AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date:			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

May 15, 2026
File: N/A

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SUBJECT: **Bylaws 8787 and 8799 – New Detached Residential Zones (R1 and R2)**

RECOMMENDATION

THAT "District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)" is given FIRST reading;

AND THAT "District of North Vancouver Rezoning Bylaw (Bylaw 8799)" is given FIRST reading;

AND THAT Bylaw 8787 and Bylaw 8799 are referred to a Public Hearing.

REASON FOR REPORT

This report presents two new detached residential zones, R1 and R2, which will replace the majority of the District's existing Single-Family (RS) zones.

SUMMARY

In accordance with Council direction from May 4, 2026, staff are bringing forward two new detached residential zones, to be applied to approximately 19,000 existing RS-zoned properties in the District.

The introduction of these new detached residential zones (R1 and R2) that will replace the old RS zones, is the first roll-out of an entire new Zoning Bylaw, to be complete in 2027.

Bylaw 8799 brings forward the new zone regulations as an insert to the existing Zoning Bylaw 3210. These new regulations will be transposed into the full new bylaw, when it is presented to Council next year.

To implement the new zones, a consequential OCP amendment is required. In accordance with *Local Government Act*, for a zoning change that requires an OCP amendment, a Public Hearing is required. Staff recommend the zoning amendment bylaw (Bylaw 8799) and the consequential OCP amendment bylaw (Bylaw 8787) be referred to a Public Hearing.

PROJECT TIMELINE TO DATE

October 21, 2024

- Council gave direction to launch Zoning Bylaw Rewrite to overhaul an outdated Zoning Bylaw (October 21, 2024, Project scoping at launch Report to Council).

2025

- Spring- Summer 2025 – Public Input on single-family zoning in conjunction with the OCP Update (June 11, 2025, OCP Public Engagement Summary)
- June 23, 2025 – Council Discussion. (June 23, 2025 Report to Council)
- Fall 2025 – Continued Public Input focused on the Ground Oriented Residential zoning (single family)
- December 2, 2025 – Council Workshop on new Ground-Oriented Residential (December 2, 2025, Report to Council)
- End of 2025 – Completion of the first draft of the new Bylaw

January – April 2026

- January to present: Interest holder input on the new draft Bylaw
- Winter 2026 – Business Community Input on Commercial and Industrial Zoning
- February 9 & 10, 2026: SSMUH Workshop and overlapping discussion of the R1, R2 and R3 zones (February 9, 2026, Report to Council)
- February 10 & 23, 2026: Discussion of Industrial, Commercial and Parking sections of the draft Bylaw. (February 2026 Report to Council)
- April 7, 2026: Discussion of Commercial Zoning Options in the draft Bylaw (April 7, 2026, Report to Council)

May 4, 2026

- At the Regular Council meeting, Council gave direction to bring forward replacement zones for existing single-family zones by July 2026 as phase 1 of the implementation of the new Zoning Bylaw. At the same time, Council extended the timeline of completion of the new Zoning Bylaw to 2027 to allow more time to discuss multi-unit residential, mixed-use, and non-residential zones. (May 4, 2026, Report to Council: Revised Timing for the Zoning Bylaw Rewrite Project).

It is worth noting that the timelines summarized above were significantly impacted by provincial legislation adopted over this same period that imposed new requirements on local governments related to land use polices and regulations (e.g. Bills 44, 46, 47, 16, and 25).

BACKGROUND - SINGLE-FAMILY ZONING DISCUSSION

The continued evolution of the District's traditional single-family neighbourhoods has been a topic of sustained interest with both Council and the public. In addition to the Council discussions as part of the Zoning Bylaw Rewrite project, a highlight of recent Council discussions on this topic include:

- *February 2023*: Housing Options for Single-Family Neighbourhoods public engagement (strong public support for larger suites, increases to building height to "lift" basements out of the ground, and exploration of infill housing typologies like coach houses, duplexes, and triplexes).[1]
- *December 2023*: Secondary suite size restriction relaxed – up to 49% of the house and no minimum size,[2] and maximum coach house height also increased to two storeys.[3]
- *June 2024*: Zoning amendments were adopted that permit a principal dwelling, a secondary suite, and a coach house (for a total of three units) on all single-family zoned properties located within the Urban Containment Boundary (UCB).[4]
- *February 2025*: Coach House Process Improvements adopted (streamlined regulations and delegation of more variances to staff).[5]
- *October 2025 - April 2026*: Small-Scale Multi-Unit Housing (SSMUH) work in response to Bill 25.
    - October 27, 2025: Council Workshop on Bill 25 (October 27, 2025, Report to Council)
    - February 9, 2026: Council Workshop on Approaches to Bill 25 (February 9. 2026, Report to Council)
    - April 13, 2026: Implementation of SSMUH (April 13, 2026, Report to Council)

DISCUSSION

The introduction of the two new detached residential zones to replace the 19 existing single-family zones is the culmination of multiple years of staff work, community consultation and Council discussion and directions.

As proposed, the R1, Rural and Suburban Detached Residential Zone, will be applied to 219 properties outside the Urban Containment Boundary (UCB) which are currently limited to two dwelling units in the form of a house and a secondary suite. The R1 Zone will replace the existing RS-1 and 2 zoning on these lots and similarly permits a house and a secondary suite.

R2, Urban Detached Residential Zone, will be applied to 19,693 properties inside the UCB which are currently zoned a mix of the existing 19 RS zones. Similar to existing RS zones within the UCB, R2 permits a house, a secondary suite and a coach house.

A map showing the entire District illustrating where both the R1 and R2 zones are applied is provided in **Attachment 1.**

[1] http://app.dnv.org/OpenDocument/Default.aspx?docNum=5916357
[2] http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170760
[3] http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170769
[4] http://app.dnv.org/OpenDocument/Default.aspx?docNum=6312153
[5] http://app.dnv.org/OpenDocument/Default.aspx?docNum=6476653

Key Changes

The new zones aim to consolidate the existing 19 single-family zones to simplify and modernize regulations and introduce modest flexibility. The approach is intended to streamline approvals, reduce non-conformities and variance applications, maintain permissible building potential (gross floor area), enable a broader range of housing options, address climate responses, and maintain neighbourhood character in keeping with the project's stated objectives and principles.



Figure 1: *The Zoning Bylaw Update project principles*

Summary of Key Changes

The proposed regulations maintain many aspects of the existing RS zoning regulations to ensure fairness for property owners while introducing key changes to improve liveability, address climate resilience, foster housing diversity and multi-generational housing, and simplify regulations. An overview of the key changes is shown in the table below.

Table 1: Changes in the R1 and R2 Zones		
1a	Basements	Discourage unsustainable basement construction and below ground living space – Fully in-ground basements are not permitted. However, new partial basements will be permitted, and existing construction is permitted under the legal non-conforming rules of the *Local Government Act*.
1b	Basements	Remove the FSR exemption that incentivises deep basements and below ground secondary suites.
1c	Basements	Limit basement depth to 4 feet (1.2 m) into the ground on the low side of the slope.
2	Garages	No longer prioritise indoor parking over living space and include garage floor space in FSR calculations.
3a	Building Height	Encourage above ground living and modernize and standardize building heights.

3b	Building Height	Simplify height calculations and measure height to the roof peak.
3c	Building Height	Continue to incentivise pitched roofs by increasing heights by 5 feet (1.5m) when a pitched roof is designed.
3d	Building Height	Simplify overall height calculations: • no longer permit "localized depressions" • no longer bonus sloped lots • Increase the overall building height to 33 feet (10.1 m) (or 38 feet (11.6 m) with a pitched roof)
3e	Building Height	Introduce a new limit on the number of storeys which is 3 storeys inclusive of basements and attics.
3f	Building Height	Simplify building design by no longer requiring the top floor of the house be smaller in size than the floor below it and no longer regulating eave height.
4a	Front Yards	Reduce front yard setbacks from 25 ft (7.6m) to 20 ft (6.1 m) for standard house designs.
4b	Front Yards	Continue to allow buildings with protruding ("side entry") garages into the front yard setback area and now permit this area to alternatively accommodate living space. Add the potential for a second storey over this area, with a minimum front yard setback for that protruding portion of 10 ft (3.1 m).
5a	Housing Diversity	Increase the maximum permitted coach house size from 968 ft^2 (89.9m^2) to 1400 ft^2 (130.1m^2)
5b	Housing Diversity	Provide an additional 500 ft^2 (46.5 m^2) of gross floor area (GFA) on a lot for a coach house.
6	Landscape	Support community character and municipal sustainability goals by introducing a new requirement for landscaped area (garden space).
7	Development Rights	Generally, maintaining permissible gross floor area (GFA)

1. Changing the Approach to Basements

Basement suites are an important, long-term housing option for many District residents. Many fully below ground units lack access to daylight, have emergency egress issues and are more susceptible to flooding.

Further, the deeper the basement, the bigger the environmental footprint, as basements disrupt ground water flow and in turn impact tree preservation and have a higher carbon footprint due to the use of concrete.

To address these issues, the new R1 and R2 zones encourage above-ground living space and discourage deep basements in the following ways:

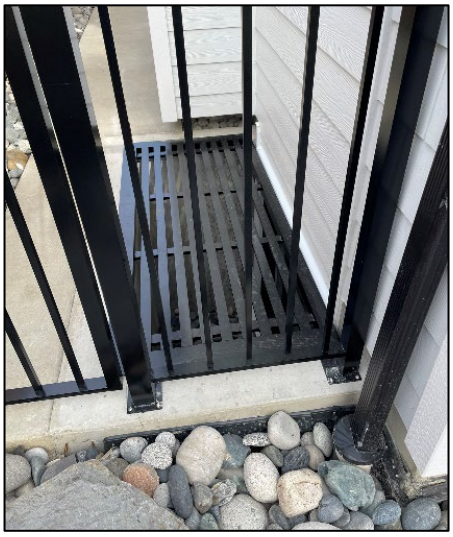


***Photo 1**: This window well is a standard design for secondary suite "windows."*

- Removing incentives to building below ground living space by removing floor space ratio (FSR) exemptions for basements;
- Prohibiting fully in-ground basements;
- Increasing building heights to allow basements to come out of the ground; and
- Permitting partial basements up to 4 feet (1.2 m) in the ground on the downhill side, which may, on a sloped lot, include areas of the basement that are fully below ground on the uphill side of the building (see Figure 2 below).

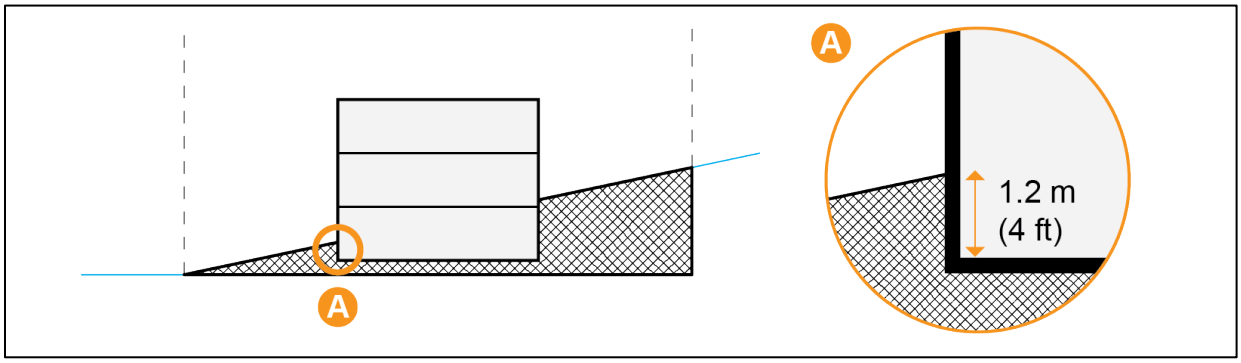


***Figure 2 -** Illustration showing how the lowest storey of a building, which is often a basement, can be up to 4 feet (1.2m) below grade on the downhill side of the building and fully buried on the uphill side.*

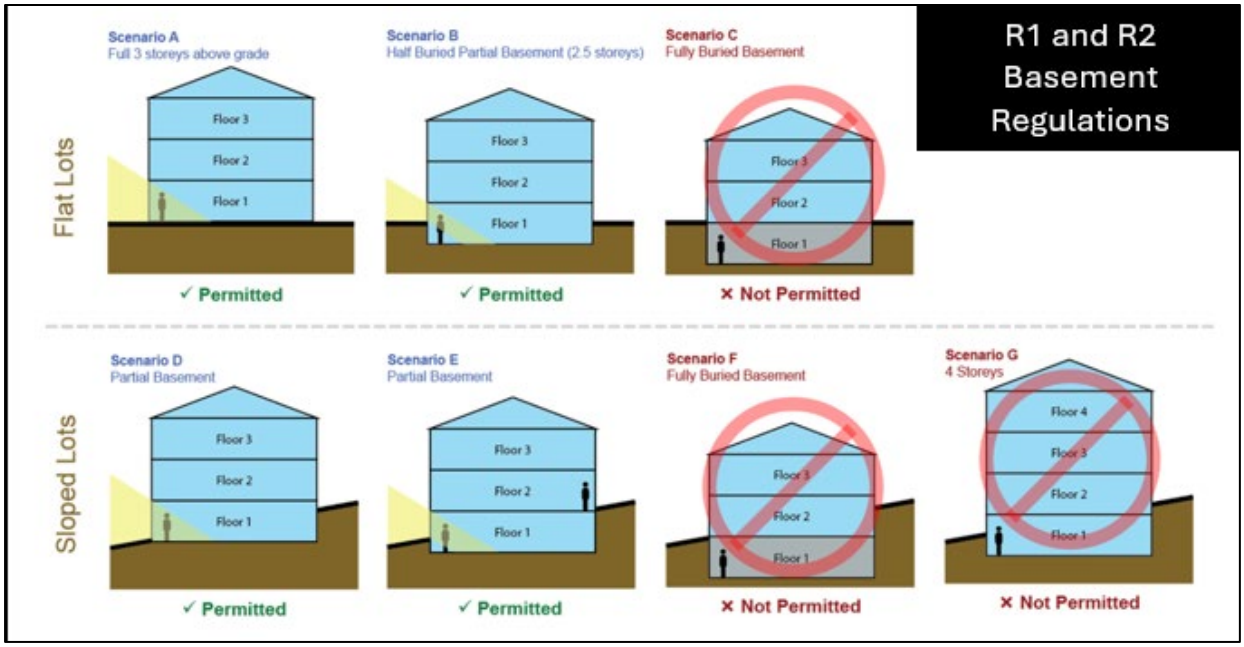


Figure 3 - *Illustration from the December 2, 2025, Council Workshop showing how taller building heights support above ground living and how the proposed regulations permit partial basements but prohibit fully buried basements and prohibit 4-storey development.*

The new zones provide additional permitted floor space to account for formerly exempted basement area.

Existing basements in the District will not be affected by the new regulations. Renovation and improvement to these existing spaces will be permitted under the legal non-conforming provisions of the *Local Government Act*. In exceptional cases where a significant expansion of an existing non-conforming basement is proposed, a variance process can be applied for, with a delegated decision made by staff, provided the density is not also impacted by the proposal.

2. Facilitating More Useable Living Spaces by Allowing Garage Conversions

Recognizing that more and more people use their garage as storage or living space, the original intent of the existing floor space exemption for parking is lost. By counting garage space as part of the overall permitted floor area, families can officially convert garage space to living space, provided they have sufficient outdoor onsite parking, typically located in the driveway. BC Building code standards will also be applicable to the construction.



Figure 4 - *Illustration published by The Spruce*

3. Simplifying Housing Design and Providing Greater Flexibility in Building Height

To keep the same amount of living space while reducing deep basements, houses will need to be taller. The new zones increased the overall height of the building to allow up to 3-storeys for the main portion of the principal house.

To mitigate the potential impact on neighbours, the height within the first 20 feet (6.1 m) of the lot and the rear 25 feet (7.6m) of the lot will remain limited to 2 storeys. Additionally, coach houses will remain limited to 2 storeys, similar to what is currently permitted in the RS zones.



***Photo 2**: This garage and basement permitted under the "localized depression" rules is now permitted as a "storey" for this three-storey house.*

To simplify the design and review process, building heights will be measured to the roof peak and there will no longer be rules for "localized depressions." An incentive for a pitched roof design is provided but no longer requires the complex and time-consuming assessment of varying roof pitches and is instead granted for any roof with a pitch of 3:12 and greater. This facilitates the use of dormers or other variations in roof pitch across a sloped rooftop.

Building heights are capped by both total height and by number of storeys. The 3-storey limit includes basements and attics that include living space. The total height is limited to 33 feet (10.1 m) for a flat or very low-pitched roof, and 38 feet (11.6 m) for a pitched roof. As localized depressions are no longer included, this measurement includes basement garage space.



Figure 5 - *Illustration from the December 2, 2025, Council Workshop showing new homes with 3-storey and 2-storey components.*

4. Expanding Living Opportunities in the Front Yard

The new zones reduce the front yard setbacks to add flexibility to support more efficient use of the lot and improved housing design. The reduced setbacks have also been designed to soften the impact of increased above ground living space. The minimum front setback has been reduced from 25 ft (7.6 m) to 20 ft (6.1 m).

In addition, a portion of the building may extend or protrude into this setback area by 10 feet (3.1 m), similar to the traditional “side entry garage” but now as either garage or living space and with the opportunity for a two-storey element as depicted in the renderings below. These changes reflect community support for better use of front yard space and help offset reduced basement use by expanding above-ground living opportunities.



Figure 6 - *A rendering of a house with a side entry garage and what it could look like with a second storey addition.*

5. Facilitating More Housing Options

More families are looking to make better use of their existing single-family homes and are exploring a variety of renovations and additions to accommodate shared living arrangements or multi-generational housing. To this end, the new zones propose more flexibility in how the permitted floor space may be used. In both R1 and R2 zones, the secondary suite regulations have been simplified, and in keeping with recent change permit suites up to 49% of the principal dwelling size, allowing for greater flexibility in unit size and building form.

The new R2 zone maintains and improves the ability to build a coach house on a lot. Regulations have been simplified, and an additional 500 ft^2 (46.5 m^2) of floor space is included for a coach house. The maximum coach house size has also increased from 968 ft^2 (46.5 m^2) to 1400 ft^2 (130.1m^2) to better accommodate a family. This new zone not only supports more functional and liveable coach house units but also allows for the easier addition of a coach house to lots that have existing homes. (Note: While we can reduce

barriers through improved zoning, construction costs, site access, required professionals, servicing requirements, and the like continue to make delivery of coach houses challenging.)

The proposed R1 zone does not permit coach house units (see page 16 for the discussion of the Council Motion - Coach Houses Outside UCB for details).



Figure 7 - *A rendering of a house (on the right) with a coach house (on the left), new zoning regulations will reduce regulatory barriers to coach house design.*

6. Landscape Area Requirements and Supporting Biodiversity

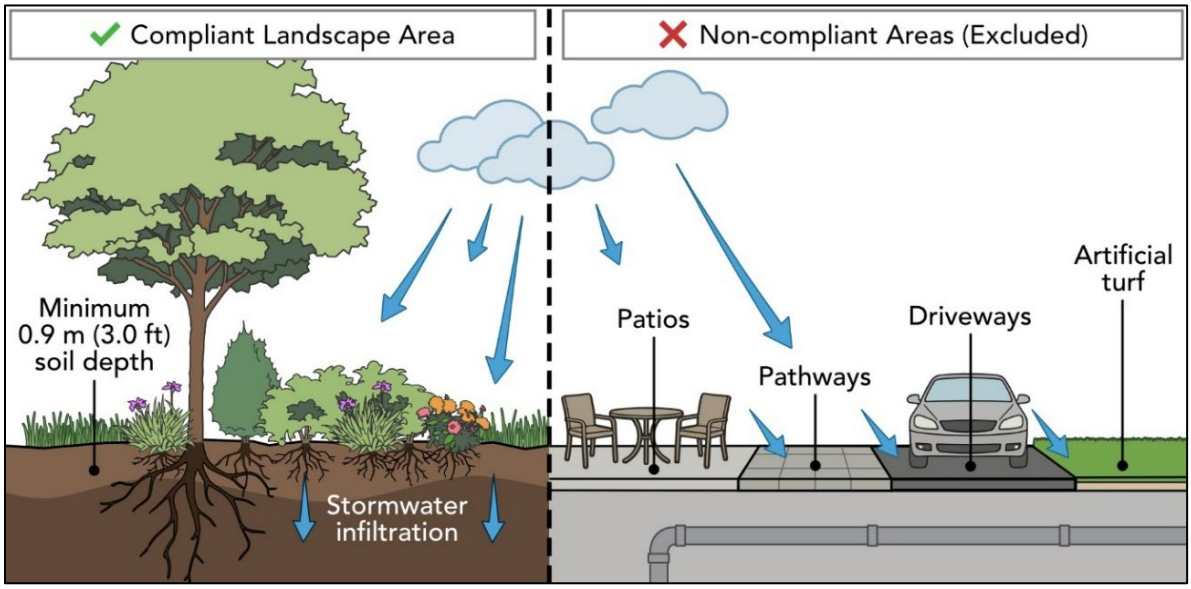


Figure 8 – *An illustration of what is a "landscape area," a term that will require green space to help address District goals for biodiversity and storm water management.*

To ensure that portions of each lot include areas suitable for growing trees and plants the new zones, including those presented in this first phase, will include a "landscape area" requirement. For lots where there is a traditional house with a back yard, that rear garden is the landscape area and no calculations are required. However, as homes potentially add coach houses and potential expand driveways and parking areas, the landscape requirement ensures that portions of each lot are set aside for green space. This is in keeping with the District's biodiversity and storm water management goals and will support families who wish to plant trees as part of the urban tree canopy program.

