

Frequently Asked Questions

+ **What is a zoning bylaw?**

The Regional District is divided into 'zones' in the zoning bylaw. These zones contain regulations regarding the use and development of land in the rural area. A zoning bylaw controls:

- The uses that can occur on a property.
- Where buildings and other structures may be located on a property.
- Minimum lot size and dimensions that may be created by subdivision.
- And, building height, and density of development.

+ **Why is a new Zoning Bylaw being proposed?**

The existing zoning bylaw was adopted in 1993. The new zoning bylaw is being proposed for the following reasons:

- To accommodate changes in Provincial legislation and court decisions regarding the regulation of land use.
- To address new land use issues and trends that are occurring, or are expected to occur in the region.
- To improve wording to increase clarity and certainty regarding intent.
- To increase the bylaw's effectiveness.
- And, to apply zoning to lands covered by land use contracts.

+ **What are the geographic areas covered by the proposed new zoning bylaw?**

The areas regulated by zoning are not changed in any notable manner. Most developed areas are zoned. The exception is portions of land in Electoral Areas E and D.

+ **How does the zoning bylaw review affect me?**

If you have an interest in how land in the RDBN is used or developed the proposed new zoning bylaw may have an impact on you. The intent in developing the new zoning bylaw was to update and improve the regulations, while minimizing the actual impacts on property owners. In some cases, the review expanded what is permitted, and in other cases it limited what is permitted. For a summary of changes, visit

https://www.rdbn.bc.ca/images/pdf/planning/Zoning_Bylaw_Review/Zoning_Bylaw_Review_Summary_for_Public.pdf

+ **When will the new zoning bylaw come into affect**

Currently the RDBN is at the public consultation stage of the review. It is anticipated a revised draft of the bylaw will be presented to the RDBN Board in Spring 2019, followed by the formal bylaw approval process and public hearing in 2019.

+ **Will I be able to change the zoning of my property though this review process?**

This is not the intent of the process. As noted, the proposed new zoning bylaw is intended to update and improve the existing regulations while minimizing the impact on property owners. Changing the zoning for a specific property is beyond the scope of the review and is better addressed through a separate rezoning application where notable changes in land use can be properly considered. If you would like to discuss changing your zoning please contact the RDBN Planning Department. For a copy of the rezoning brochure and application visit the following link https://www.rdbn.bc.ca/images/pdf/planning/InformationBrochures/OCP_amendment_and_Rezoning_Brochure_with_Application.pdf

+ **Am I apply to change the zoning of my property during the review process?**

Applications to rezone land may be made at any time. However, consideration of applications may have to be delayed until adoption of the proposed new zoning bylaw. If you are thinking about rezoning your property, you are advised to contact the RDBN Planning Department to

discuss how your application may be impacted. For a copy of the rezoning application and brochure visit the above noted link.