differ between residential and commercial zones as described in the table below. It is proposed that an STR in any zone will require a business license, development permit, and a building safety verification. Current STR operators will have 12 months to come into compliance with the proposed regulations before the City takes enforcement action.

Zoning Bylaw 2012-20	Draft Zoning Bylaw (May 15, 2025)	Proposed Zoning Bylaw 2025-37
RESIDENTIAL ZONES		
<ul style="list-style-type: none"><li>No regulations</li></ul>	<ul style="list-style-type: none"><li>Primary residence requirement – Operator must live on the same property;</li><li>STR can only be in the operator’s own residence while they are away (limit of 6 months per year), or full-time in a living or garden suite; and</li><li>Limit of one STR per person and one STR per lot.</li></ul>	<ul style="list-style-type: none"><li>Primary residence requirement – Operator must live on the same property;</li><li>STR can only be in the operator’s own residence while they are away (limit of 6 months per year), or full-time in a living or garden suite; and</li><li>Limit of one STR per person and one STR per lot.</li></ul>
COMMERCIAL ZONES		
<ul style="list-style-type: none"><li>No regulations</li></ul>	<ul style="list-style-type: none"><li>STR could be in the operator’s own residence while they are away or operated full-time in a dwelling that does not have a regular resident; and</li><li>No limit on the number of STRs per operator or per lot.</li></ul>	<ul style="list-style-type: none"><li>STR could be in the operator’s own residence while they are away or operated full-time in a dwelling that does not have a regular resident; and</li><li>No limit on the number of STRs per operator or per lot.</li></ul>

# Housing

The table below shows a comparison of the current and proposed housing changes. Additionally, the following are proposed:

- Supportive housing will be allowed in all residential zones as a principal use as opposed to a conditional use; and
- Allowances on building height, setbacks, site coverage, and parking are offered to encourage developers to provide affordable housing.

Zoning Bylaw 2012-20		Draft Zoning Bylaw (May 15, 2025)	Proposed Zoning Bylaw 2025-37
Comprehensive Single Family	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 8.5 m for two-lot duplex
	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
	Mobile Homes	Not permitted	Permitted as principal use or as a garden suite
Standard Single Family	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, 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 when two or more units are provided
	Maximum front yard setback	RR: None RS: None RS2: None	None
	Maximum site coverage	RR: 35% or 50% when two or more units are provided RS: 40% or 50% when two or more units are provided RS2: 40% or 50% when two or more units are provided	40% or 50% when two or more units are provided
	Mobile Homes	RR: Not permitted RS: Conditional use RS2: Conditional use	Permitted as principal use or as a garden suite
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 if there is no lane access
	Minimum lot area	RCT: 207 m <sup>2</sup> RCT2: 660 m <sup>2</sup>	207 m <sup>2</sup>
	Maximum site coverage	RCT: 45% or 55% for lots with two side yard setbacks of 0.0 m RCT2: 45%	55% for fee simple interior unit and single lot townhouse, and 45% for fee simple exterior 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%, or 60% where 2 or more units are provided
	Maximum Density	4 dwelling units	150 units/ha (up to 7 units on a typical 464 m <sup>2</sup> lot)