7. Maintaining Development Rights

The new R1 and R2 zones maintain the overall development potential for existing RS lots. As the total permissible gross floor area (GFA) will now be permitted above ground, new homes may appear larger but the permitted square footage is designed to closely match existing regulations.

Similar to existing provisions, large lots will continue to see their gross floor area regulated by both the FSR limit and a limit on the maximum house size.

The following graphic shows how the new zoning regulations accommodate buildable area previously captured by exemptions.

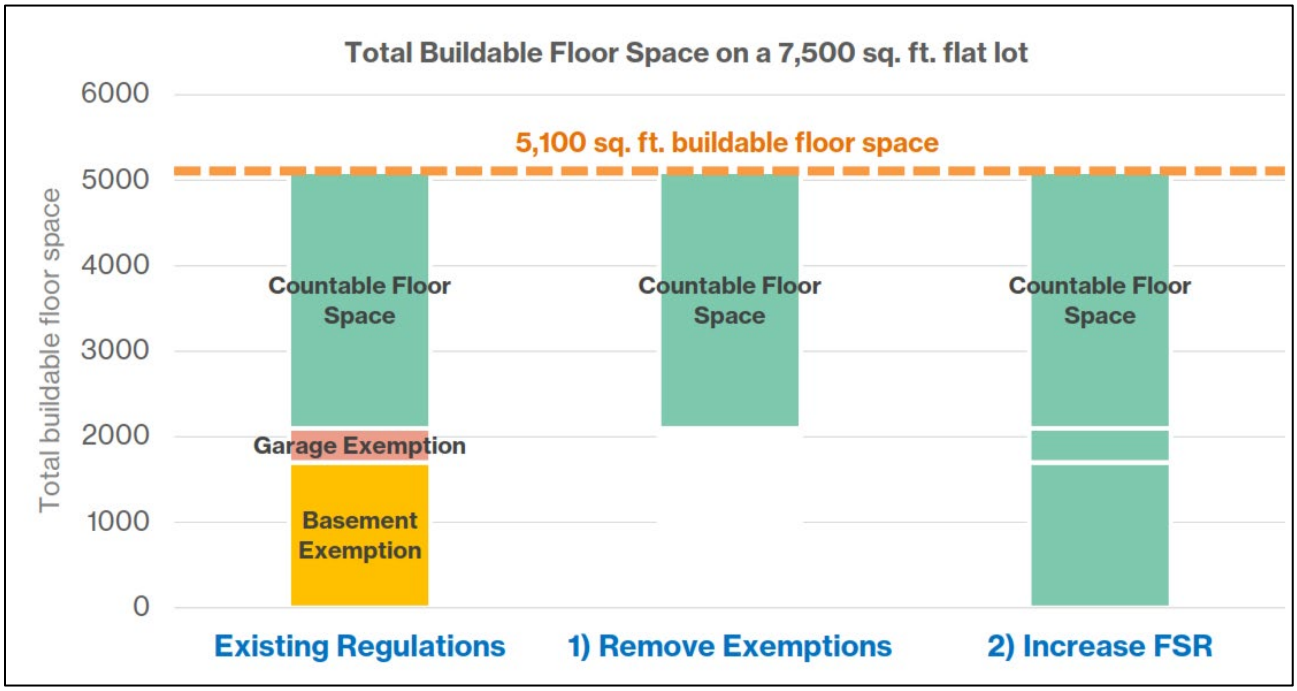


Figure 9 - *This slide from the December 2, 2025, Council Workshop highlights how the building's floor space will remain similar, but the floor space ratio calculation will change.*

8. Maximum House Size

In maintaining the overall development potential for existing RS lots, the total floor area permitted on a lot has been increased to accommodate the additional countable floor space previously exempted.

The proposed R1 and R2 zones limit the total gross floor area for all buildings and structures on a lot without a coach house to 7,000 ft^2 (650.3 m^2). In the R2 zone, this maximum is increased to 7,500 ft^2 (696.8 m^2) for all buildings and structures on a lot with a coach house, which accommodates the additional 500 ft^2 (46.5 m^2) for a coach house, as discussed.

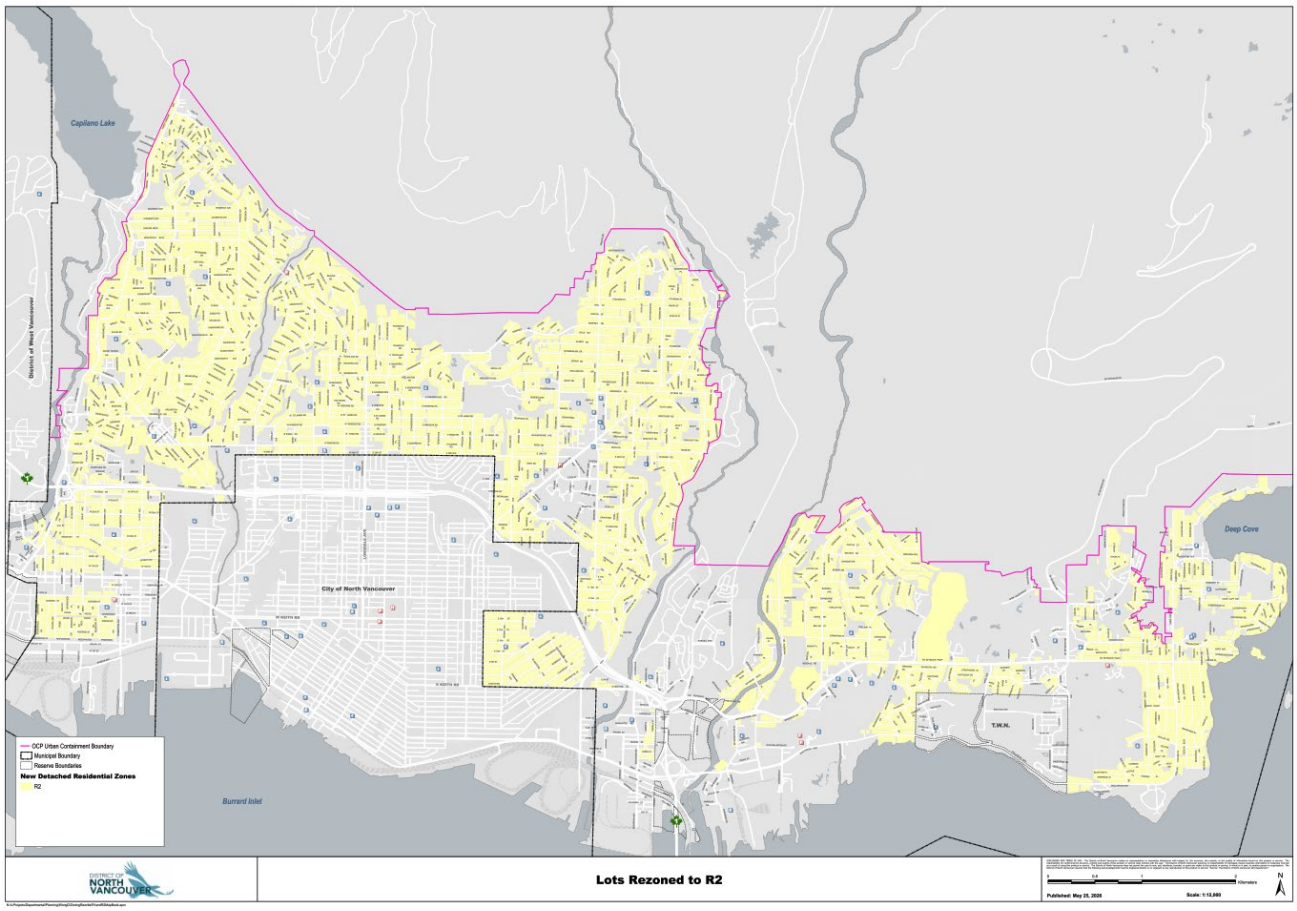
These maximums maintain the overall development potential for most lots across the District, including the District's most common lot sizes of approximately 7,000-8,000 ft^2 (650.3 m^2 - 743.2 m^2) and would only be triggered on large lots in excess of 11,250 ft^2 (1045.16 m^2). This is a reduction in maximum house size from previous discussions with Council, which contemplated 8,000 ft^2 (743.2 m^2) maximum.

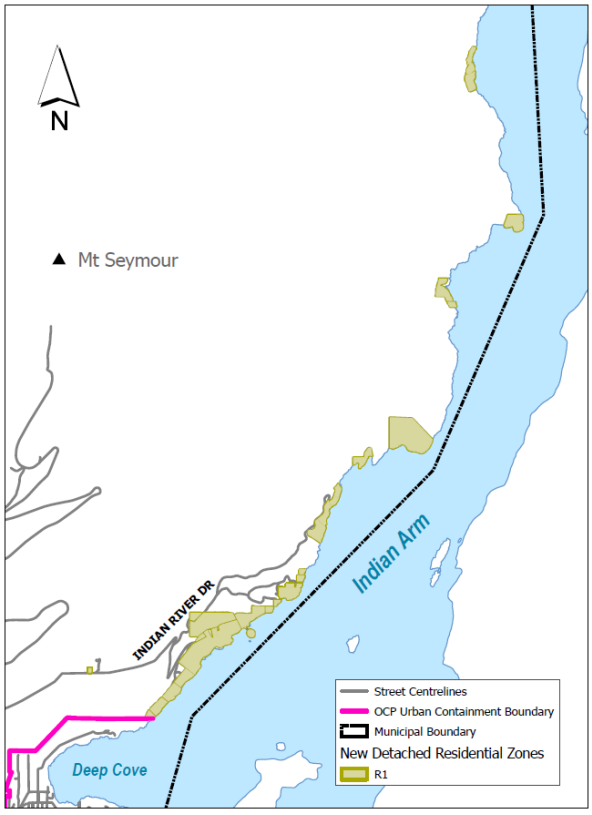
Applying the New Zones

The maps below illustrate the application of the R1 and R2 zones in the District. More detailed mapping is provided in the attachments including:

- **Attachment 1**: A map showing the entire District illustrating where both the R1 and R2 zones are applied; and
- Schedule B of **Attachment 4**: A set of grid maps at a scale where civic addresses are easy to read, details how the zone and the subdivision modifiers (discussed below) will be applied.

Lots shown in yellow in Figure 10 (next page) are inside the Urban Containment Boundary (UCB), and are currently zoned one of the RS zones, and permitted to have a house, suite and coach house. These 19,693 properties will be rezoned to the R2, Urban Detached Residential Zone, which similarly permits a house, suite and coach house.





Figures 10 Above: *illustrates properties being rezoned to R2 (house, suite, coach house) in yellow* ***Figure 11 Left:*** *Illustrates properties being rezoned to R1 (house and suite outside the UCB) in olive-yellow. Larger scale maps are provided in* ***Attachment 1*** *and* ***Schedule B of Attachment 4****.*

Outside the UCB, lots shown an olive-yellow colour in Figure 11 (left), are currently zoned RS for a house or a house and suite. These 219 lots will be rezoned to the R1, Rural and Suburban Detached Residential Zone, which similarly permits two units in the form of a principal house with secondary suite.

Of the approximately 20,000 existing RS lots in the District, most private properties will be rezoned to either the R1 or R2 zone at this time.

However, a number of existing RS zoned properties are not part of this first round of rezoning and will instead be part of a planned future rezoning, as shown in **Attachment 2**,

these exceptions include approximately 200 privately owned lots, and a number of District owned parcels including:

- Sites under application for rezoning;
- Sites where additional work is required to align with the OCP;
- District-owned, undeveloped properties.

Given that some properties will remain in the old RS zones, the old zones and their associated regulations cannot be completely retired at this time.

Subdivision Regulations

Updates to the bylaw include corresponding updates to the subdivision regulations to streamline and simplify the current set of subdivision regulations. This streamlining reduces the current regulations from 19 zones, and a variety of special lot size regulations and small lot infill areas into a total of 5 sets of regulations across the 2 new zones. These updates are meant to consolidate and transition existing regulations and will generally match current minimum lot size requirements for subdivision. (In order for a lot to subdivide each proposed new lot must meet the lot area requirements outlined in the subdivision requirements table, a 2-lot split therefore requires at least twice the lot area shown in the table.)

For lots outside the Urban Containment Boundary (UCB) the Approving Officer will continue to be informed by existing Council policies that discourage subdivision, a single base rate of approximately 1 acre per lot (4,000m^2) is established.

Inside the UCB, the new R2 zone will have a base rate for subdivision of *7,104 ft^2* (660m^2) reflecting the existing pattern of development and equal to the standard in the RS3 zone which is the most widely applied zone today. Reflecting the variation that currently exists in the regulations, the zone then includes 3 alternate rates which are applied on the zoning maps through the use of a "modifier" which is shown by the letter "S" and the corresponding number as shown in the table below:

Table 2: Minimum Lot Size Requirements for Subdivision

Zone	Area m² (ft^2)	Width m (ft)	Depth m (ft)
R1 – Rural and Suburban Detached Residential			
R1 (base rate)	4,000 m² (*43,056 ft^2*)	30 m (*98.4 ft*)	34 m (*111.6 ft*)
R2 – Urban Detached Residential			
R2 (base rate)	660 m² (*7,104 ft^2*)	18 m (*59.1 ft*)	34 m (*111.6 ft*)
R2 (S1) (small lot standard)	335 m² (*3,605 ft^2*)	10 m (*32.8 ft*)	34 m (*111.6 ft*)
R2 (S2) (large suburban lot)	1,100 m² (*11,840 ft^2*)	24 m (*78.7 ft*)	34 m (*111.6 ft*)

Table 2: Minimum Lot Size Requirements for Subdivision			
R2 (S3) ("one acre" lot)	4,000 m² (*43,056 ft²*)	30 m (*98.4 ft*)	34 m (*111.6 ft*)

The modifiers will accommodate the following variations:

- R2 (S1) will accommodate small 33-foot (10.1 m) wide, urban lots, including Small Lot Infill Areas (SLIA) and lots in the existing RS5 zone.
- R2 (S2) will accommodate large suburban lots, primarily zoned under the existing zoning bylaw as RS2 and RSQ.
- R2 (S3) will accommodate those close to or greater than one-acre (4,047 m^2) lots that have been in place in the RS1 zone for many years.

As stated, the process of simplifying subdivision regulations from more than 19 standards to 5 generally maintains existing patterns of subdivision. However, should any property owners wish to pursue a subdivision beyond what the new zones permit, a text amendment process to a new "modifier" could facilitate the subdivision where and when it is warranted.

As proposed, most Small Lot Infill areas (SLIA) will transition to the new S1 standard; however, two SLIA areas: (#1 Lower Capilano and #1a 1500 block MacGowen Avenue and Philip Avenue) will not transition to the new bylaw as they could be more suited to higher density housing where additional parcelization through subdivision would hinder this objective. This recommended approach is consistent with Council's motion on March 2, 2026, (Report to Council) requesting the exemption of the Lions Gate area from Small-Scale Multi-Unit Housing (SSMUH) because these areas are better suited to development that supports rapid transit and are not suited for ground-oriented housing, either through SSMUH or through subdivision.

An overview map illustrating where subdivision modifiers are used is provided in **Attachment 3**. The Rezoning Bylaw 8799 includes a set of maps that shows both which zone a property is being rezoned to and where applicable the subdivision modifier.

Bylaw Amendments

Bylaw 8799 as provided in **Attachment 4** proposes to add the R1 and R2 zones to the existing Zoning Bylaw (3210). This is intended as an interim measure to bring forward the new R1 and R2 zones in advance of the complete replacement of the Zoning Bylaw. The new complete Zoning Bylaw which will include all remaining zones and regulations, will be presented to Council for consideration in 2027.

Bylaw 8799 includes:

- Schedule A – a text amendment to the existing Zoning Bylaw 3210 to add the new zones with their new associated definitions and regulations to facilitate a smooth transition to the new bylaw next year.

- Schedule B – a detailed map set that illustrates which properties will be rezoned to which new applicable zone.

OCP amendments are required to support implementation of the new R1 and R2 zones and the revised approach to floor space calculations. The existing OCP land use designations for ground-oriented housing – Residential Level 1: Rural Residential (RES1) and Residential Level 2: Detached Residential (RES2) – include an approximate maximum floor space ratio (FSR). However, as the proposed new zones now include previously exempted floor areas (basements and garages) in the FSR calculations, the resulting permitted FSR is higher than anticipated in the 2011 OCP. As a consequence of the zoning bylaw update, these OCP land use designations require amending. To support implementation of the new zones, Bylaw 8787 proposes removing FSR references from the RES1 and RES2 land use designations as provided in **Attachment 5**. Maximum density for detached residential houses will continue to be regulated through the Zoning Bylaw.

Monitoring the Changes and Bringing Additional Amendments

The Zoning Bylaw rewrite is the first comprehensive review in over 60 years and has involved sifting through the results of 1400 amendments to reduce, simplify and modernize the regulations. Going forward more regular updates are recommended to keep zoning current and help better coordinate with and implement District policy.

With the roll out of the complete, new bylaw next year, implementation will include updates to mapping, diagrams and a new digital zoning bylaw webpage that will improve searchability and will work seamlessly with modern digital tools.

While the zones being presented today have gone through several months of testing, staff will continue to monitor feedback after their adoption. Staff also anticipate residents will need time to adjust to the new homes being built in their neighbourhoods and will have valuable input to staff on how to further improve or adjust the zoning regulations.

With the implementation of the full bylaw next year, there will also be a series of updates to related bylaws to ensure a seamless transition from the old to the new regulations.

If Council approves the new zones, staff's implementation work will begin, and this work is at least as substantial, if not more, as the creation of the zones themselves.

Council Motion Response: Coach Houses Outside the UCB

Pursuant to the Council motion on May 4th, 2026, staff have prepared alternative language (**Option 2**) to allow coach houses as an alternative to secondary suites on single-family lots outside the Urban Containment Boundary (UCB), subject to a maximum of two units per parcel.

Analysis:

Staff do not recommend permitting coach houses outside the UCB.

While secondary suites are contained within a principal building, standalone coach houses increase the development footprint, lot coverage, and servicing demands.

The primary reasons for this recommendation include:

- **Infrastructure & Access Constraints:** Properties outside the UCB lack basic municipal infrastructure that protects homes and provides access to safe drinking water, sewage removal, and emergency access. In place of standard urban services, this area includes existing legacy lots that are primarily located in more remote or waterfront access areas along Indian Arm that lack any access to sanitary sewers, often relying on septic fields instead. Access to municipal water supply is limited and some properties are reliant on creeks for fresh water. Where road access exists, it is limited to Indian River Drive and a series of narrow and steep fire-access lanes that are not intended for intensification of use.

- **Hazards & Emergency Response:** The entire area sits within the Wildfire Hazard Development Permit Area, and the risk from wildfires is intensifying due to climate change. Additionally, many lots are also in slope and debris flow hazard areas. Delivery of emergency services outside the UCB is severely challenged by the terrain and the limited road access.

- **Environmental Sensitivity:** The area outside the UCB is predominantly land that is heavily forested and inside sensitive streamside riparian areas and as such is within Development Permit areas for Protection of the Natural Environment and Streamside Protection. In environmentally sensitive areas like these, building intensification is not supported and building footprints should be minimized.

- **Rural Character:** Over time the character of this rural area has slowly shifted with older seasonal cabins being replaced by larger and more permanent homes. Allowing secondary suites was seen to increase house choice while not impacting overall character. However, allowing coach houses in addition to a principal home would essentially make the character of these rural homes the same as urban properties in the District.

- **Policy Realignment:** Permitting development intensification including coach houses outside the UCB directly conflicts with long-standing planning frameworks, including the 2009 *Indian Arm Development Review*, *Development of Indian Arm Properties Policy*, and multiple Official Community Plan (OCP) directives aimed at containing development intensification inside the UCB including:
  - OCP Policy 1.1.1. Accommodate growth and development within the existing built area and maintain the District's Urban Containment Boundary as shown on the Land Use Map (see Map 2);
  - OCP Policy 1.1.2. Protect areas outside the Urban Containment Boundary by limiting to uses associated with outdoor recreation and tourism, watershed and resource management, conservation, rural residential living and research purposes; and

- OCP Policy 11.1.2. Limit infrastructure extension beyond the Urban Containment Boundary.

Should Council wish to proceed with amendments to permit coach houses outside the UCB, staff could redraft Bylaw 8799 ahead of second reading by eliminating the condition of use that secondary suites be located in the Principal Building, which would therefore allow the consideration of variances to the location of secondary suites, such that they could be located in a separate building and designed as a coach house, subject to Council's approval of a variance. Alternatively, Council could direct staff to draft the Zoning Bylaw to permit Coach Houses on all single-family zoned parcels outside the UCB, as described in Council's May 4th, 2026, motion noted previously in this report.

TIMING/APPROVAL PROCESS

Bylaw 8787 and Bylaw 8799 bring forward new regulations for ground oriented residential zones in advance of the complete Zoning Bylaw update next year. This first phase of work will facilitate housing options for residents. Should Council give first reading to the bylaws on June 1, the potential timeline for the implementation of the new R1 and R2 is as follows:

- June 2026: Public Hearing
- July 2026: 2nd and 3rd Reading
- July 2026: Bylaw Adoption

The full replacement of the Zoning Bylaw, which will include the remaining zones, new general and supporting regulations, along with an improved format, updated diagrams, easier-to-use structure, and corresponding digital interface, will be presented to Council in 2027.

Should Council wish to proceed with amendments to permit coach houses in the UCB, Bylaw 8799 will be amended, eliminating the condition of use that secondary suites be located in the Principal Building (**Option 2**) which would therefore allow the consideration of variances to the location of secondary suites, such that they could be located in a separate building and designed as a coach house.

