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Other

Urban Beekeeping

- Add new definitions
- Enable beekeeping with regulations

Supplementary Changes

- Update definitions
- Update Through Lot regulations in RS7 and RS4-i
- Clarify Accessory Residential Use along with Home Occupation
- Allow over height fences in certain circumstances
- Allow reconstruction of retaining walls in certain circumstances

Other:

URBAN BEEKEEPING

Define the rules and regulations for keeping bees in an urban environment.

Urban Beekeeping

New definition: means the keeping and maintaining of bees or beehives on a Lot occupied by the beekeeper where an Agriculture Use is not permitted.

currently not defined

ASSOCIATED REGULATIONS

- registered with the Province
- limited to certain beehive numbers
- meet certain lot requirements and specific setbacks

Beehive or Colony

New definition: means an enclosed structure, limited to 30 frames, in which honeybees live and raise their young.

currently not defined

Nucleus Colony

New definition: means a colony of not more than five removable frames primarily used for the rearing and storing of queen bees.

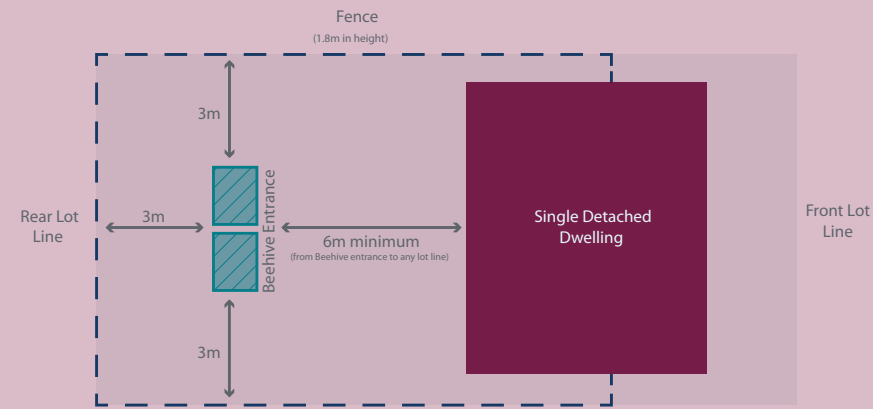
currently not defined

Number of Beehives

Where a Single Detached Dwelling is permitted in an urban zone, the following number of Beehives are permitted:

	Maximum Beehives	Minimum Lot Size	Maximum Lot Size
	2 Beehives & 2 Nucleus Colonies	500m ²	N/A
	4 Beehives & 4 Nucleus Colonies	1,000m ²	N/A
	6 Beehives & 6 Nucleus Colonies	2,000m ²	N/A

Setbacks



To see detailed draft regulations [click here](#)

Other: SUPPLEMENTARY CHANGES

Clarify definitions related to detached dwellings, rental tenure, emergency shelter, through lots, accessory residential, and home occupation.

Single Detached Dwelling

Updated definition: means a detached Building used for residential purposes that consists of one Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite.

clarify that one single detached dwelling is permitted per lot

Manufactured Home

Updated definition: means a factory-built Dwelling Unit certified prior to placement on the Lot as having been built:

- as a modular home in accordance with CSA A277 building standards; or
- as a mobile home in accordance with CAN/CSA Z240 MH building standards.

clarify the permitted types of manufactured homes

Retaining Wall replacement

Allow the replacement of retaining walls to their original specifications, height, and location in certain circumstances in order to address constrained conditions.

Supporting Changes:

Enable Through Lots in RS7 and RS4-i adjacent to highways and arterial roads.

Clarifying Accessory Residential Use and Home Occupation Use.

Residential Rental Tenure

Updated definition: means: (1) occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the Residential Tenancy Act; or (2) occupancy of a Dwelling Unit or Sleeping Unit owned and/or operated by a government agency or non-profit housing provider registered under the Societies Act.

adjust wording slightly to align with other municipalities

Emergency Shelter

Updated definition: means a residential use providing temporary accommodation to those requiring non-disaster related temporary shelter and which is governed by a Housing Agreement.

remove reference to specific residential structures in order to enable it in a variety of situations and housing types

Fence Height

Allow fences to be on top of retaining walls when required by BC Building Code and adjacent to Sensitive Ecosystem Areas, and not be included with wall height when determining fence height.

