

Comparison Table – “Temporary Residential Occupation of an Existing Dwelling” (General Regulations)

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<p>Temporary Residential Occupation of an Existing Dwelling</p> <p>.1 A temporary residential building or structure is permitted on a parcel provided that:</p> <ul style="list-style-type: none"> a) it is incidental to the construction of a principal residential building; b) it meets the siting regulations of the zone in which it is located; and c) it is removed within thirty (30) days of the completion of the construction of the principal residential building. <p>.2 An existing single detached dwelling may be maintained and occupied, and a new single detached dwelling may be constructed on the same parcel, subject to the following:</p> <ul style="list-style-type: none"> a) the parcel must have a minimum site area of 0.5 ha; b) the new single detached dwelling must have a valid building permit; c) the owner of the parcel must first grant and register a restrictive covenant to the Regional District, in a form satisfactory to the Regional District, by which the owner covenants and agrees to demolish and remove, make uninhabitable or move from the parcel the existing single detached dwelling within ninety (90) days of receiving final inspection for the new single detached dwelling; or within a time limit stated in the restrictive covenant, whichever time comes first. 	<p>Occupancy of an Existing Dwelling During Construction of a New Dwelling</p> <p>.1 Despite a zoning regulation allowing only one <i>single detached dwelling</i> on a <i>parcel</i>, the Regional District may issue a building permit for a new <i>single detached dwelling</i> on the same <i>parcel</i> as an existing occupied <i>single detached dwelling</i> if the Owner first:</p> <ul style="list-style-type: none"> a) grants and registers a statutory covenant on title, in a form satisfactory to the Regional District, by which the owner covenants and agrees to the following: <ul style="list-style-type: none"> i) to demolish and remove, make uninhabitable or move from the parcel the existing <i>single detached dwelling</i> in accordance with a “Decommissioning Plan”; and ii) that the decommissioning of the <i>dwelling</i> be completed within ninety (90) days of receiving final inspection for the new <i>single detached dwelling</i>; or within a time limit stated in the statutory covenant, whichever time comes first. <p>.2 In order to qualify for consideration under sub-section .1, a parcel must have a minimum parcel size of 0.5 ha.</p>

NOTE: In Zoning Bylaw No. 2498, 2012, the regulations for “Temporary Residential Occupation of an Existing Dwelling” is found at Section 7.13. In Draft Zoning Bylaw No. 3065, “Occupancy of an Existing Dwelling During Construction of a New Dwelling” is found at Section 6.8. The regulation related to the temporary occupancy of an RV has been moved to Section 6.10 (“Recreational Vehicles”) in Draft Zoning Bylaw No. 3065.