CONCURRENCE

The content of this report was prepared in collaboration with representatives from Community Planning and with input from Engineering, Legal, Corporate Services, Climate and Biodiversity, and Building departments.

FINANCIAL IMPACTS

All fees associated with the construction and/or renovation of principal dwellings, secondary suites, and coach houses are not impacted by the proposed zoning regulation changes.

The reduction of basements, which are costly to build, in new home designs will likely lead to modest drop in construction value.

In the short term, the adoption of new regulations will require both staff and financial resources to be dedicated towards public communication, staff training, and updates to informational materials, website resources, and application processing systems. However, in the long term, the set of simplified and standardized regulations is expected to lead to reduced informational enquiries and reduced permit review times consistent with the ongoing Development Application Process Review (DAPR).

ENVIRONMENTAL IMPLICATIONS

With the proposed regulations discouraging fully in-ground basements, it is expected that there will be a net benefit to the achievement of environment sustainability goals in the form of:

- reduced blockage, diversion, and removal of ground water flow;
- increased stormwater absorption;
- reduced excavations and soil disturbance which would facilitate the retention of existing trees; and
- reduced use of concrete, thereby reducing embodied carbon.

The applicability of Environmental Protection and Natural Hazard Development Permit Areas (DPA) are not impacted by the proposed zoning regulation changes. All developments on properties within such DPAs continue to require submissions from Qualified Professionals and permits issues by the District.

The applicability of the Environmental Protection and Preservation Bylaw is not impacted by the proposed zoning regulation changes. It will continue to be applied to protect, preserve and conserve the District's ecological systems of watercourses, trees, soils, lands and visual assets, especially during the construction phases of a development.

Regarding the potential for tree loss due to coach house construction and home renewal, staff will continue to explore strategies for tree retention, tree re-planting, and increasing overall canopy coverage within the District which in part will be facilitated by the new landscape area requirements.

PUBLIC INPUT

Public engagement has been a critical component of the Zoning Bylaw Rewrite project and builds on public open houses, surveys, interest holder input, and discussions with Council and the community. Public engagement on the proposed single-family zoning regulations changes was primarily focused in 2025 with extensive interest holder input in the early months of 2026. Public engagement was conducted at the Consult level on the District's public engagement spectrum.

Overall, there was general support from the public on the proposed changes. A summary of public engagement on the proposed single-family zoning changes (and OCP Update) was provided to Council in 2025 (2025 Engagement Summary Report), and an update will be provided as part of the Public Hearing materials.

Should staff's recommendation be supported a public hearing would be held for bylaws 8787 and 8799.

CONCLUSION

Under Council direction, this report presents Council with bylaws to implement the first phase of the Zoning Bylaw Rewrite, the R1 and R2 zones, to replace the existing RS zones. The proposed zones facilitate requests from homeowners who are interested in seeing the changes to existing regulations sooner and will address a variety of key concerns with the existing regulations.

Staff recommend the attached bylaws be given first ready and referred to a Public Hearing in accordance with LGA.

Options:

The following options are provided for Council's consideration:

1. THAT "District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)" is given FIRST reading;

   AND THAT "District of North Vancouver Rezoning Bylaw (Bylaw 8799)" is given FIRST reading;

   AND THAT Bylaw 8787 and Bylaw 8799 are referred to a Public Hearing.

   (Staff Recommendation)

or

2. THAT "District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)" is given FIRST reading;

   AND THAT "District of North Vancouver Rezoning Bylaw (Bylaw 8799)" is given FIRST reading;

   AND THAT "District of North Vancouver Rezoning Bylaw (Bylaw 8799)" is amended by striking out "Subsection 3 (1)(a) of the R1 – Rural and Suburban Detached Residential Zone" and renumbering accordingly.

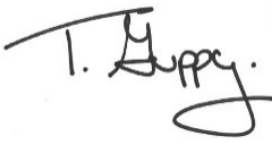
   AND THAT "District of North Vancouver Rezoning Bylaw (Bylaw 8799)" is given SECOND reading, as amended;

   AND THAT Bylaw 8787 and Bylaw 8799 are referred to a Public Hearing.

or

3. THAT Council refer Bylaw 8787 and Bylaw 8799 back to staff to make further amendments.

Respectfully submitted,



Tamsin Guppy
Senior Planner



Daniel Broderick
Planner

Attachments:

1. Map of the entire District showing the application of R1 and R2
2. Map of the entire District showing predominately privately owned RS lots not being rezoned at this time, this map does not include DNV owned RS lots remaining RS at this time
3. Map of the entire District showing the application of subdivision modifiers
4. Bylaw 8799 with Schedule A and Schedule B
5. Bylaw 8787

REVIEWED WITH:

❑ Business and Economic		❑ Finance		External Agencies:	
❑ Bylaw Services		❑ Fire Services		❑ Library Board	
❑ Clerk's Office		❑ GIS		❑ Museum and Archives	
❑ Climate and Biodiversity		❑ Human Resources		❑ NSEM	
❑ Communications		❑ Integrated Planning		❑ NS Health	
❑ Community Planning	ZT	❑ ITS		❑ NVRC	
❑ Development Engineering		❑ Parks		❑ RCMP	
❑ Development Planning		❑ Real Estate		❑ Other:	
❑ Engineering Operations		❑ Review and Compliance			
❑ Environment		❑ Solicitor			
❑ Facilities		❑ Utilities			

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DISTRICT OF NORTH VANCOUVER OVERVIEW

INDIAN ARM COMMUNITIES

Capilano Lake

District of West Vancouver

City of North Vancouver

Burrard Inlet

Indian Arm

Deep Cove

T.W.N.

SEE INSET

TO INDIAN ARM COMMUNITIES

OCP Urban Containment Boundary

Municipal Boundary

Reserve Boundaries

New Detached Residential Zones

R1

R2

Overview R1 and R2

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Published: May 25, 2026

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DISTRICT OF NORTH VANCOUVER OVERVIEW

INDIAN ARM COMMUNITIES

Capilano Lake

District of West Vancouver

City of North Vancouver

Indian Arm

Deep Cove

T.W.N.

Burrard Inlet

LONSDALE AVE

W KEITH RD

E KEITH RD

SEE INSET

TO INDIAN ARM COMMUNITIES

OCP Urban Containment Boundary

Municipal Boundary

Reserve Boundaries

RS Lots Not Being Rezoned

RS Lots Not Being Rezoned at This Time

(This map excludes DNV Owned Lots also remaining RS)

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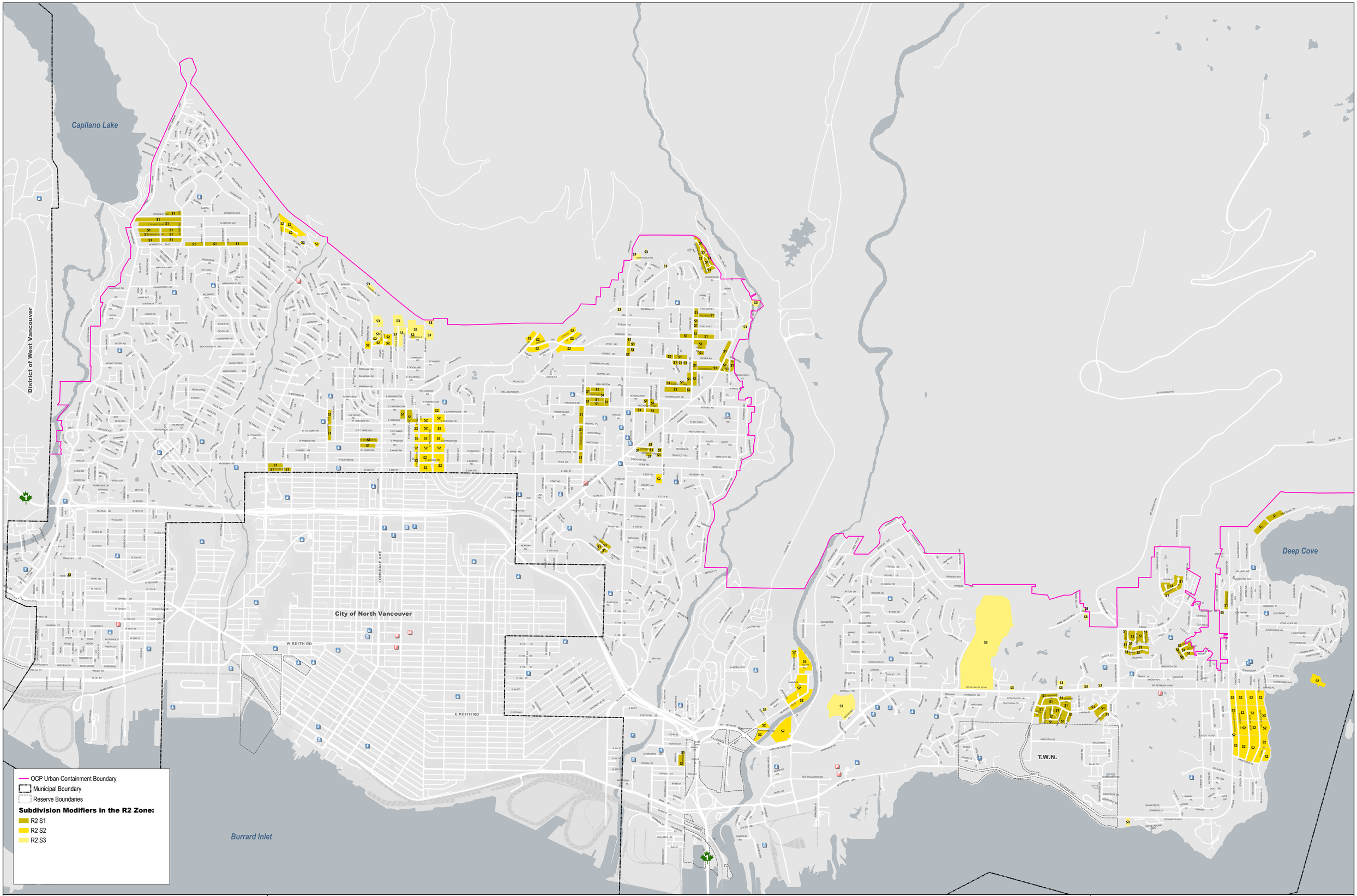
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R2 Subdivision Modifier Map

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The Corporation of the District of North Vancouver

Bylaw 8799

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)".

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

1. Amend PART 2 INTERPRETATION by inserting the following clause shown in blue below immediately following the title and at the beginning of the text:

   For definitions applicable to the Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) see Part 5, Section 500.

   For definitions applicable to the Employment Zones……

2. Amend PART 3 GENERAL OPERATIVE CLAUSES, Section 301, Subsection (2) by adding in R1 and R2 zones at the start of the list of zones as shown in blue below:

Rural and Suburban Detached Residential Zone	R1 (Bylaw 8799)
Urban Detached Residential Zone	R2 (Bylaw 8799)

3. Amend Section 309 by reformatting and adding a new subsection (2) as shown in blue below:

   1) In Employment Zones in addition to the text of the bylaw shown in black arial font, the Employment Zones include explanatory notes that do not form part of the bylaw, these notes are shown in grey comic sans ms font.

   2) In the Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) in addition to the text of the bylaw, explanatory notes are included that do not form part of the bylaw, these notes

are shown in *italics* and include imperial measurements, diagrams and images.

4. Amend Section 405A Bed and Breakfast Businesses as shown in blue below:

   A bed and breakfast business is permitted in a single-family residential zone (RS), in Rural and Suburban Detached Residential Zone (R1), or Urban Detached Residential Zone (R2), or in a RM1 or RM2 zone where only one single-family residential building is located on a lot subject to compliance with the following regulations:…

5. Amend Section 408 General Siting Regulations subsection (3) as shown in blue below:

   (3) In the case of panhandle lots in Single-Family Residential Zones (RS) or in Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) the panhandle is excluded for the purposes of setback and lot area regulations.

6. Amend Section 410 Floor Space Ratio Exemptions as shown in blue below:

   The following are excluded from floor space ratio calculations:

   (1) For single family residential buildings in RS zones, exclude ….

7. Amend Section 413 Outdoor Customer Service Areas to include R1 and R2 lots as shown in blue below:

   The design and operation of an Outdoor Customer Service Areas shall be in conformity with the following regulations:

   1) Principal Premises means a building or buildings containing a restaurant, retail food service, neighbourhood public house, or licensed lounge.

   2) When the subject property abuts a property zoned RS, Rural and Suburban Detached Residential Zone (R1), or Urban Detached Residential Zone (R2) an Outdoor Customer Service Area is not permitted unless the Principal Premises completely blocks any view of the Outdoor Customer Service area from any ground level point on the abutting residential property or properties……

8. Amend Section 4B01-A Temporary Use Permits to reference R1 and R2 lots as shown in blue below:

The entire area of the District of North Vancouver is designated as an area where temporary use permits may be allowed, except for lands which are located outside of the District's four growth centres and zoned one of the Single Family Residential (RS) zones or Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2).

9. Amend PART 5 RESIDENTIAL ZONE REGULATIONS by inserting the new zoning package related to the Rural and Suburban Detached Residential Zone (R1) and the Urban Detached Residential Zone (R2) found in **Schedule A** into PART 5 RESIDENTIAL ZONE REGULATIONS, as a new Section 525.

10. The Zoning Map is amended in the case of the lands illustrated on the attached maps found in **Schedule B** by rezoning the lands to Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) as indicated on the maps.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)" as at Third Reading

_____
Deputy Corporate Officer

APPROVED by the Ministry of Transportation and Transit on

ADOPTED

_____ _____
Mayor Corporate Officer

Schedule A to Bylaw 8799

Text Amendment to Add R1 and R2 Zones to Bylaw 3210

Schedule A to Bylaw 8799.docx

Schedule B to Bylaw 8799

Map package illustrating the application of R1 and R2 zones across the District of North Vancouver

Schedule B to Bylaw 8799

Schedule A

Section 525

Subsection 525 - 1.00

Administration and Interpretation

(1) Zones may be modified on specific sites through the use of Modifiers. Modifiers will be labelled on the Zoning Map in parentheses next to the Zone label (e.g., R1 (S1)). The Modifiers used in the Zoning Map and throughout this Bylaw include:

(a) **(S) Subdivision:** Denotes minimum subdivision requirements. A label of (S1), (S2) or (S3) indicates that the site's minimum lot size and dimensions must comply with the S1, S2 or S3 Subdivision regulations for that zone.

Subsection 525 - 1.50

Definitions

The following definitions apply to the R1 and R2 zones.

A

Accessory Buildings and Structures means a Building or structure that is naturally or normally incidental, subordinate, and devoted to a Principal Use or Building, and located on the same Lot. Typical examples include sheds, gazebos, pool buildings, workshops, Waste and Recycling Storage Areas, and saunas. This definition does not include detached Garages or Coach Houses.

Accessory Use means the use of a Lot and Building and structures on a Lot, for uses normally incidental and subordinate to the Principal Use on the same Lot or within the same unit.

B

Balcony means a cantilevered or supported deck that projects from or is recessed into a wall of a Building and which, except for a railing or roof, is not enclosed.

Basement means the lowest storey of a building, which has its floor level located below the finished grade adjacent to one or more of its exterior walls.

Bed and Breakfast means a Home Occupation within a Principal Dwelling Unit that provides temporary accommodation in one or more bedrooms, and where breakfast is provided on the premises. This use does not include Short-Term Rentals or Boarders & Lodgers Accommodations.

Boarders and Lodgers Accommodation means a use that is located within a Principal Dwelling Unit and subordinate to a Residential Use that provides accommodation and meals for a

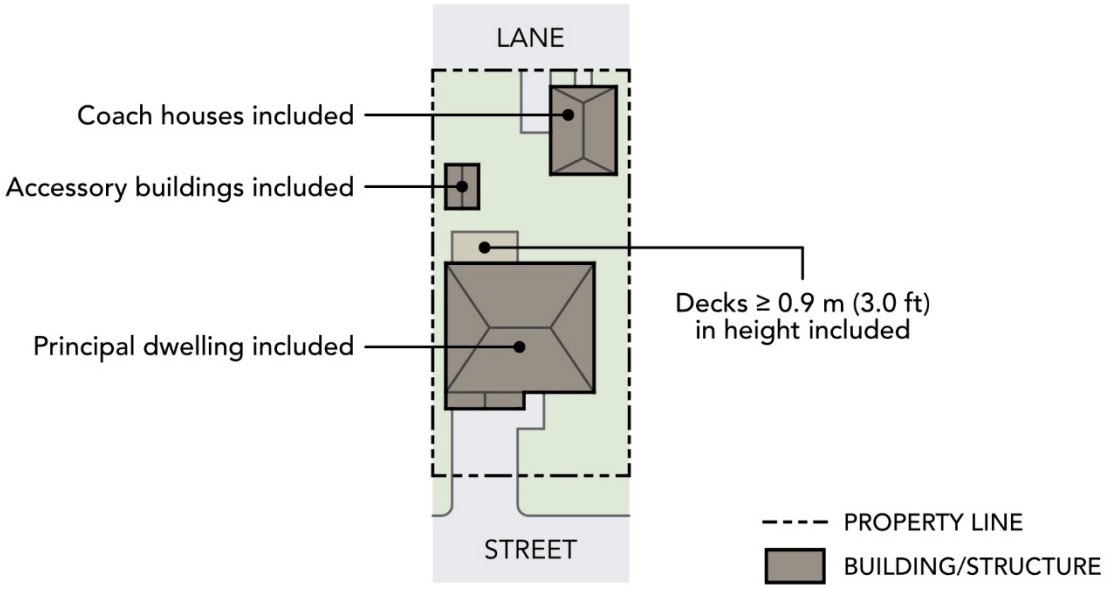
minimum period of 28 consecutive days. This use does not include separate Cooking Facilities, and does not include Short-Term Rentals or Bed and Breakfast.

Building means a structure on a foundation, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof.

Building Coverage means that portion of a Lot, expressed as a percentage, occupied by all Buildings and covered structures 0.90 m (*3 ft*) or greater in height above finished grade and measured to the exterior surface of every exterior wall or, in the case of a Building or structure with no walls, the outside of the outermost support structure.

Building Depth means the horizontal distance between the foremost exterior wall face and the rearmost exterior wall face of a building, measured parallel to the longest side wall of the building, inclusive of any attached garage, carport, porch, or veranda.

Diagram 1: Building Coverage (Example R1 or R2 Lot)



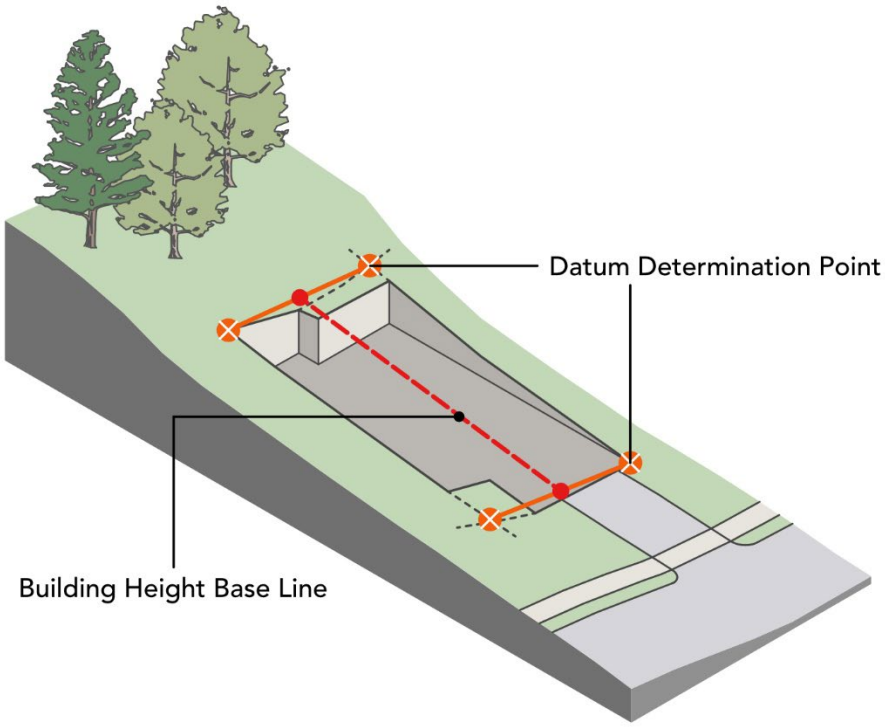
Building Height Base Line means, with respect to a principal building, the line created by:

(1) averaging the two Front Datum Determination Points on the Lot; and

(2) averaging the two Rear Datum Determination Points on the Lot; and

(3) longitudinally extending a line joining (1) and (2) above.

Diagram 2: Building Height Base Line



Building, Principal means a residential building in an R1 or R2 Zone that includes the principal dwelling unit and may include a secondary suite but that excludes a coach house and other accessory buildings.

Building Wall Length means the linear measurement of a Building's exterior wall face. Building Wall Length measurements are unique to each wall face.

Building Width means the total horizontal distance of the building façade (excluding porches) that is oriented toward a Street, measured between the two points of the building most distant from each other on a line parallel to the Street.

C

Carport means a Garage that provides covered parking that is open to the air on at least two (2) sides, supported by pillars or columns with no walls between them.

Child Care Services means the use of land, buildings and structures to provide day care services for infants and children. Child Care may include care for older children when they are not in school, and pre-kindergarten programs. This use class does not include Elementary and Secondary Schools.

Coach House means a Dwelling Unit that is accessory to and detached from a Principal Dwelling Unit.

Cooking Facility means an area containing equipment used for the preparation of meals.

Crawl Space means an enclosed space between the uppermost surface of the ground and the lowest structural floor of a building that is used solely for the purpose of providing access to utilities and is not used for habitable purposes.