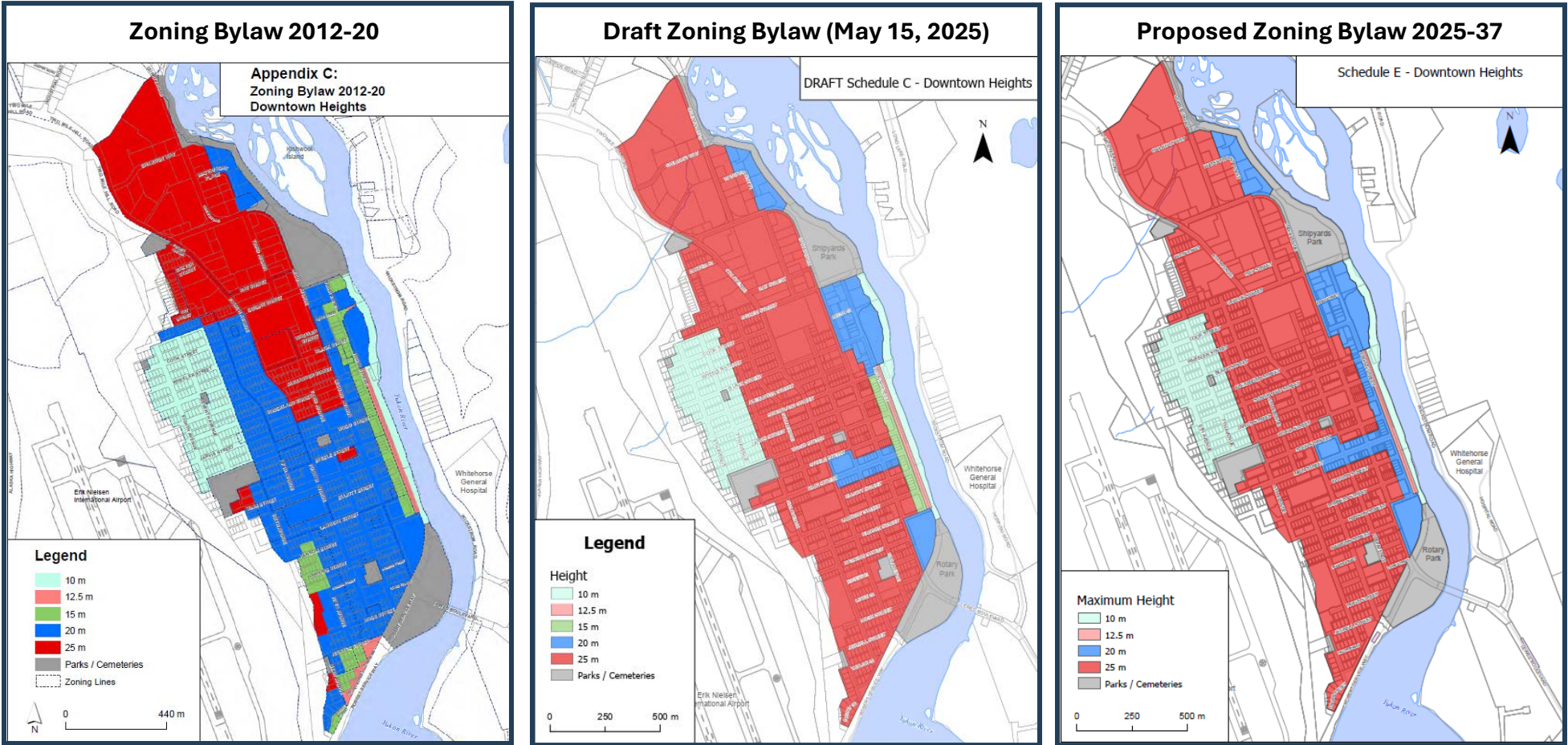
# BUILDING HEIGHTS

The table below shows the proposed changes in building heights for residential and mixed-use zones. A comparison of Downtown and Riverfront building heights are shown in the maps below.

Zone (Current → Proposed)	Zoning Bylaw 2012-20	Draft Zoning Bylaw (May 15, 2025)	Proposed Zoning Bylaw 2025-37
RC1 → RC1	12 m	12 m	12 m
RC2 → RC2	10 m	10 m	10 m
RCM2 → RMH	15 m	20 m	20 m
RCM/RM → RMM	15 m	16 m <sup>1</sup>	16 m <sup>1</sup>
RCS/RCS2/RCS3 → RCD	10 m	10 m / 11 m <sup>2</sup>	10 m / 11 m <sup>2</sup>
RR/RS → RSD	10 m	10 m / 11 m <sup>2</sup>	10 m / 11 m <sup>2</sup>
RS2 → RSD	9 m	10 m / 11 m <sup>2</sup>	10 m / 11 m <sup>2</sup>
RCM3 → RMC	10 m	11 m	11 m
RCT → RTH	10 m	11 m	11 m
RD → ROL	8 m with roof up to 10 m	10 m	10 m
RP → RMB	None	None	None
CN → CNN	10 m	16 m <sup>1</sup>	16 m <sup>1</sup>
CNC → CNN	15 m	16 m <sup>1</sup>	16 m <sup>1</sup>
CNC2 → CNH	12 m	16 m <sup>1</sup>	16 m <sup>1</sup>
CC/CM1/CM2 → CMD		See Downtown Heights Below <sup>1</sup>	
CCC/CMW → CMR		See Downtown Heights Below <sup>1</sup>	

<sup>1</sup>may be increased for qualifying affordable housing development  
<sup>2</sup>if additional units are provided

## Comparison of Downtown Building Heights





APPENDIX A: ZONE CONVERSION TABLE

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