

VILLAGE OF GOLD RIVER

Zoning Bylaw No. 706.11, 2024

A bylaw to amend the Zoning Bylaw.

WHEREAS Section 479 of the *Local Government Act* provides that a local government may, by bylaw, divide the whole or part of the municipality into zones; and

WHEREAS the Council of the Village of Gold River has deemed it necessary to amend the Zoning Bylaw;

NOW THEREFORE the Council of the Village of Gold River in open meeting assembled, enacts as follows:

1. the Village of Gold River Zoning Bylaw No. 706, 2018:
 - a. Section 2.0 deleting the definition for Accessory Dwelling Unit and substituting:

“Accessory Dwelling Unit” means a building, or part of a building, that:
 - (a) is a self-contained residential accommodation unit, and
 - (b) has cooking, sleeping and bathroom facilities, and
 - (c) is secondary to a primary dwelling unit located on the same property.
 - b. Adding the following definitions to Section 2.0:

“Secondary Suite” means a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

“Accessory Dwelling Unit – Commercial” means a dwelling unit located in the same building as the principal use, provided that the total floor area occupied by accessory dwelling units does not exceed more than 40% of the total floor area of the building and other than access, is not located on the ground floor of the building.
2. the Village of Gold River Zoning Bylaw No. 706, 2018 Section 4.13.2 a) 1 be amended by deleting “2 parking spaces per unit and 1 space for each 2 boarders” and substituting “2 parking spaces per unit”.

3. the Village of Gold River Zoning Bylaw No. 706, 2018 be amended by deleting Section 6.0 Single Family Residential Zone – R.1 and substituting the following:

6.0 SINGLE FAMILY RESIDENTIAL ZONE – R.1

6.1 PERMITTED USES

- 6.1.1 one single family dwelling
- 6.1.2 boarding house
- 6.1.3 bed and breakfast accommodation
- 6.1.4 home occupations
- 6.1.5 child care and nursery schools accessory to a residential use
- 6.1.6 secondary suite

6.2 CONDITIONS OF USE

6.2.1 Lot Area

Minimum 557 sq. m

6.2.2. Lot Frontage

Minimum 15.2 m

Except in a cul-de-sac where a minimum of 10% of the lot perimeter is permitted.

6.2.3 Lot Coverage

Maximum: Principal buildings and structures: 40% of lot area

Maximum: Accessory buildings and structures: 10% of lot area

6.2.4 Front Yard Setback

Minimum Depth 4.6 m

Maximum Depth 9.1 m

Lots over .202 ha (1/2 acre) can have a larger maximum front yard depth exceeding 9 m (30 ft) as long as the rear yard depth of a minimum of 6.0 m is maintained.

6.2.5 Rear Yard Setback

Minimum Depth: 6.0 m

6.2.6 Interior Side Yard Setback

Minimum Width: Principal Building 1.2 m

- 6.2.7 Exterior Side Yard Setback
 Minimum Width: Principal Building 4.6 m
 Minimum Width: Accessory Building 3 m
- 6.2.8 Height of Buildings
 Maximum Height:
 Principal Building 11.0 m or 3 storeys, whichever is less
 Accessory Building 6.1 m

6.3 ACCESSORY BUILDINGS
 In accordance with Subsection 6.2 above and Section 4.2.

6.4 FLOOR AREA
 Minimum 89 sq. m.

6.5 PARKING
 In accordance with Section 4.13.

6.6. FENCES AND HEDGES
 In accordance with Section 4.10.

4. the Village of Gold River Zoning Bylaw No. 706, 2018 be amended by deleting Section 7.0 Single Family Estate Residential Zone – R.2 and substituting the following:

7.0 SINGLE FAMILY ESTATE RESIDENTIAL ZONE – R.2

7.1 PERMITTED USES

- 7.1.1 one single family dwelling
 7.1.2 boarding house
 7.1.3 bed and breakfast accommodation
 7.1.4 home occupations
 7.1.5 child care and nursery schools accessory to a residential use
 7.1.6 secondary suite

7.2 CONDITIONS OF USE

- 7.2.1 Lot Area 0.30 ha
 Minimum
- 7.2.2 Lot Frontage 30.5 m
 Minimum

Except in a cul-de-sac where 10% of the lot perimeter is permitted.

7.2.3 Lot Coverage
Dwelling units 30% of lot area

7.2.4 All Yard Setbacks Minimum Depth:

Front Yard	6.0 m
Rear Yard	6.0 m
Interior Side Yard	1.2 m
Exterior Side Yard adjoining a street	4.6 m

7.2.5 Height of Buildings
Maximum Height:
Principal Buildings 11.0 m or 3 storeys,
whichever is less
Accessory Buildings 6.1 m

7.3 ACCESSORY BUILDINGS

Accessory building or structure shall not exceed more than 5% of the lot area and shall otherwise be in accordance with Subsection 7.2 above.