D

Datum Determination Points, Front means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Datum Determination Points, Rear means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Deck means a raised outdoor platform intended for leisure or outdoor occupancy, which is supported by the ground, columns, a foundation, or the structure of a storey below. A deck may be uncovered or partially covered by a roof or awning, but must remain at least 60% open on all sides not adjoining the principal building.

Dwelling Unit means an entirely self-contained residential accommodation located within a building, containing rooms used for living, sleeping, a bathroom, and not more than one Cooking Facility.

Dwelling Unit, Principal means the primary Dwelling Unit on a Lot in an R1, and R2 Zone to which a Secondary Suite and / or a Coach House are subordinate.

E

Emergency Services means the use of land, buildings and structures for the provision of urgent response to public safety, health or welfare needs. This includes first responder stations (such as fire, police and ambulance), training facilities and emergency management operations. It further includes Emergency Social Services (ESS) and relief operations providing temporary shelter, evacuation support, clothes and emergency food services including soup kitchens and the storage of emergency supplies and equipment.

F

Finished Attic Space means the area within a building between the highest ceiling joist and the roof rafters that is accessed by a permanent fixed staircase and contains windows or skylights and where a ceiling height of at least 1.83 m (*6 ft*) is provided over a minimum of 35% of the attic floor area.

Floor Space Ratio (FSR) means the figure obtained when the Gross Floor Area (GFA) of all Buildings and structures, excluding any areas specifically exempted from Gross Floor Area under this Bylaw, is divided by the Net Lot Area as it exists at the time of the current application, prior to any land dedications required as a condition of that application.

G

Garage means a Building, structure or part thereof designed and used primarily to park and store vehicles and includes Carports.

Grade, Existing means the ground level of a site prior to any current or proposed grading or construction activity.

Grade, Finished means the level of ground created by human action.

Gross Floor Area (GFA) means the combined total floor area of all storeys of a Building or Structure measured to the exterior surface of the outermost exterior wall at the level of each storey. In the case of a Building or structure with no walls, the measurement is to the outside of the outermost support structure.

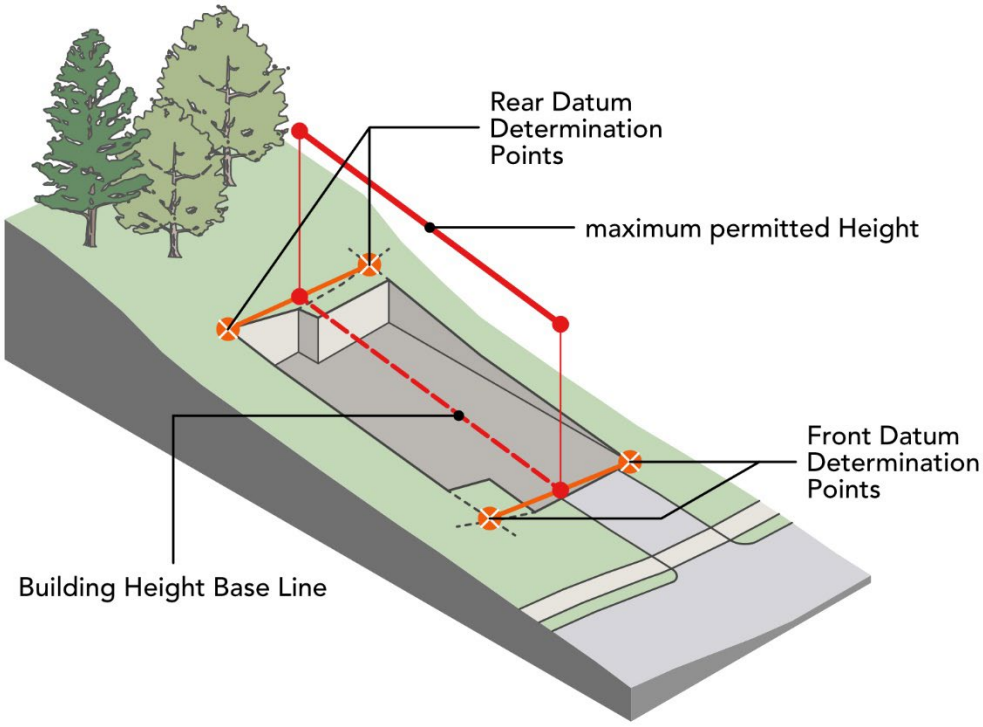
H

Height means:

(1) In a Principal Building the greatest vertical distance measured from the Building Height Base Line to the topmost part of the Building or structure.

(2) The maximum height line is determined by adding the maximum allowable height to the Building Height Base Line.

Diagram 3: Height in R1 and R2 Zones



(3) In Accessory Buildings and Structures, Garages, and Coach Houses the vertical distance measured from the floor level of the lowest Storey to the highest point of the Building or Structure.

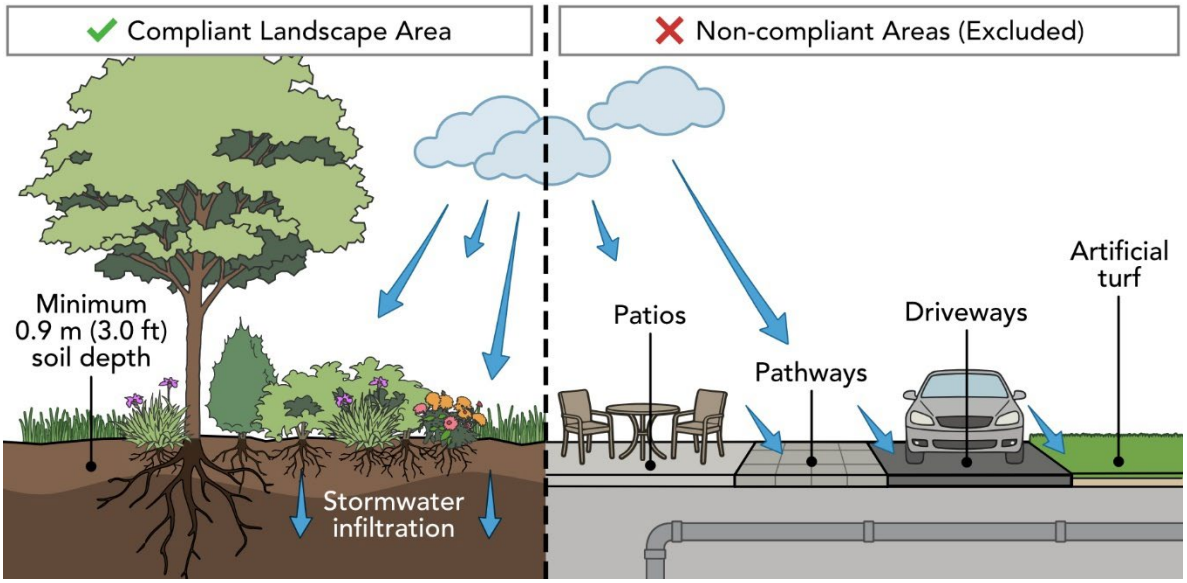
Home Occupation means a use that that is located within a Dwelling Unit and subordinate to a Residential Use where a business is operated by a resident of the Dwelling Unit.

L

Land means all area within any Lot including land below the surface of a body of water.

Landscape Area means the soil-based, permeable portion of a Lot dedicated to the cultivation and maintenance of living vegetation, including trees, shrubs, and plants, that allows for the unobstructed infiltration of stormwater. To be credited as a Landscape Area, the area must provide a minimum soil depth of 0.90 m (*3 ft*) and maintain a minimum width of 1.00 m (*3.3 ft*) at all points. This area shall not be covered by any Building or Structure, or any portion thereof, and shall exclude all forms of hardscaping, including but not limited to, paving, gravel, pathways, patios, parking spaces, and artificial turf.

Diagram 4: Landscape Area



Lane means a Street of not more than 7.00 m (*22.9 ft*) in width, which provides secondary means of vehicle access to one or more parcels of land.

Lot means any parcel of Land shown as a Lot on a plan of subdivision or other plan deposited in the Land Title Office of the Province of British Columbia and may include strata plans, air space parcel plans and consolidation plans.

Lot Area means the total horizontal area within the legal boundaries of a Lot.

Lot Area, Net means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

(1) The panhandle portion of a panhandle lot;

(2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;

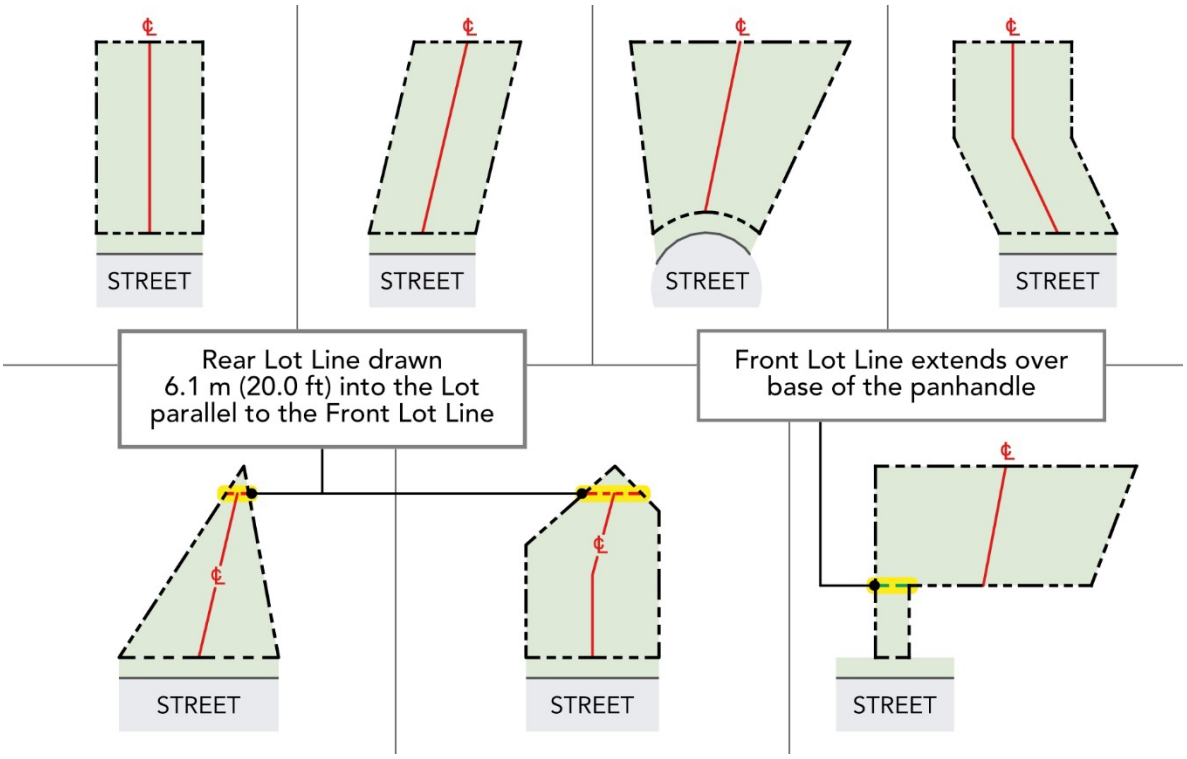
(3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and

(4) Any portion of the Lot that is within a transmission line or powerline right of way.

Lot Depth means the horizontal distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.

Lot Line, Centre means the linear measurement across the Lot taken from the mid-point of the Front Lot Line to the mid-point of the Rear Lot Line.

Diagram 1: Centre Lot Line



Lot Line, Front means:

(1) in the case of a Lot fronting on one Street, the Lot line or lines common to the Street and the Lot; or

(2) in the case of a corner Lot having Lot lines common to more than one street, the Lot line or lines common to the Lot and the Street with the shortest frontage; or

(3) in the case of a double-fronting Lot (a Lot with Lot lines common to a street at both the front and rear of the Lot), both Lot lines common to the Streets are considered Front Lot Lines. For the purpose of applying setback regulations or other requirements that specify a single front yard, the Lot line with the shortest frontage shall be deemed the Front Lot Line, unless the Street with the longer frontage is designated as the front Street by the Chief Building Official; or,

(4) in the case of a cul-de-sac Lot or pie-shaped Lot, the Lot line or lines common to the street; or

(5) in the case of a panhandle Lot, the Lot line or lines forming the narrow side of the end of the Lot from which the panhandle extends; or

(6) in the case of a Lot with no Street access or only ocean access, the shortest Lot line or in the case of an ocean fronting lot the shortest Lot line that is common with the ocean.

Lot Line, Rear means the Lot line or lines opposite to and most distant from the Front Lot Line, or, in the case of a fee simple Lot having two intersecting side Lot lines, the Rear Lot Line shall be deemed to be a line within the Lot 6.10 m (*20 ft*) in length, which is parallel to and most distant from the Front Lot Line.

Lot Line, Side means any Lot line that is neither a Front Lot Line or a Rear Lot Line.

Lot Width means the shorter of the following two linear measurements:

(1) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 6.10 m (*20 ft*) to the rear of the Front Lot Line; or

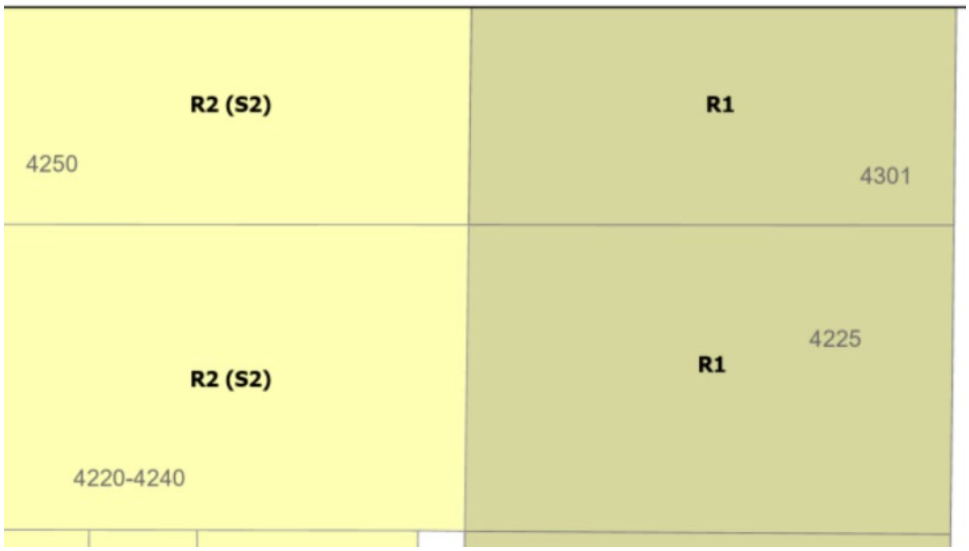
(2) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 18.00 m (*59 ft*) to the rear of the Front Lot Line.

Provided that the Front Lot Line shall not be less than two-thirds (2/3) of the minimum width requirement for that Lot.

M

Modifier means a label on the zoning map that indicates the application of particular development regulations.

Diagram 2: **Example of Subdivision Modifier**



N

Net Lot Area means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

(1) The panhandle portion of a panhandle lot;
(2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;
(3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and
(4) Any portion of the Lot that is within a transmission line or powerline right of way.

O

Ocean Natural Boundary Line means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

P

Panhandle means the narrow strip of land connecting the body of the lot with the street.

Parking Use means the use of land, buildings or structures for the purpose of temporary parking or storage of vehicles that are otherwise in active use and may include Electric Vehicle (EV) Charging.

Principal Use means the primary use of Land, Building and structures, and includes all aspects of that use that are necessary to performing that primary use, but excludes Accessory Uses.

Property Host means a person who is legally entitled to possession of a property where short-term rental Tourist Accommodation Services are provided and who has responsibility for arranging for the short-term rental offer.

R

Residential Use means housing consisting of one or more Dwelling Units in a Building.

Residential Care means the provision of licensed residential care including lodging and meals combined with therapeutic, social, or health-related support services and includes care homes, hospice, supportive housing, and group homes, as well as integrated services such as seniors' day care; however, this use is distinguished by the provision of overnight accommodation or long-term residency and specifically excludes Health Care Services, or any facility providing exclusively ambulatory care or outpatient medical services where no residential component exists.

S

Secondary Suite means a Dwelling Unit that is accessory to and attached to a Principal Dwelling Unit in a Principal Building in the R1 and R2 zones.

Setback means the required horizontal distance between the Lot line and the nearest part of a Building or Structure on the Lot. Setbacks are measured to the building face except that for swimming pools they are measured to the nearest part of the foundation or structure of the pool.

Setback, Front means the distance from a Front Lot Line.

Setback, Rear means the distance from a Rear Lot Line.

Setback, Side means the distance from a Side Lot Line.

Short-Term Rentals means a use that is located within a Dwelling Unit and subordinate to a Residential Use where the Dwelling Unit or one or more bedrooms in the Dwelling Unit provide temporary accommodation for a maximum period of 90 consecutive days. This use does not include a Bed and Breakfast or Boarders and Lodgers Accommodations.

Storey means that portion of a Building other than an underground parkade that is between the surface of any floor and the surface of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. Basements and Finished Attic Spaces are included as Storeys. Crawl Spaces where more than 60% of the crawl space's floor area has a height, measured from the ground or concrete slab to the underside of the floor joists, greater than 1.5 m (*5 ft*) are included as Storeys.

Street means a public thoroughfare, including a highway, road, Lane, and any other way open to public use, but does not include private rights-of-way on private property. This term encompasses the entire width between the property lines of every right-of-way that is dedicated, owned, or maintained by a government authority for the purpose of vehicle, bicycle and pedestrian traffic.

Structure means any construction, erection, or piece of work artificially built or constructed, composed of parts joined together in some definite manner, that requires a fixed location on the ground or is attached to something having a fixed location on the ground, but does not include a Building.

T

Tourist Accommodation Services includes Bed and Breakfasts, Boarders and Lodgers Accommodations, and Short-Term Rentals.

V

Veranda means a one storey high roofed structure attached to an exterior wall of a residential building, which is not heated or intended for year-round habitation. It shall be at least 60% open on all sides not adjoining the residential building and with a floor not higher than the lowest above grade building floor on the side of the building to which it is attached.

W

Waste and Recycling Storage Area means a permanent, hard-surface area within an enclosed building, protected from wildlife that can accommodate waste and recycling receptacles.

Y



Subsection 525 - 2.10

R1 – Rural and Suburban Detached Residential Zone

2 INTENT

The intent of the Rural and Suburban Detached Residential Zone (R1) is to permit the continued use of low density, legacy lots in remote and environmentally sensitive lands generally found outside the Urban Containment Boundary.

2 PERMITTED USES

(1) The following uses are permitted in the R1 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

(1) A Secondary Suite is only permitted when it is:

(a) Located in the Principal Building; and

(b) No larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

(1) A maximum of one (1) Principal Dwelling Unit and one (1) Secondary Suite are permitted per Lot.

(2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)

Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot	Net Lot Area ≤ 464.5 m² (*5,000 ft²*)	Net Lot Area x 0.7 + 92.9 m² (*1,000 ft²*)
	Net Lot Area > 464.5 m² (*5,000 ft²*)	Net Lot Area x 0.55 + 92.9 m² (*1,000 ft²*) Up to a maximum of 650.3m² (*7,000 ft²*)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot sizes	92.9 m² (*1,000 ft²*)

(3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.

(4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

5 HEIGHT

(1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

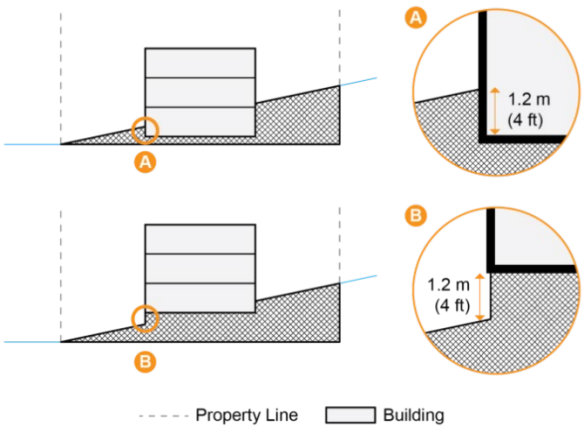
Table 5.1: Maximum Height and Storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (*20 ft*) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (*22 ft*)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (*28 ft*)	2 storeys
Principal Building or a portion thereof not in	Flat roof or Sloped roof (less than 3:12)	10.1 m (*33 ft*)	3 storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
the front 6.10 m (*20 ft*) of the Lot	Sloped roof (3:12 or greater)	11.6 m (*38 ft*)	3 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (*12 ft*)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (*18 ft*)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (*12 ft*)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (*15 ft*)	1 storey

(2) The elevation of the floor of the lowest Storey of all Buildings must not be more than 1.2 m (*4 ft*) higher, and not more than 1.2 m (*4 ft*) lower, than the lowest point of Existing Grade along the perimeter of the Building.

Diagram 5.1: Lowest Building Elevation



(3) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

6 SETBACKS

(1) Buildings and Structures must be sited in accordance with the minimum Setbacks established in the following table:

Table 6.1: Minimum Setbacks

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary
Principal Building	3.1 m (*10 ft*)	7.6 m (*25 ft*)	1.2 m (*4 ft*)	7.6 m (*25 ft*)
Detached Garage	Side entry garage: 3.1 m (*10 ft*) Front entry garage: 6.1 m (*20 ft*)	1.5 m (*5 ft*)	1.2 m (*4 ft*)	7.6 m (*25 ft*)
Accessory Buildings and Structures	6.1 m (*20 ft*)	1.2 m (*4 ft*)	1.2 m (*4 ft*)	1.2 m (*4 ft*)
Swimming Pools	3.1 m (*10 ft*)	3.1 m (*10 ft*)	1.2 m (*4 ft*)	3.1 m (*10 ft*)

(2) General siting regulations and siting exemptions are found in Subsection 525 - 310 of this Bylaw.

