

REVISIONS AT A GLANCE

Principal changes made following the March 2nd meeting, based on public feedback

RA

RURAL AREA

New Lots

- Policy change: Reduced emphasis on minimizing ribbon development.
- Minimum lot size changed from 5 acres to 1 acre. Larger lots may still be required based on lot category and provincial standards.

Existing Excavation Pits

- Existing provincially-licensed excavation pits located in the RA zone are recognized as site-specific amendments at the time of the bylaw coming into effect. New excavation pits will still have to go through the site-specific amendment process.

ER

ENVIRONMENTAL RISK

Buffer Zone

- Buffer on the northern portion of the West River reduced from 60m to 15m.
- Plan action to work towards identifying enhanced protection measures

SD

SUBDIVISION STANDARDS

Panhandle Lots

- Increased from 1 lot to 2 lots

Parkland Dedication

- Before: required for every subdivision of 3 lots or more
- Now: required for every subdivision of 5 lots or more

Semi-Detached Dwellings

- No longer required to be built to meet subdivision requirements; but dwellings won't be eligible to subdivide if criteria are not met.

RR

RURAL RESIDENTIAL

Zoning

- Before: clusters of residential lots with shared local access and infill areas.
- Now: all residential lots of less than 2 acres, no infill areas.
- New multi-lot subdivisions – require property to be rezoned to RR through a public process and amendment to plan and bylaw

Special Planning Area

- Before: subdivisions of more than 5 residential lots required shared services.
- Now: subdivisions of more than 5 residential lots will only be permitted with municipal service.
- Change is required to comply with provincial SPA rules.

PR

PARKS & RECREATION

Zone Name

- Changed from Open Space & Recreation to Parks & Recreation

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GENERAL

New Buildings

- Removed: standards for size and number of accessory structures (sheds, garages, etc.) in RR zone.
- Building setbacks adjusted for consistency with current provincial setbacks.
- Removed: building heights limits and lot coverage.

Applications

- No permits required for fences, pools
- Expiry of permits and subdivision permits expanded from 12 to 24 months.