To see detailed draft regulations [click here](#)

Zoning Bylaw Update - proposed regulations

Other														
Urban Beekeeping	Current	Proposed												
Urban Beekeeping	Use not defined.	"Urban Beekeeping" means the keeping and maintaining of bees or beehives on a Lot occupied by the beekeeper where an Agriculture Use is not permitted. "Beehive" or "Colony" means an enclosed structure, limited to 30 frames, in which honeybees live and raise their young. "Nucleus Colony" means a colony of not more than five removable frames primarily used for the rearing and storing of queen bees. Add to Section 140 (Uses Permitted in Specific Zones) Urban Beekeeping is permitted in all zones where a Single Detached Dwelling is a Permitted Use, except on a Lot on which Agriculture Use is permitted, and the following regulations shall apply: a. be registered with the Province b. be located on a Lot that meets certain requirements c. be limited to a specific number of beehives; d. be located in accordance with specific setbacks; and e. be undertaken by a beekeeper, who is responsible for the bees <table border="1"> <thead> <tr> <th>Maximum Beehives</th><th>Minimum Lot Size</th><th>Maximum Lot Size</th></tr> </thead> <tbody> <tr> <td>2 Beehives and 2 Nucleus Colonies</td><td>500m²</td><td>N/A</td></tr> <tr> <td>4 Beehives and 4 Nucleus Colonies</td><td>1,000m²</td><td>N/A</td></tr> <tr> <td>6 Beehives and 6 Nucleus Colonies</td><td>2,000m²</td><td>N/A</td></tr> </tbody> </table>	Maximum Beehives	Minimum Lot Size	Maximum Lot Size	2 Beehives and 2 Nucleus Colonies	500m ²	N/A	4 Beehives and 4 Nucleus Colonies	1,000m ²	N/A	6 Beehives and 6 Nucleus Colonies	2,000m ²	N/A
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Supplementary Changes	Current	Proposed
Single Detached Dwelling	"Single Detached Dwelling" means a detached building used for residential purposes that consists of one dwelling unit, and where permitted by this Bylaw, one secondary suite.	"Single Detached Dwelling" means a detached Building used for residential purposes that consists of one Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite.
Residential Rental Tenure	"Residential Rental Tenure" means a) occupancy of any Dwelling Unit or sleeping unit under a rental agreement that is subject to the Residential Tenancy Act; or b) occupancy of a Dwelling Unit or sleeping unit owned and/or operated by a government agency or non-profit housing provider registered under the Societies Act.	Residential Rental Tenure means: (1) occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the Residential Tenancy Act; or (2) occupancy of a Dwelling Unit or Sleeping Unit owned and/or operated by a government agency or non-profit housing provider registered under the Societies Act

Zoning Bylaw Update - proposed regulations

Manufactured Home	"Manufactured Home" means a factory-built dwelling unit intended to be occupied as a residence in a place other than that of its manufacture.	"Manufactured Home" means a factory-built Dwelling Unit certified prior to placement on the Lot as having been built: • as a modular home in accordance with CSA A277 building standards; or • as a mobile home in accordance with CAN/CSA Z240 MH building standards.
Emergency Shelter	"Emergency Shelter" means a residential use providing accommodation to those requiring non-disaster related temporary shelter and which is governed by a Housing Agreement; sleeping arrangements may be in dormitories, or in shared or single bedrooms.	"Emergency Shelter" means a residential use providing temporary accommodation to those requiring non-disaster related temporary shelter and which is governed by a Housing Agreement.
Retaining Walls	If a retaining wall needs to be rebuilt, it must adhere to current siting and design specifications, regardless of the original configuration.	Section 140 (Regulations Applicable to Specific Zones) Notwithstanding <section>, where an existing retaining wall exceeding the maximum allowable height has been constructed prior to <date> and is located entirely within the property, it may be replaced to the existing height when site conditions limit the ability for replacement in compliance with maximum allowable height.
Fences	General Regulations for fences are creating unintended conflict with BC Building Code and environmental area fencing or retaining wall requirements.	Section 140 (Regulations Applicable to Specific Zones) Allow a barrier required by BC Building Code to occur on top of a wall. When fences border a Sensitive Ecosystem Area (SEA), they may be placed on top of a wall. Clarify Industrial zones are not permitted razor/barb wire fences.
Through Lots	Subdivision of a Through Lot in the RS7 or RS4-i zone is not permitted.	Add to RS7 "Conditions of Use" Notwithstanding Section 386.5 subdivision is permitted for a Through Lot where one of the abutting streets is a controlled access Highway or classified Arterial, in accordance with Interior Lot subdivision regulations. Add to RS4-i "Conditions of Use" Notwithstanding Section 365.4 subdivision is permitted for a Through Lot where one of the abutting streets is a controlled access Highway or classified Arterial, in accordance with Interior Lot subdivision regulations.
Accessory Residential Use	Accessory Residential uses do not have to be contained in the same structure as the principal use.	Add Condition of Use for specific zones where "Accessory Residential Use" is permitted, specifying that it shall be contained within the building housing the principal uses.
Accessory Residential Use + Home Occupation	Where Home Occupation and Accessory Residential use are permitted, there is no reference that the Home Occupation has to occur in the Accessory Residential use.	Update Section 140 (Uses Permitted in Specific Zones) Where "Accessory Residential Use" is permitted, Home Occupation - Level 1 is permitted as accessory to an Accessory Residential Use only.