7 BUILDING COVERAGE

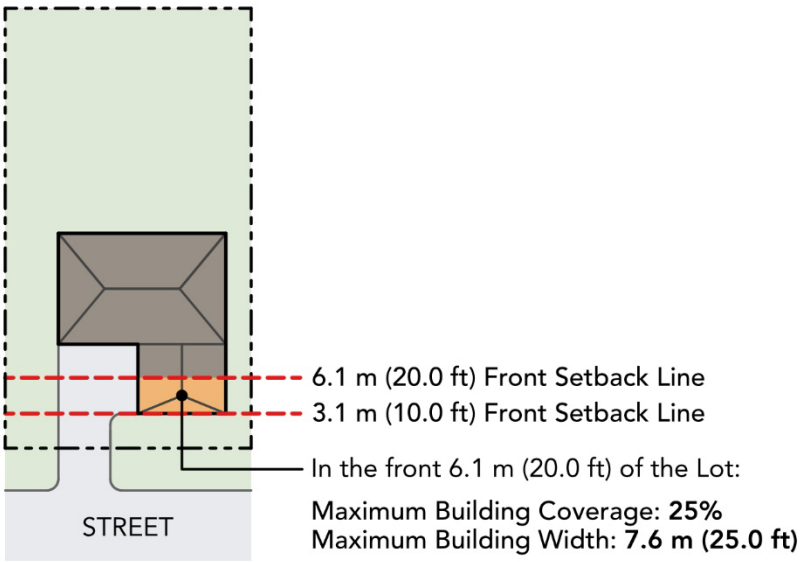
(1) The maximum Building Coverage on a Lot is:

(a) 55% of Net Lot Area when Net Lot Area ≤ 464.5m² / 5,000 ft²; or

(b) 45% of Net Lot Area when Net Lot Area > 464.5 m² / 5,000 ft².

(2) The maximum Building Coverage in the front 6.1 m (*20 ft*) of a Lot is 25%.

Diagram 7.1: Maximum Building Coverage and Width in the Front 6.10 m (20 ft)



8 LANDSCAPING

(1) A Lot must have:

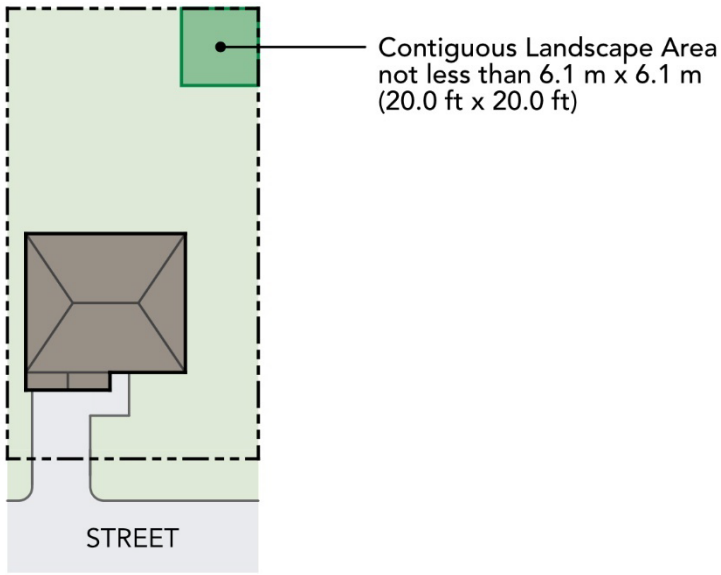
(a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (*20 ft x 20 ft*); or

(b) Landscape Areas totalling a minimum of:

(i) 35% of Net Lot Area when Net Lot Area ≤ 464.5 m² (*5,000 ft²*); or

(ii) 45% of Net Lot Area when Net Lot Area > 464.5 m² (*5,000 ft²*).

Diagram 8.1: Contiguous Landscape Area



9 BUILDING REGULATIONS

(1) The maximum Building Wall Length is 19.8 m (*65 ft*).

(2) The maximum Building Width for that portion of any building in the front 6.1 m (*20 ft*) of the Lot is 7.6 m (*25 ft*).

(3) The maximum Building Depth is 19.8 m (*65 ft*).

(4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 ft), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.

(5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 m^2 (*25 ft^2*).

10 OTHER REGULATIONS

(1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.

(2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R1 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m^2)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R1	4,000 m^2 (*43,056 ft^2*)	30 m (*98.4 ft*)	34 m (*111.6 ft*)



Subsection 525 - 2.20

R2 – Urban Detached Residential Zone

1 INTENT

The intent of the Urban Detached Residential Zone (R2) is to permit ground-oriented detached housing forms with an emphasis on above ground living primarily in the form of a house which may include a suite and be accompanied by a coach house.

2 PERMITTED USES

(1) The following uses are permitted in the R2 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Coach House		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

(1) A Secondary Suite is only permitted when it is:

(a) Located in the Principal Building; and

(b) No larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

(1) A maximum of one (1) Principal Dwelling Unit, one (1) Secondary Suite, and one (1) Coach House are permitted per Lot.

(2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)

Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot with a Principal Building and without a Coach House	Net Lot Area ≤ 464.5 m² (*5,000 ft²*)	Net Lot Area x 0.7 + 92.9 m² (*1,000 ft²*)
	Net Lot Area > 464.5 m² (5,000 ft²)	Net Lot Area x 0.55 + 92.9 m² (*1000 ft²*) Up to a maximum of 650.3 m² (*7,000 ft²*)
All Buildings and Structures on a Lot with a Principal Building and a Coach House	Net Lot Area ≤ 464.5 m² (5,000 ft²)	Net Lot Area x 0.7 + 139.4 m² (*1,500ft²*)
	Net Lot Area > 464.5 m² (5,000 ft²)	Net Lot Area x 0.55 + 139.4 m² (*1,500 ft²*) Up to a maximum of 696.8 m² (*7,500 ft²*)
Coach House	All Lot Sizes	130.1 m² (*1,400 ft²*)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot Sizes	92.9 m² (*1,000 ft²*)

(3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.

(4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

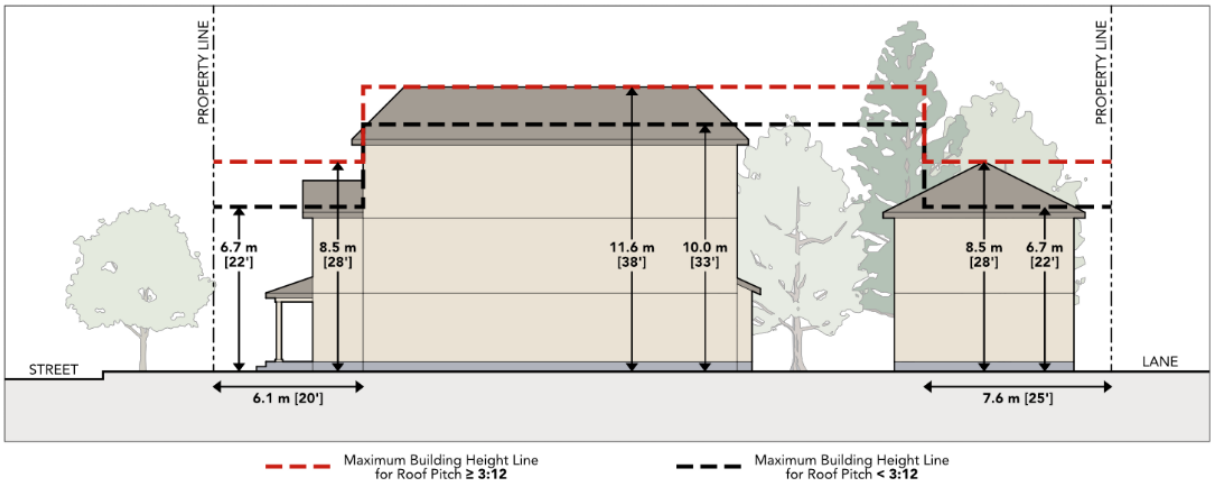
5 HEIGHT

(1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

Table 5.1: Maximum Height and Storeys

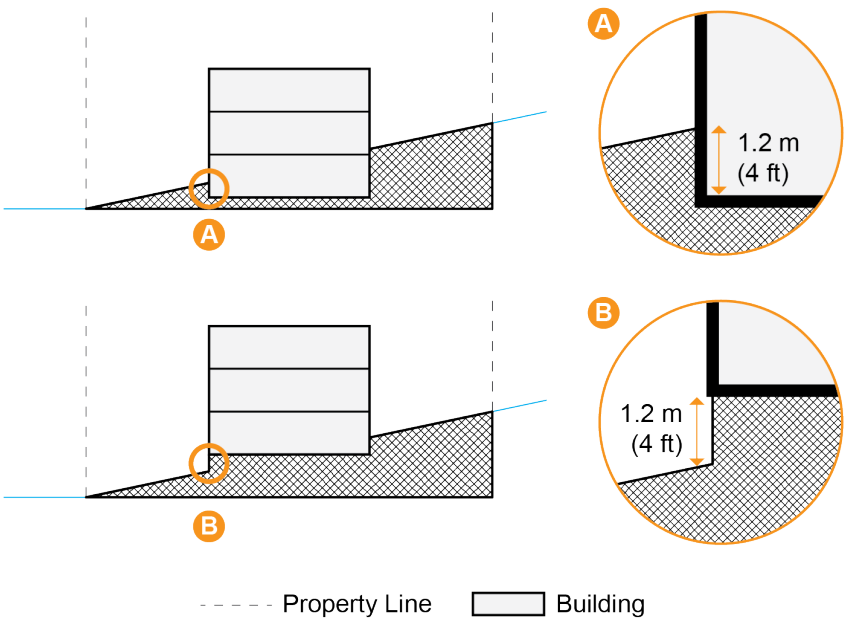
Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (*20 ft*) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (*22 ft*)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (*28 ft*)	2 storeys
Principal Building or a portion thereof not in the front 6.10 m (*20 ft*) of the Lot	Flat roof or Sloped roof (less than 3:12)	10.1 m (*33 ft*)	3 storeys
	Sloped roof (3:12 or greater)	11.6 m (*38 ft*)	3 storeys
Coach House	Flat roof or Sloped roof (less than 3:12)	6.7 m (*22 ft*)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (*28 ft*)	2 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (*12 ft*)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (*18 ft*)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (*12 ft*)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (*15 ft*)	1 storey

Diagram 5.1: Maximum Height and Storeys



(2) The elevation of the floor of the lowest Storey of all Buildings must not be more than 1.2 m (*4 ft*) higher, and not more than 1.2 m (*4 ft*) lower, than the lowest point of Existing Grade along the perimeter of the Building.

Diagram 5.2: Lowest Building Elevation



(3) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

6 SETBACKS

(1) Buildings and structures must be sited in accordance with the minimum Setbacks established in the following table:

Table 6.1: Minimum Setbacks

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Rear Setback abutting a lane allowance	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary Line
Principal Building	3.1 m (*10 ft*) A	7.6 m (*25 ft*) B	7.6 m (*25 ft*) B	1.2 m (*4 ft*) C	7.6 m (*25 ft*)
Coach House	15.2 m (*50 ft*) D	3.1 m (*10 ft*) E	1.5 m (*5 ft*) F	1.2 m (*4 ft*) G	7.6 m (*25 ft*)
Detached Garage	Side entry garage: 3.1 m (*10 ft*) Front entry garage: 6.1 m (*20 ft*)	1.5 m (*5 ft*)	1.5 m (*5 ft*)	1.2 m (*4 ft*)	7.6 m (*25 ft*)
Accessory Buildings and Structures	6.1 m (*20 ft*)	1.2 m (*4 ft*)	1.2 m (*4 ft*)	1.2 m (*4 ft*)	1.2 m *(4 ft)*
Swimming Pools	3.1 m (*10 ft*)	3.1 m (*10 ft*)	3.1 m (*10 ft*)	1.2 m (*4 ft*)	3.1 m (*10 ft*)

Diagram 6.1: Minimum Setbacks

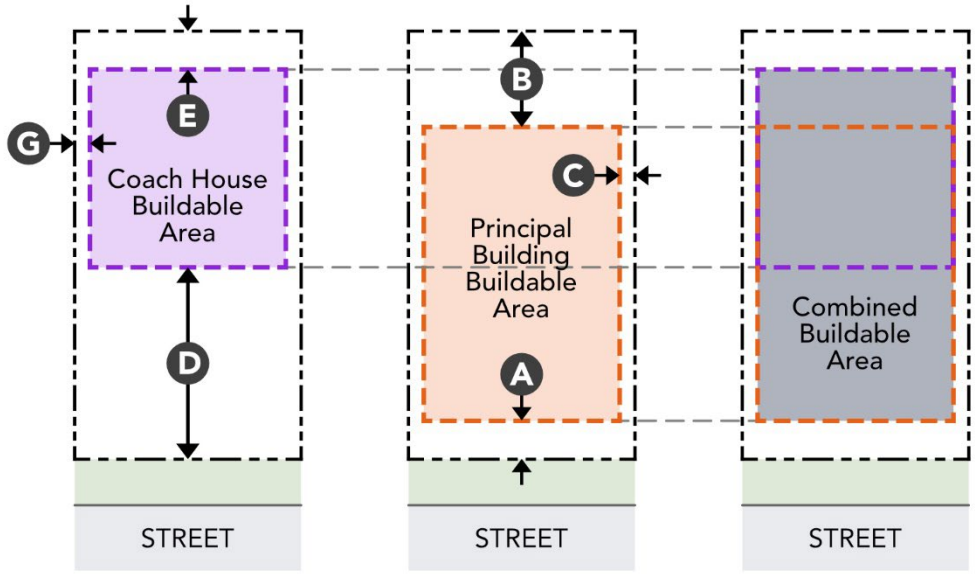
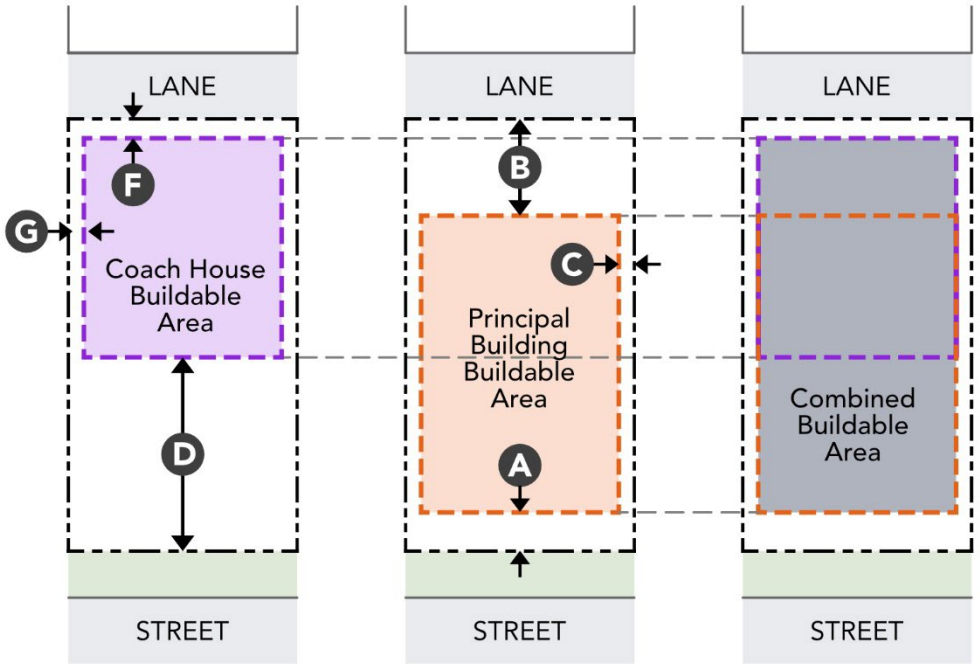


Diagram 6.2: Minimum Setbacks (with Rear Lane)



7 BUILDING COVERAGE

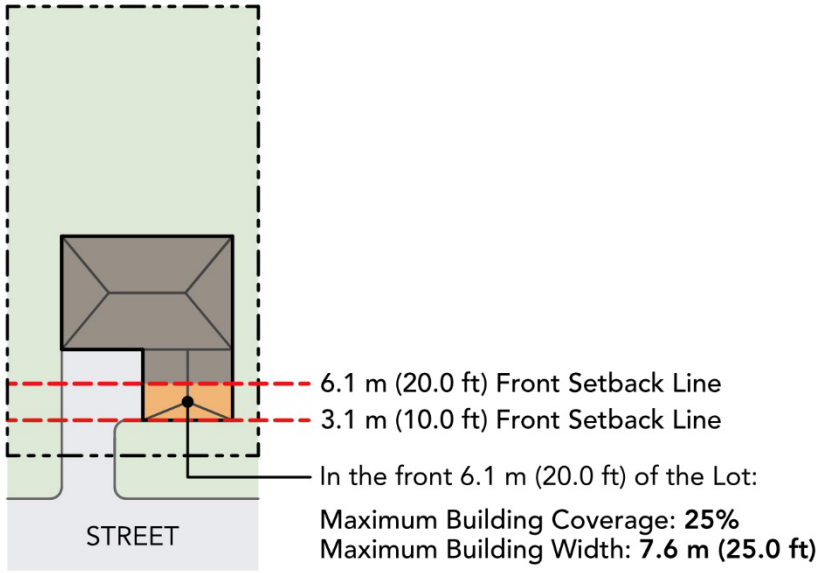
(1) The maximum Building Coverage on a Lot is:

(a) 55% of Net Lot Area when Net Lot Area ≤ 464.5m² / 5,000 ft²; or

(b) 45% of Net Lot Area when Net Lot Area > 464.5 m² / 5,000 ft².

(2) The maximum Building Coverage in the front 6.1 m (*20 ft*) of a Lot is 25%.

Diagram 7.1: Maximum Building Coverage and Width in the front 6.1 m



8 LANDSCAPING

(2) A Lot must have:

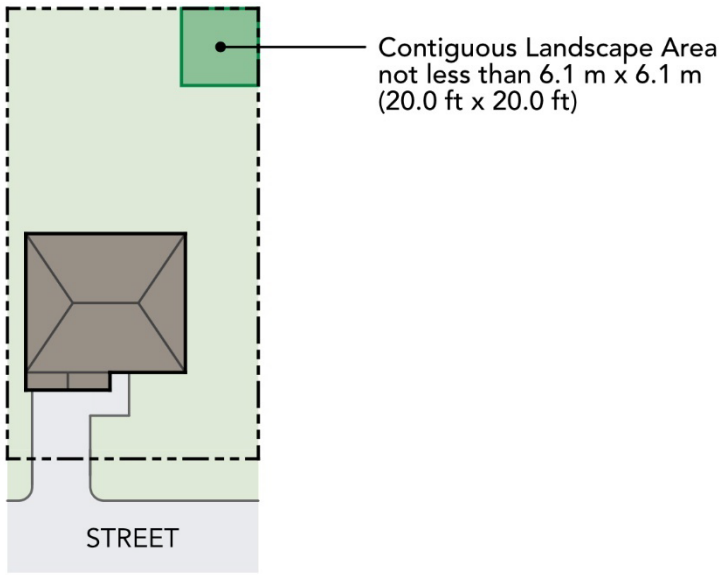
(a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (*20 ft x 20 ft*); or

(b) Landscape Areas totalling a minimum of:

(i) 35% of Net Lot Area when Net Lot Area ≤ 464.5 m² (*5,000 ft²*); or

(ii) 45% of Net Lot Area when Net Lot Area > 464.5 m² (*5,000 ft²*).

Diagram 8.1: Contiguous Landscape Area



9 BUILDING REGULATIONS

(1) The maximum Building Wall Length is 19.8 m (*65 ft*).

(2) The maximum Building Width for that portion of any building in the front 6.1 m (20 ft) of the Lot is 7.6 m (*25 ft*).

(3) The maximum Building Depth is 19.8 m (*65 ft*).

(4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 ft), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.

(5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 m^2 (*25 ft^2*).

10 OTHER REGULATIONS

(1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.

(2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R2 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m^2)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R2	660 m^2	18 m	34 m

Zone and Modifier, if applicable	**Minimum Lot Area (m²)**	**Minimum Lot Width (m)**	**Minimum Lot Depth (m)**
	(*7,104 ft²*)	(*59.1 ft*)	(*111.6 ft*)
R2 (S1)	335 m² (*3,605 ft²*)	10 m (*32.8 ft*)	34 m (*111.6 ft*)
R2 (S2)	1,100 m² (*11,840 ft²*)	24 m (*78.7 ft*)	34 m (*111.6 ft*)
R2 (S3)	4,000 m² (*43,056 ft²*)	30 m (*98.4 ft*)	34 m (*111.6 ft*)

Subsection 525 - 3.10

General Development Regulations for R1 and R2 Zones

Applicability of Part 4 General Regulations

Part 4, General Regulations is supplemented and amended as indicated for the purposes of the R1 and R2 Zones as follows:

(1) In the event of any inconsistence or conflict between a provision in this section 525 and any provision in the balance of this Zoning Bylaw, the provision in this section 525 shall govern.

(2) **Uses Specified on a Plan:** Refer to Section 401.

(3) **Uses Permitted in All Zones:** For the purposes of the R1 and R2 zones, Section 402 is replaced as follows:

(a) The use of land buildings and structures for the following uses is generally permitted in all zones:

(i) Accessory uses;

(ii) Emergency Services of any density, height or siting;

(iii) Public Utility and Infrastructure;

(iv) Parks and Open Space and Conservation Uses;

(v) Residential Care for up to 12 people receiving care; and

(vi) Radio towers for emergency communications.