7.4 FLOOR AREA
Minimum 89 sq. m.

7.5 PARKING
In accordance with Section 4.13.

7.6 FENCES AND HEDGES
In accordance with Section 4.10.

5. the Village of Gold River Zoning Bylaw No. 706, 2018 be amended by deleting Section 8.0 Rural Residential Small Holding Zone – R.3 and substituting the following:

8.0 RURAL RESIDENTIAL SMALL HOLDINGS ZONE – R.3

8.1 PERMITTED USES

- 8.1.1 one single family dwelling
- 8.1.2 boarding house
- 8.1.3 bed and breakfast accommodation
- 8.1.4 home occupations

- 8.1.5 child care and nursery schools accessory to a residential use
- 8.1.6 agricultural uses and the keeping of livestock subject to the requirements of Sections 4.4. and 4.5
- 8.1.7 veterinary clinics and riding stables
- 8.1.8 secondary suite

8.2 CONDITIONS OF USE

- 8.2.1 Lot Area
 - Minimum 1 ha
- 8.2.2 Lot Frontage
 - Minimum 10% of lot perimeter
- 8.2.3 Lot Coverage
 - Dwelling units 25% of lot area
- 8.2.4 All Yard Setbacks Minimum Depth:
 - Front Yard 6.0 m
 - Rear Yard 6.0 m
 - Interior Side Yard 1.2 m
 - Exterior Side Yard adjoining a street 4.6 m
- 8.2.5 Height of Buildings
 - Maximum Height:
 - Principal Building 11.0 m or 3 storeys whichever is less
 - Accessory Building 9.1 m

8.3 ACCESSORY BUILDINGS

Accessory building or structure shall not exceed more than 5% of the lot area and shall otherwise be in accordance with Subsection 8.2 above.

8.4 FLOOR AREA

Minimum: principal building 70 sq. m.

8.5 PARKING

In accordance with Section 4.13.

8.6 FENCES AND HEDGES

In accordance with Section 4.10.

6. the Village of Gold River Zoning Bylaw No. 706, 2018 be amended by deleting Section 12.0 Low Density Multi-Family Residential Zone – R.M.2 and substituting the following:

12.0 LOW DENSITY MULTI-FAMILY RESIDENTIAL ZONE – R.M.2

Purpose: This zone provides for the development of residences within low density residential areas, typically one and two storey patio homes.

12.1 PERMITTED USES

- 12.1.1 single family dwellings
- 12.1.2 semi-detached single family dwellings
- 12.1.3 secondary suites

12.2 CONDITIONS OF USE

- 12.2.1 Lot Area
Minimum 1400 sq. m. or an average of 350 sq. m per dwelling unit, if there are four or more dwelling units.

- 12.2.2 Lot Coverage
- | | |
|------------------------------|-----------------|
| Maximum – Principal Building | 45% of lot area |
| Maximum – Accessory Building | 5% of lot area |

12.2.3 All Yard Setbacks:

Front Yard	4.6 m
Rear Yard	6.0 m
Interior Side Yard	1.2 m
Exterior Side Yard adjoining a street	4.6 m

Notwithstanding the above, a zero-side yard is permitted for attached dwelling units in a bare land strata subdivision.

- 12.2.4 Height of Buildings
- | | |
|---------------------|-------------------------------|
| Maximum | |
| Principal buildings | lesser of 11.0 m or 3 storeys |
| Accessory buildings | 6.1 m |

- 12.2.5 Maximum dwelling units
No more than one dwelling unit per 350 sq. m. of lot area.

12.3 ACCESSORY BUILDINGS

In accordance with Subsection 12.2 above and Section 4.2.

12.4 FLOOR AREA

Minimum floor area of liveable space shall be 70 sq. m. on the main floor and the maximum gross floor area of the second storey shall not exceed 75% of the gross floor area of the first storey.

12.5 PARKING

In accordance with Section 4.13.

12.6 FENCES AND HEDGES

In accordance with Section 4.10

12.7 LANDSCAPING AND SCREENING

There shall be a minimum vegetation buffer of 1 m in depth, 1.25 m in height.

12.8 EXTERIOR LIGHTING

Any exterior lighting, where necessary as a condition of issuance of a Development Permit shall be directed downward and away from adjacent property.

12.9 All developments are subject to a Development Permit

- 7. Village of Gold River Zoning Bylaw No. 706, 2018 be amended by deleting Section 18.1.12 accessory dwelling units and substituting 18.1.12 Accessory Dwelling Units – Commercial.
- 8. this bylaw may be cited for all purposes as the “Village of Gold River Zoning Amendment Bylaw No. 706.11, 2024”.

READ the first time this	3 rd	day of	June, 2024
READ the second time this	3 rd	day of	June, 2024
READ the third time this	3 rd	day of	June, 2024
ADOPTED this	17 th	day of	June, 2024

M. Lott MAYOR

M. Roy Administrator