(4) **Temporary Uses Permitted in All Zones**

(a) The temporary use of land, buildings, and structures for the follow uses is generally permitted in all zones:

(i) Voting or polling stations; and

(ii) On-location filming and associated filming sets.

(5) **Temporary Buildings**

(a) Temporary buildings are permissible under permit for the following temporary and short-term purposes:

(i) Sales centres for development projects; and

(ii) Construction trailers.

(6) **Uses Prohibited In All Zones:** Refer to Section 403A.

(7) **Prohibition of Logging:** Refer to Section 403B.

(8) **Use of Highways:** Refer to Section 404.

(9) **Home Occupations:** Refer to Section 405.

(10) **Bed and Breakfast Businesses:** Refer to Section 405A.

(11) **Cannabis Retail Store:** Refer to Section 405B (*and is not applicable to R1 and R2 zoned land*).

(12) **Short-Term Rental Accommodation:** Refer to Section 405C.

(13) **Conflicting Use or Siting:** Refer to Section 406.

(14) **Height Exceptions:** Refer to Section 407.

(15) **General Siting Regulations:** Refer to Section 408.

(16) **Permitted Projections into Setbacks**

(a) In conjunction with Section (14) Exemptions from all Setbacks, this section replaces Section 409 Siting Exceptions.

(b) The elements listed below may project into a required setback to the extent specified in this section, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 16.1: Permitted Projections into Required Setbacks

Element	Maximum Permitted Projections	Setback Location
Light wells (constructed prior to December 31, 2026)	0.9 m (*3 ft*)	All Setbacks
Chimneys (constructed prior to December 31, 2026)	0.6 m (*2 ft*)	All Setbacks
Bay windows (constructed prior to December 31, 2026)	0.6 m (*2 ft*)	All Setbacks
Unenclosed Verandas connected to the principal access to the Dwelling Unit (this does not include decks)	0.9 m (*3 ft*)	Front and Rear Setback
Unenclosed steps, accessibility ramps, and landings less than 1.00 m (*3.3 ft*) above finished grade	0.9 m (*3 ft*)	Front and Rear setbacks
Minor architectural features including: • Eaves • Window and door sills • Sunshades • Cornices, pilasters, moldings and similar decorative trim	0.6 m (*2 ft*)	All Setbacks
Rainwater hardware including gutters and downspouts	0.6 m (*2 ft*)	All Setbacks

Element	Maximum Permitted Projections	Setback Location
Utility meters including water meters, and gas meters	0.6 m (*2 ft*)	All Setbacks
At grade decks (less than 1.0 m above finished grade)	Unlimited	Front and Rear Setback
Elevated open decks	1.2 m (*4 ft*)	Front and Rear Setback
Balconies	0.9 m (*3 ft*)	Front and Rear Setback
Roof Decks	Projections into setbacks not permitted	All setbacks
Roof projections and overhangs.	0.9 m (*3 ft*)	All Setbacks
Solar collectors mounted on the wall of a building	0.3 m (*1 ft*)	Side Setbacks
Deck guards, and balustrades	0.3 m (*1 ft*)	All Setbacks

(17) Exemptions from All Setbacks

(a) The following elements are exempt from setback requirements, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 17.1: Elements Exempt from Setback Requirements

Element	Maximum Permitted Projections	Setback Location
Utility poles, wires and guy wires	Permitted	All setbacks
Warning devices and emergency lights	Permitted	All setbacks
Flagpoles	Must retain a 0.9 m (*3 ft*) setback	Front and Rear
Signs constructed in accordance with the District's Sign Bylaw	Permitted	All setbacks
Children's play equipment	Permitted	All setbacks
Retaining walls	Permitted, but must not conflict with public utilities and rights-of-way	All setbacks

(18) Gross Floor Area (GFA) Inclusions and Exemptions

(a) This section replaces Section 410 Floor Space Ratio Exemptions.

(b) When calculating Gross Floor Area (GFA), the following elements must be included or exempted:

Table 18.1: Gross Floor Area Inclusions and Exemptions

Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Uncovered decks supported by posts or walls equal to or less than 2.0 m (6.6 ft) in height and up to 10% of the permitted GFA		✓
Uncovered decks supported by posts or walls greater than 2.0 m (6.6 ft) in height	✓	
Accessory Buildings and Structures (*sheds*) up to a combined total of 25.0 m^2 (*269 ft^2*) on the Lot		✓
Unfinished attics, with no access stair well, windows, flooring, or wall finishes		✓
Finished Attic Space	✓	
Crawl Space with a maximum vertical height of 1.5m (*5 ft*) measured from the ground or concrete slab to the underside of the floor joists		✓
Crawl Spaces or portions of Crawl Spaces where the height is greater than 1.5 m (5. *ft*) measured from the ground or concrete slab to the underside of the floor joists	✓	
Space under roof overhangs where the roof overhang exceeds 1.2 m (*4 ft*)	✓	
One (1) or two (2) Carports to a combined total of 37.2 m^2 (400 ft^2)		✓
Open air structures such as pergolas or trellises where the overhead framing allows for the free passage of light and rain		✓
Unenclosed Balconies		✓

Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Unenclosed porches, and verandas connected to the principal access to the Dwelling Unit		✓
Open spaces below elevated Buildings and structures		✓
For residential Buildings in the R1 and R2 zones constructed under permit submitted prior to July 1, 2018, exterior wall thickness in excess of 100 mm (3.9 in), provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour.		✓
Floor area of any space within a Building that has a ceiling height greater than 4.6 m (*15 ft*), measured from the top of the finished floor to the underside of the ceiling joists.	Counted as twice its actual floor area, excluding stairwells and elevator shafts.	
Waste and Recycling Storage Area that is not part of a Dwelling Unit or Garage and is up to 9.3m^2 (*100 ft^2*)		✓
Up to 8.0 m^2 (*86 ft^2*) of Floor Area of a wheelchair accessible Dwelling Unit (*Enhanced Unit and CSA B652*)		✓

(19) **Commercial Vehicles, Recreation Vehicles and Private Pleasure Boats:** Refer to Section 411.

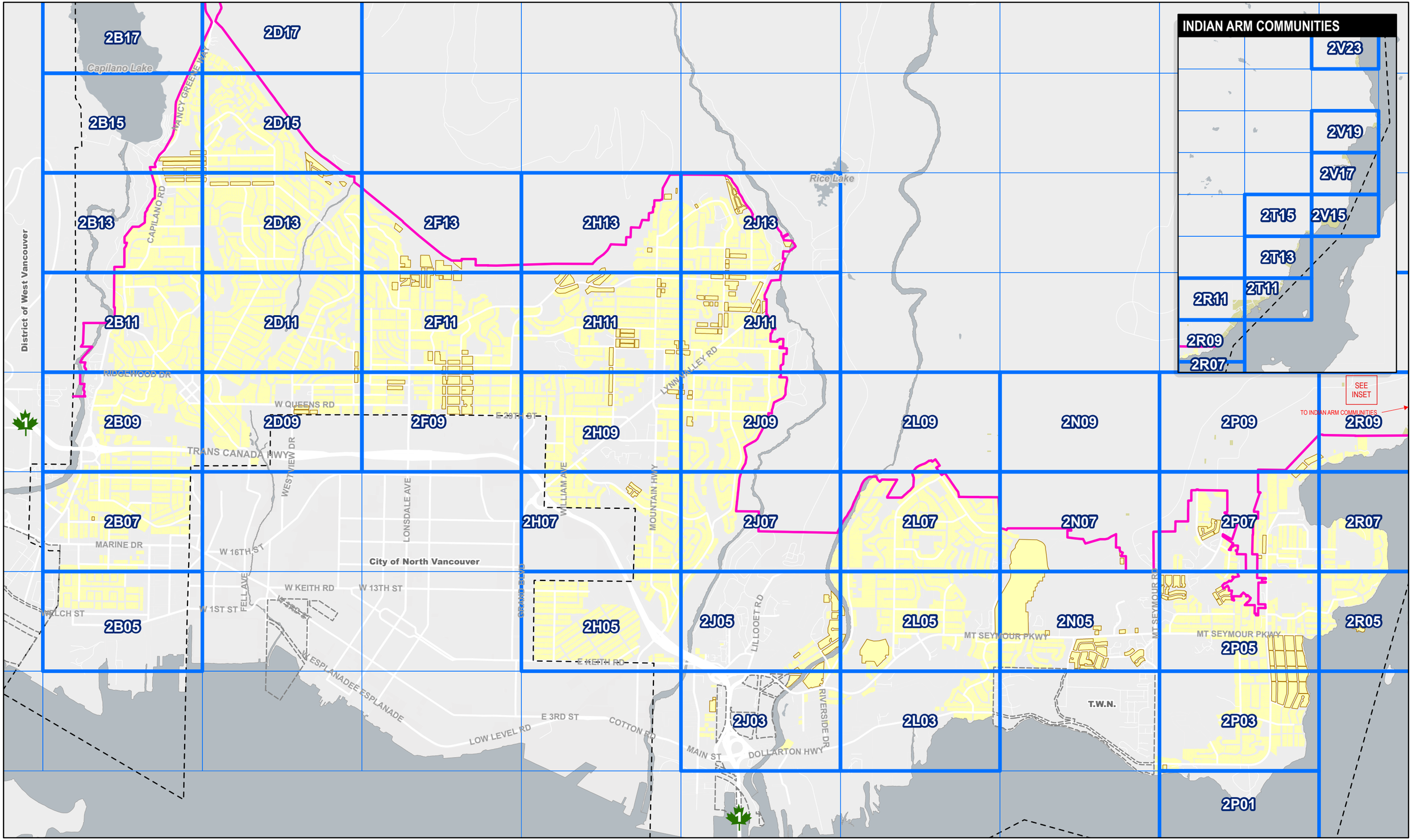
(20) **Lots Shown on Plans:** Refer to Section 412.

(21) **Outdoor Customer Services Areas:** Refer to Section 413.

(22) **Good Neighbour Requirements:** Refer to Section 414.

(23) **Split-Zoned Parcels:** Refer to Section 415.

(24) **Solar Collector Regulations** Refer to Section 4C02.



DISTRICT OF NORTH VANCOUVER

0 0.5 1 2 Kilometers

1:34,000

R1 & R2 ZONING MAP SET

R1 R2 Subdivision Modifier Grid*

*This map applies a grid across the District to identify the areas where the R1 and R2 zones will be applied. For a more detailed view, refer to the specific grid block as identified on this map.

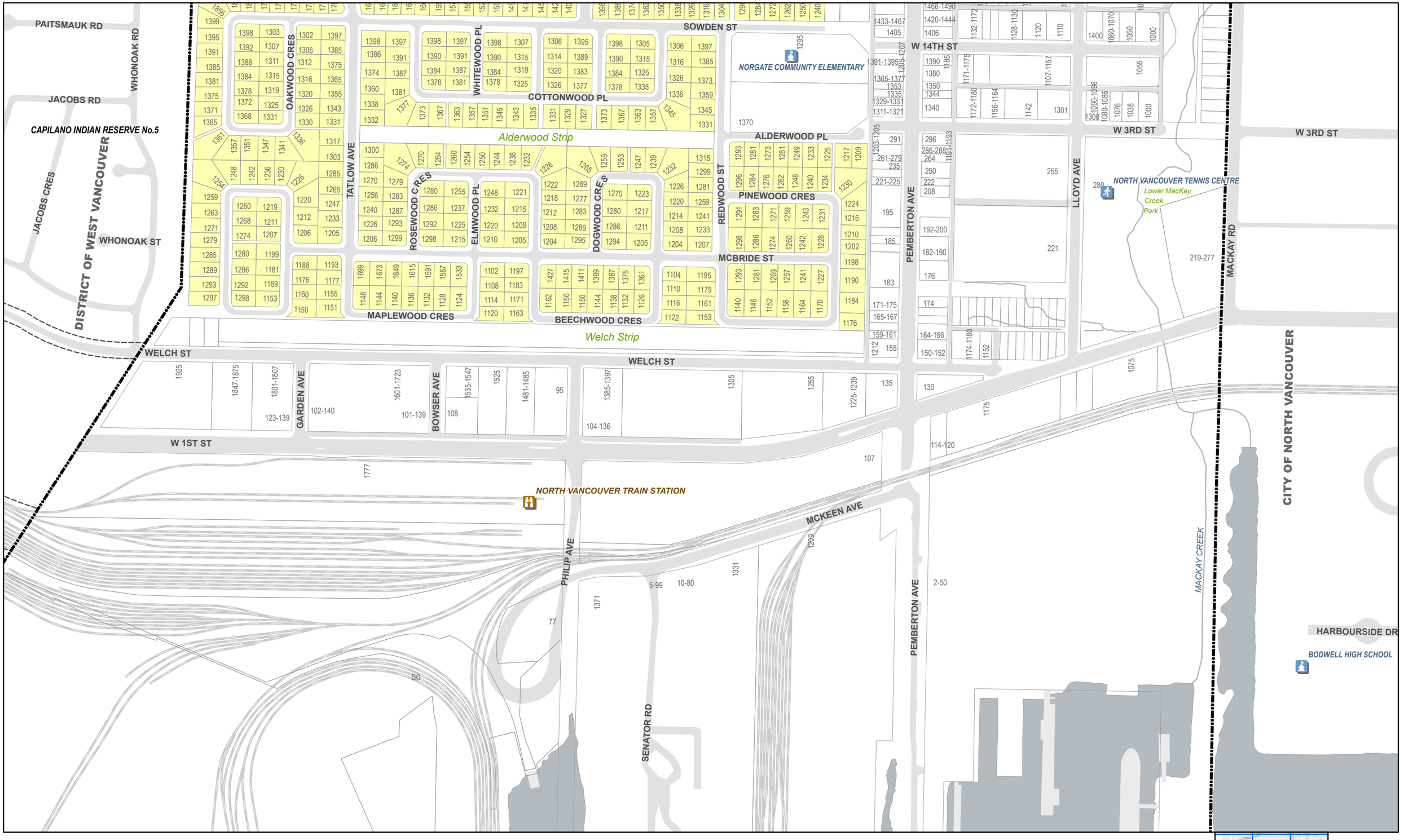
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Published: May 25, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 126 Subdivision Modifier

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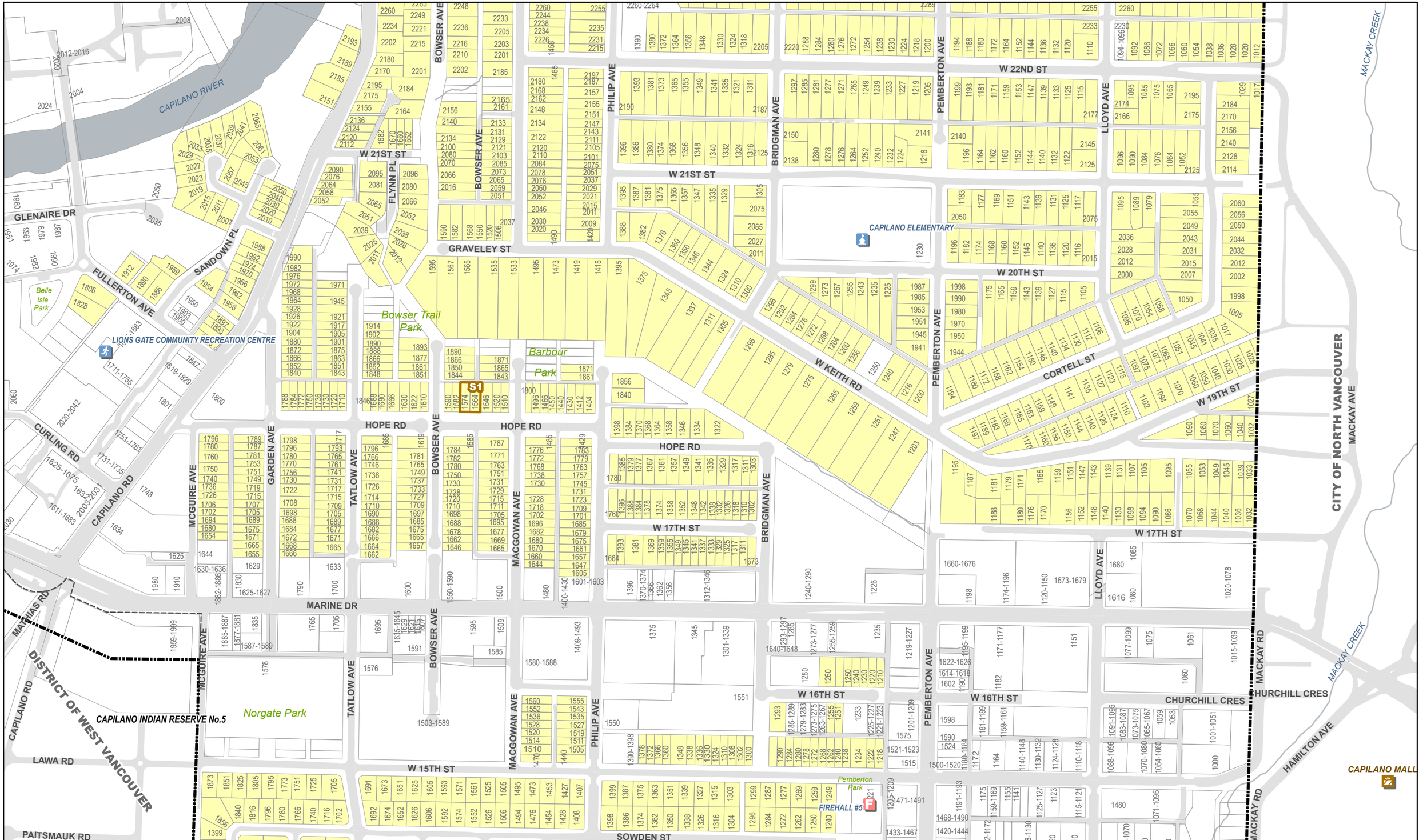
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2A07	2B07	2D07
2A05	2B05	2D05
2A03	2B03	2D03

MAP 2B05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 127 Subdivision Modifier

0 50 100 200 Meters

1:4,200

DISTRICT OF NORTH VANCOUVER

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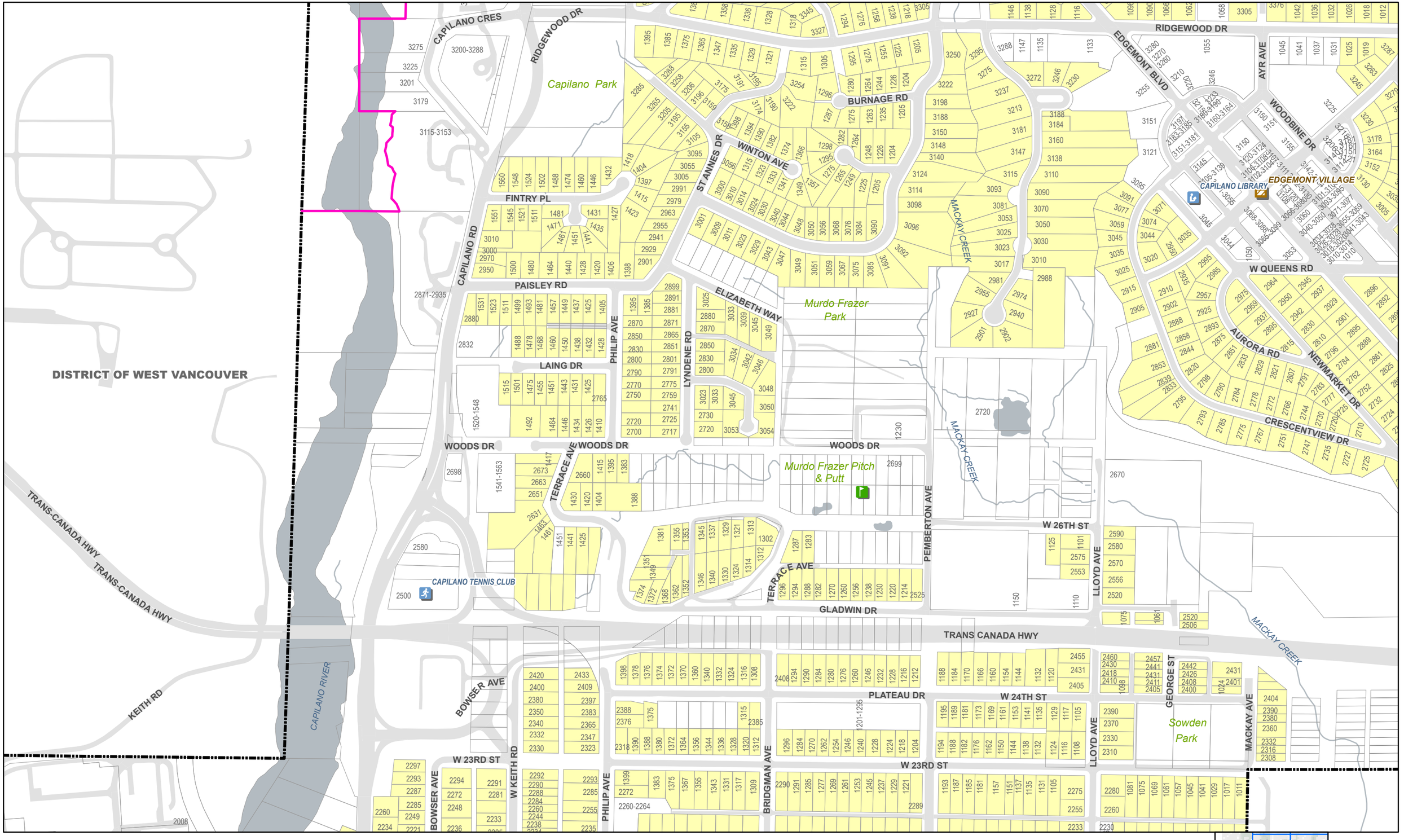
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2A09	2B09	2D09
2A07	2B07	2D07
2A05	2B05	2D05

MAP 2B07

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 128 Subdivision Modifier

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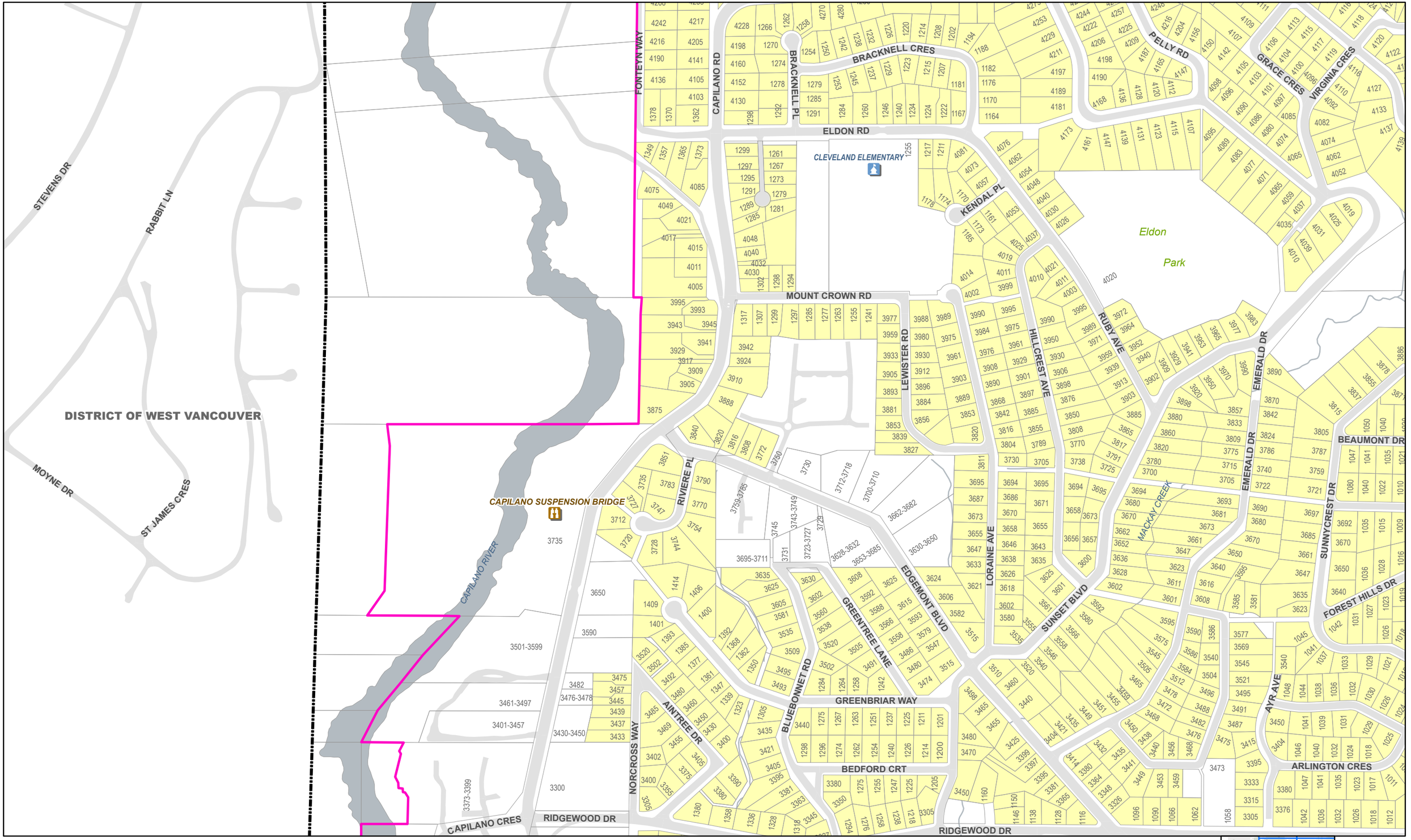
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	2B11	2D11
2A09	2B09	2D09
2A07	2B07	2D07

MAP 2B09

Published: May 19, 2026



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0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 129 Subdivision Modifier

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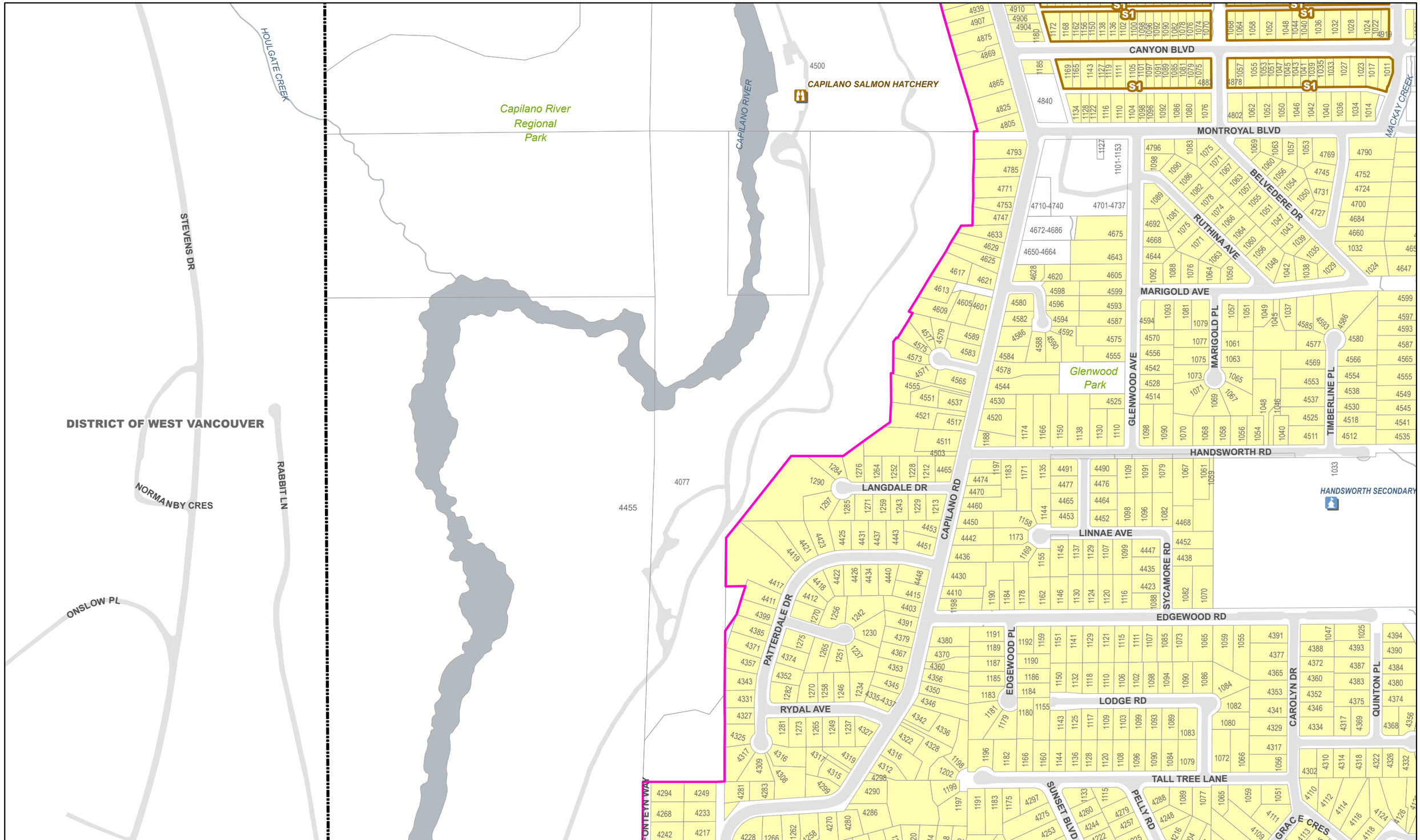
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	2B13	2D13
	2B11	2D11
2A09	2B09	2D09

MAP 2B11

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

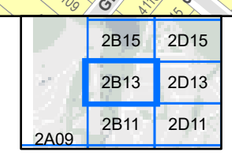
R1 R2 130 Subdivision Modifier

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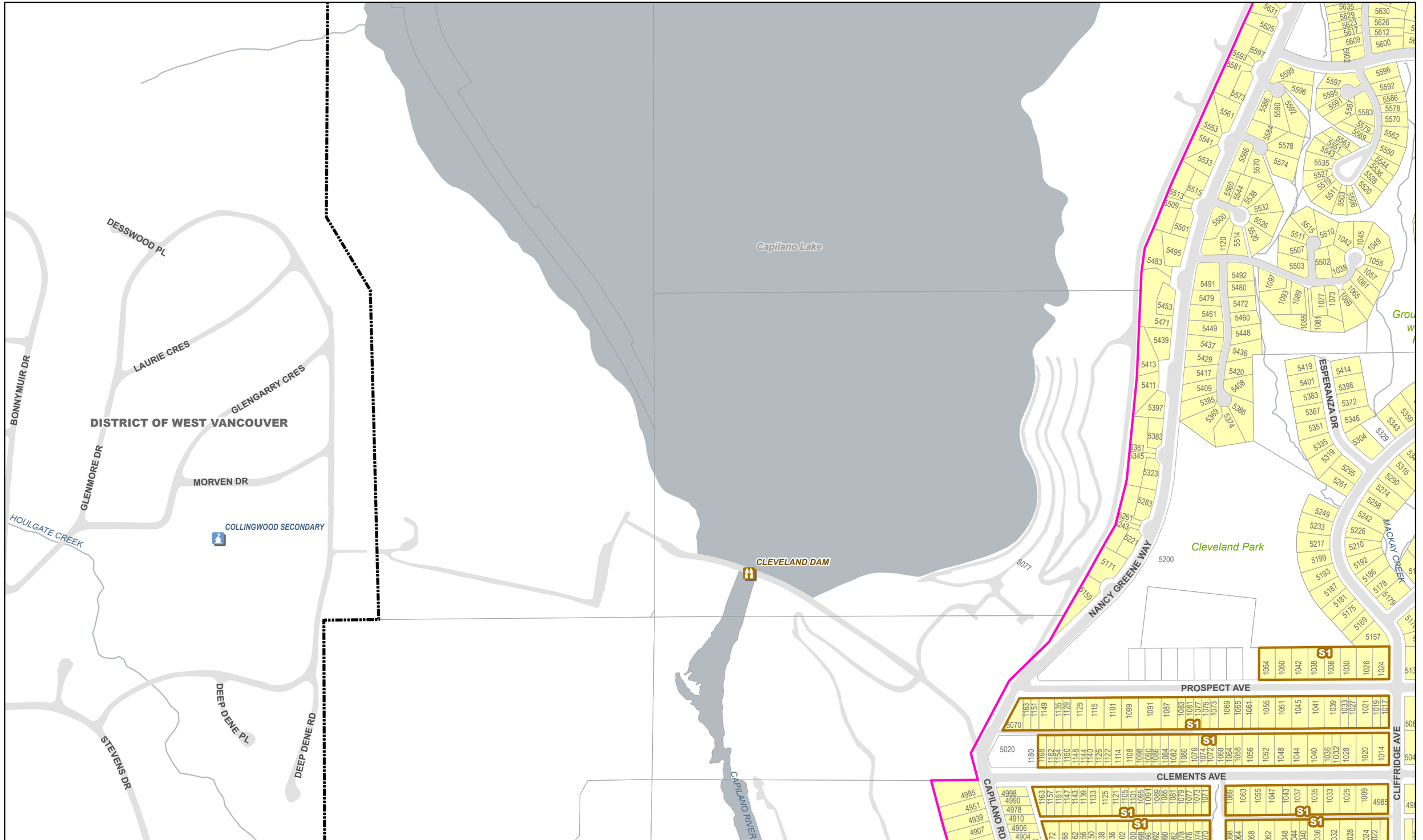
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MAP 2B13

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0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 131 Subdivision Modifier

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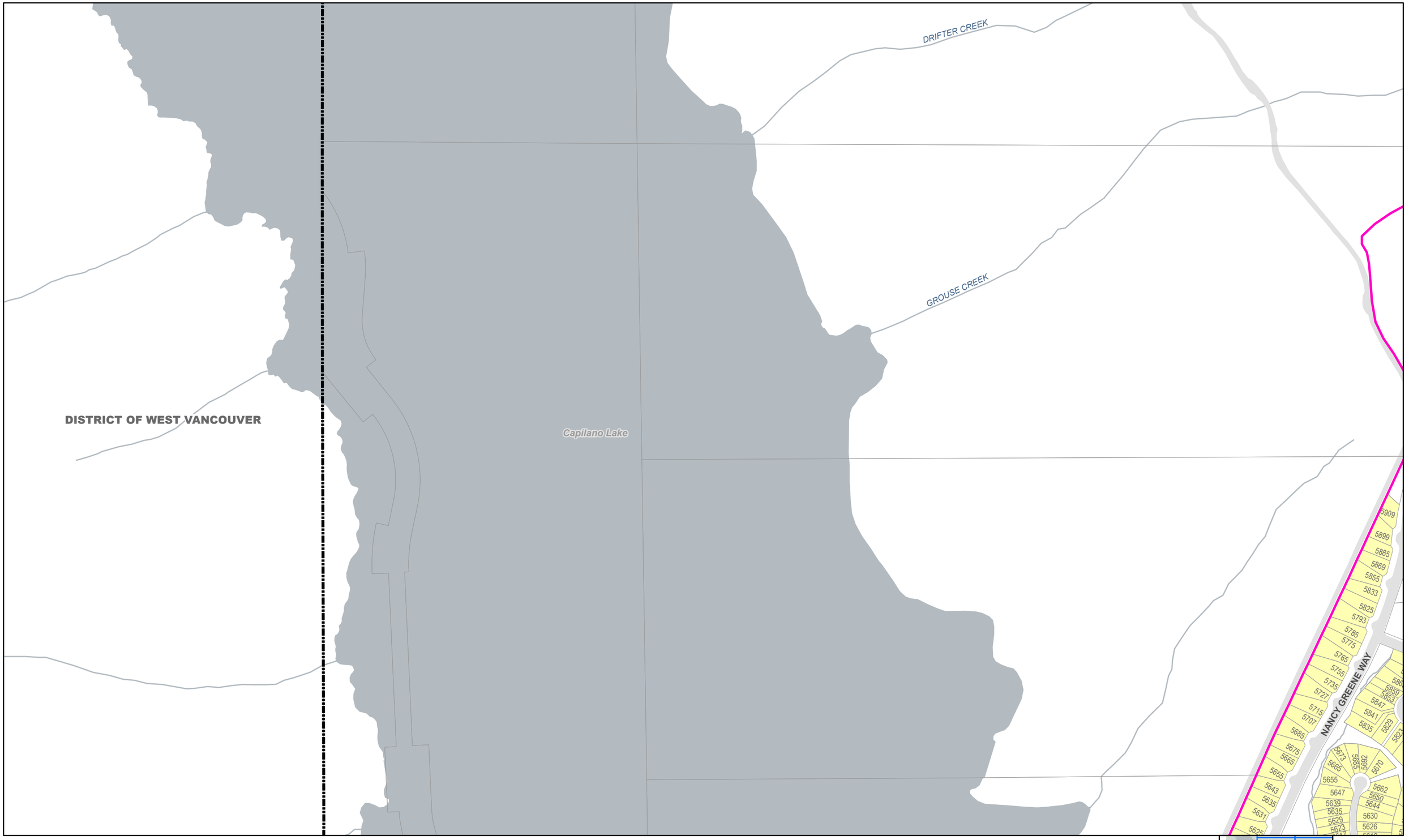
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2B17	2D17
2B15	2D15
2B13	2D13

MAP 2B15

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

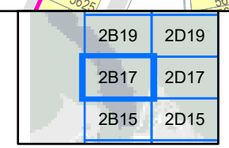
R1 R2 132 Subdivision Modifier

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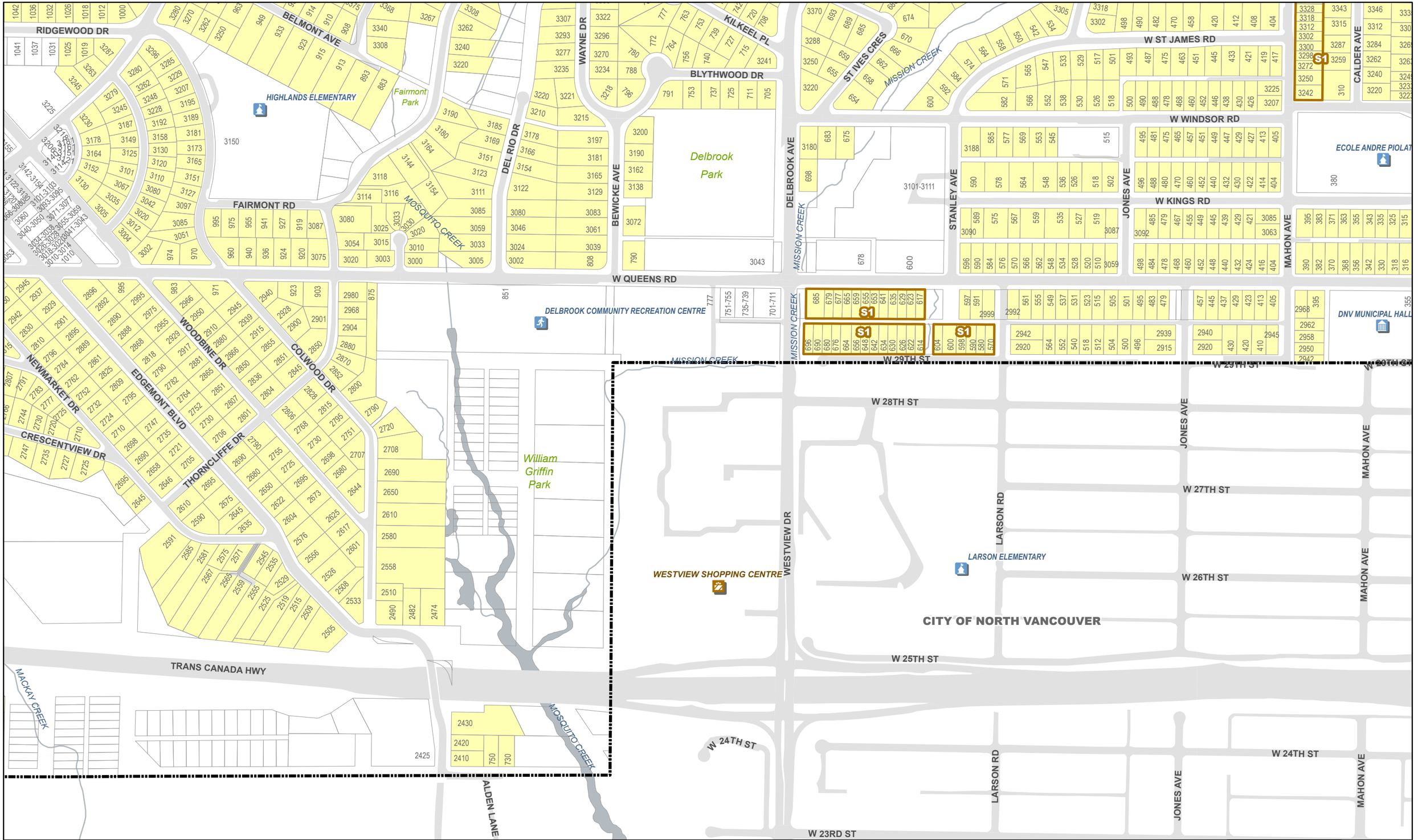
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MAP 2B17

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0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 133 Subdivision Modifier

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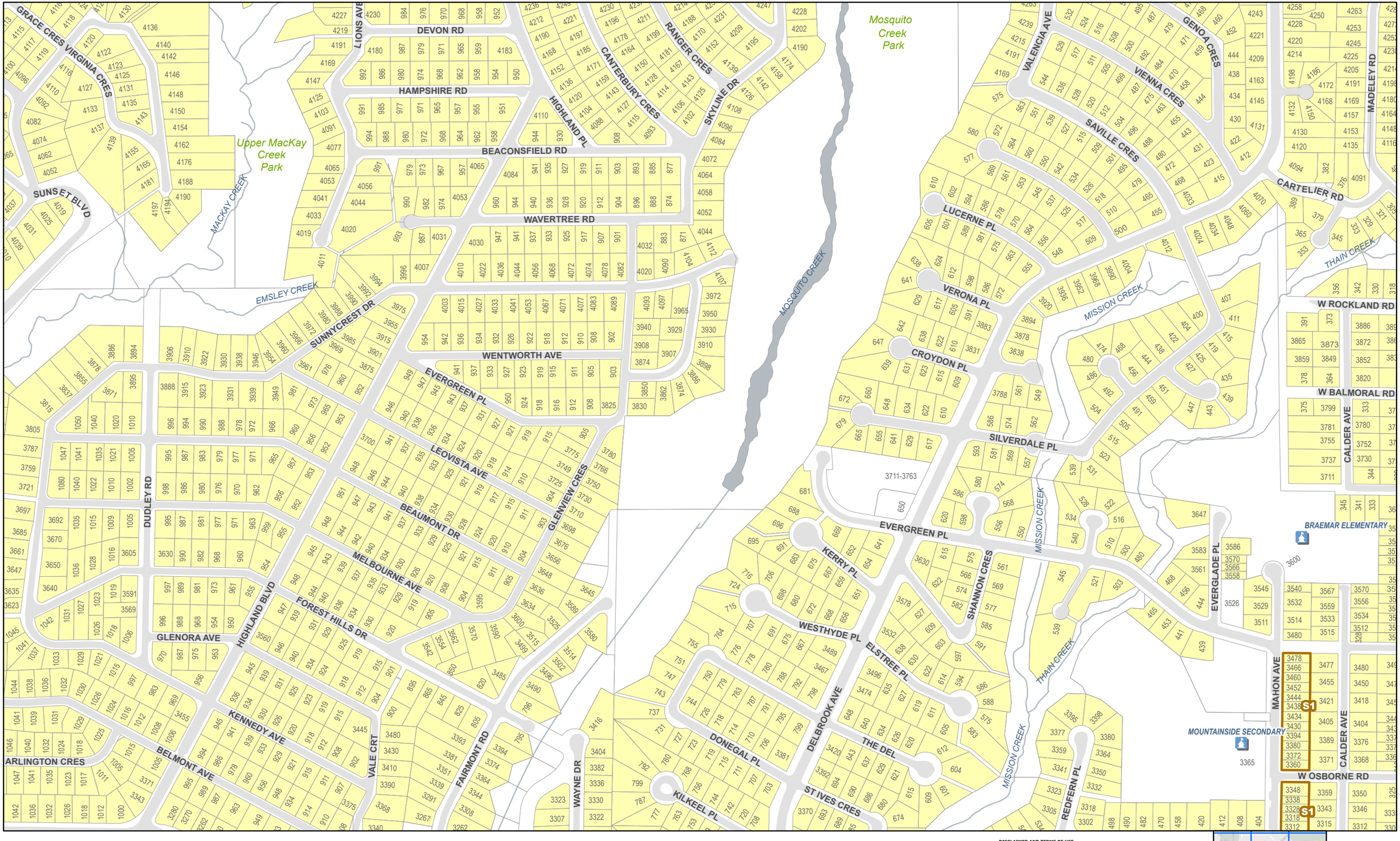
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2B11	2D11	2F11
2B09	2D09	2F09
2B07	2D07	2F07

MAP 2D09

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 134 Subdivision Modifier

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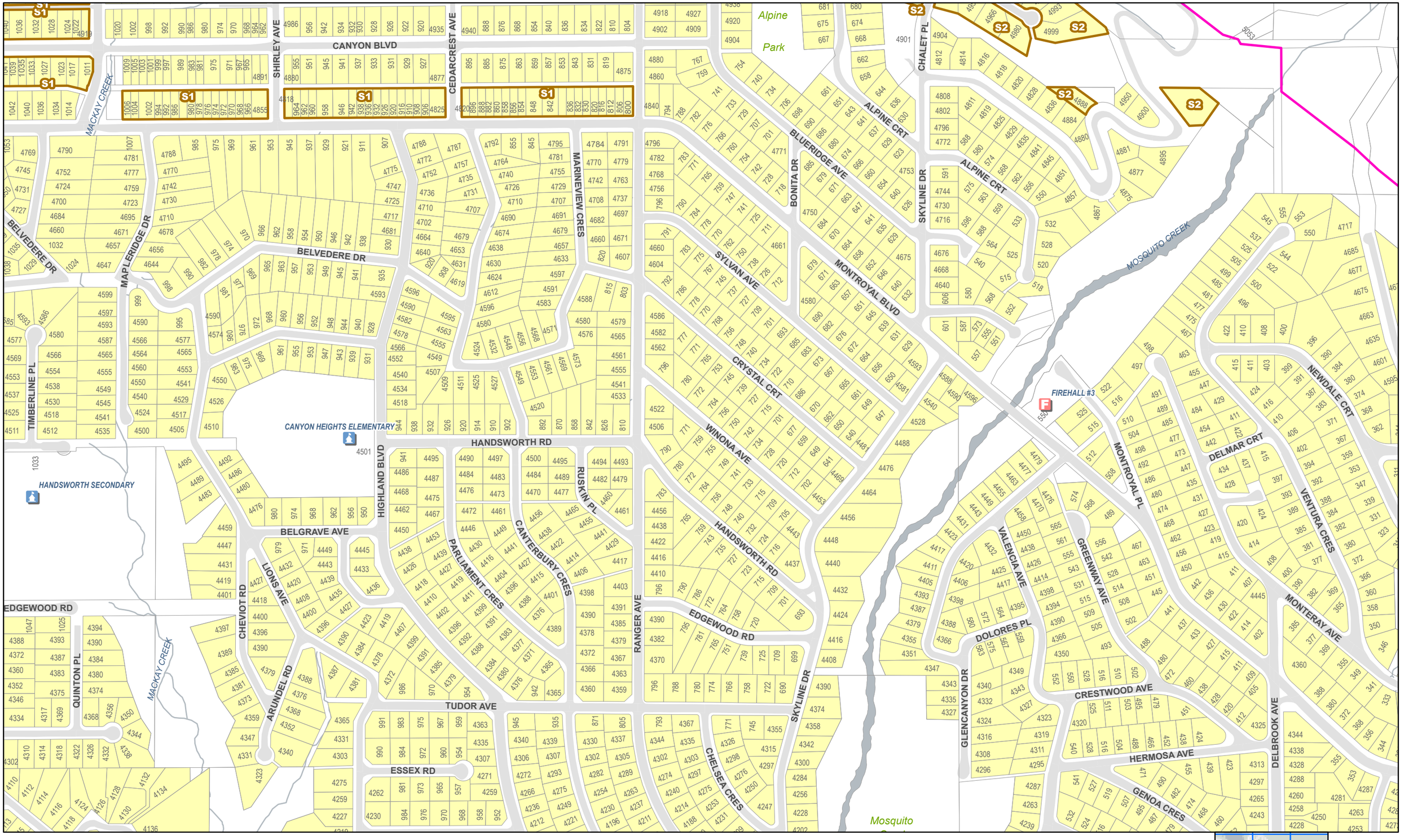
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2B13	2D13	2F13
2B11	2D11	2F11
2B09	2D09	2F09

MAP 2D11

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 135 Subdivision Modifier

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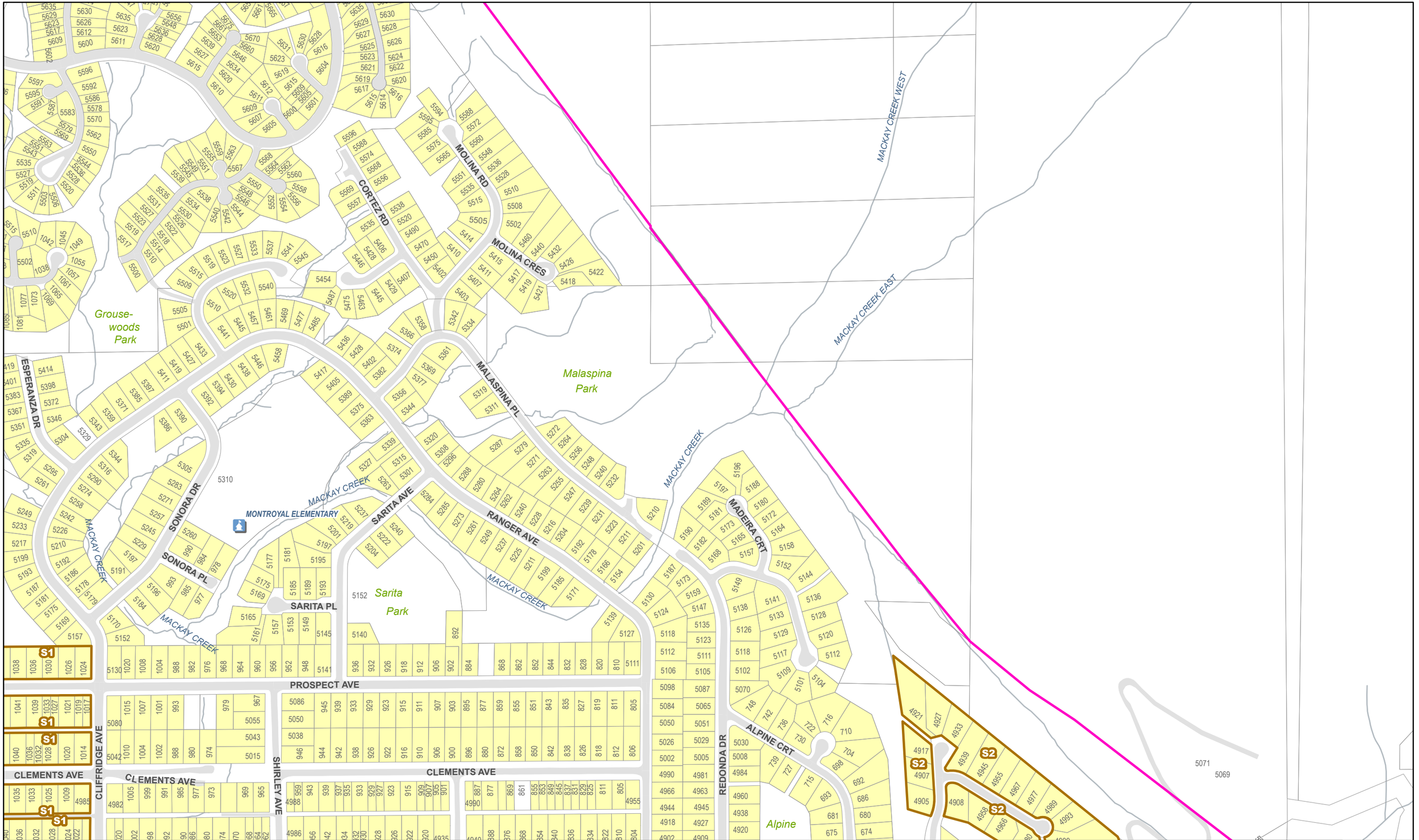
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2B15	2D15	2F15
2B13	2D13	2F13
2B11	2D11	2F11

MAP 2D13

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 136 Subdivision Modifier

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2B17	2D17	2F17
2B15	2D15	2F15
2B13	2D13	2F13

MAP 2D15

Published: May 19, 2026

GROUSE CREEK

MACKAY CREEK

GROUSE MOUNTAIN TRAM STATION

NANCY GREENE WAY

5900-5960

OWL CRT

5700-5734

GROUSEWOODS DR

MACKAY CREEK

MACKAY CREEK WEST

MACKAY CREEK EAST

DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 137 Subdivision Modifier

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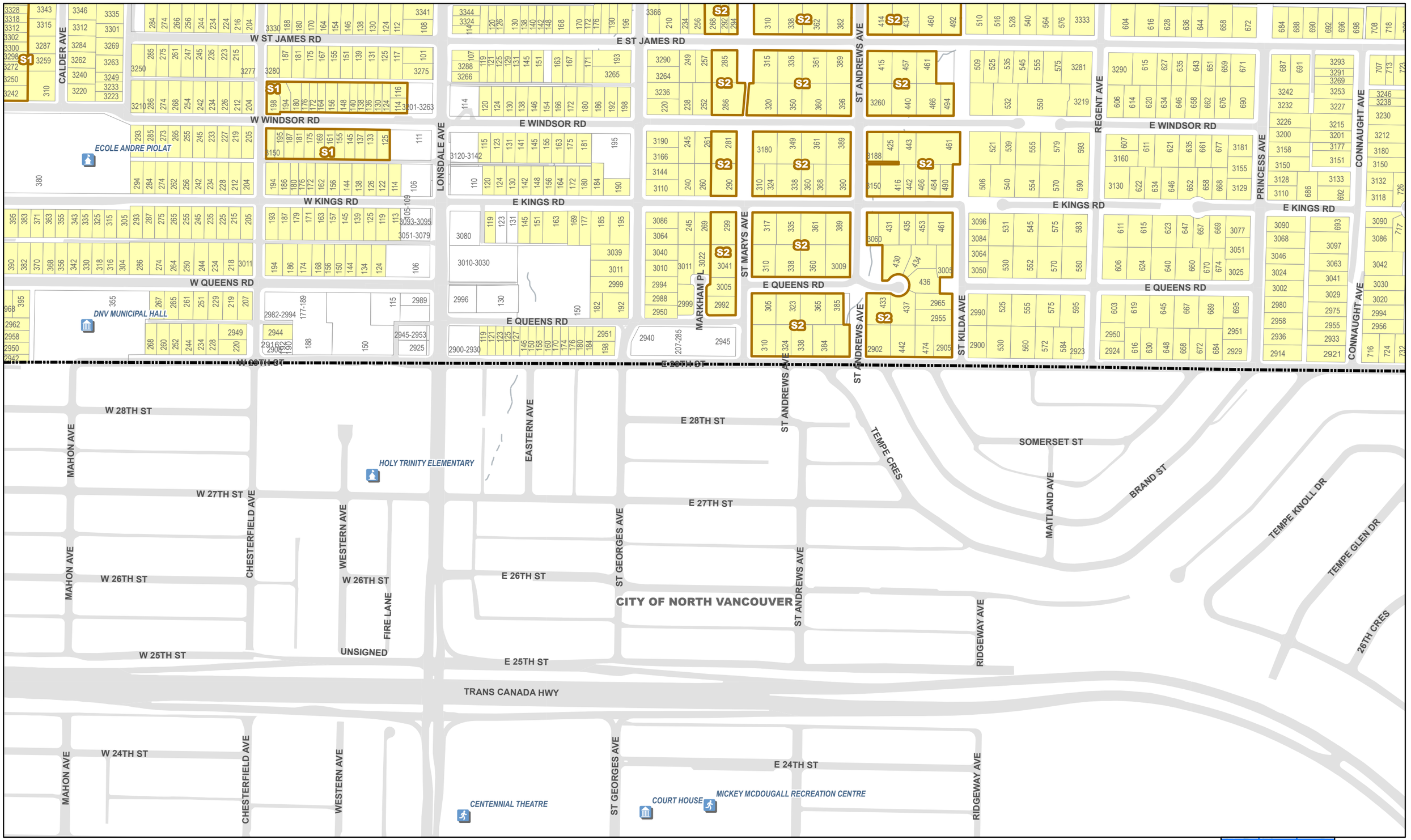
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2B19	2D19	2F19
2B17	2D17	2F17
2B15	2D15	2F15

MAP 2D17

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 138 Subdivision Modifier

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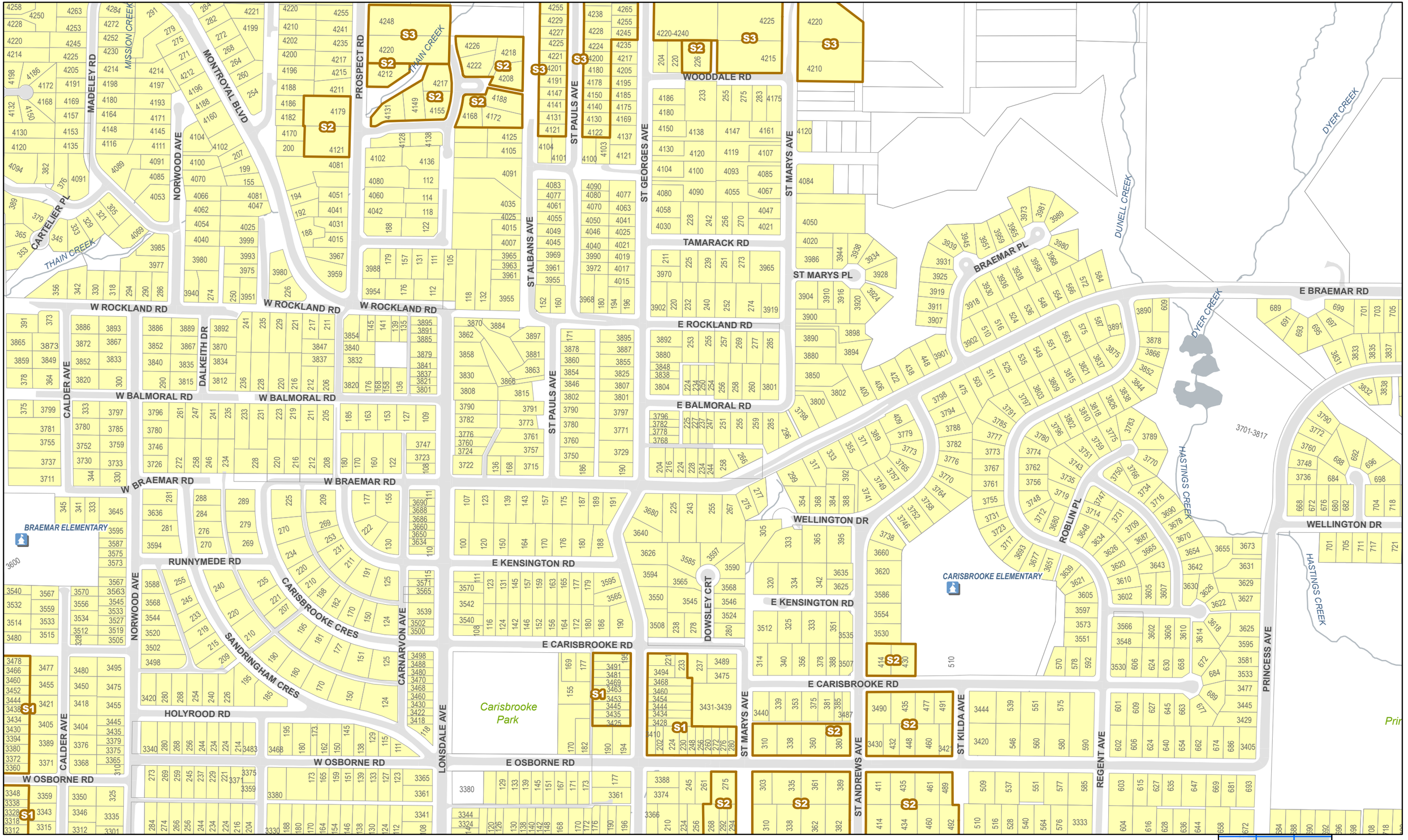
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2D11	2F11	2H11
2D09	2F09	2H09
2D07	2F07	2H07

MAP 2F09

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 139 Subdivision Modifier

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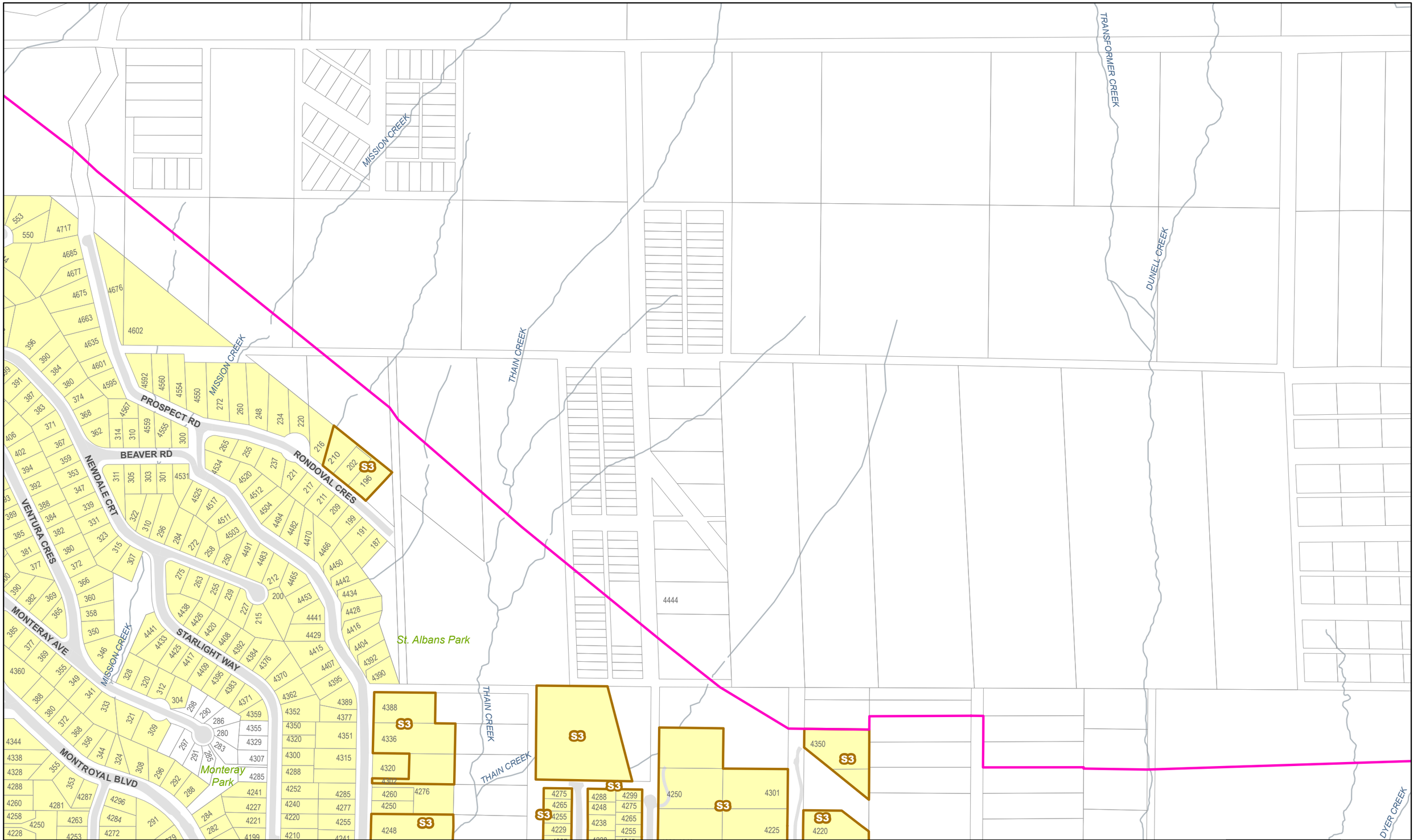
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2D13	2F13	2H13
2D11	2F11	2H11
2D09	2F09	2H09

MAP 2F11

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 140 Subdivision Modifier

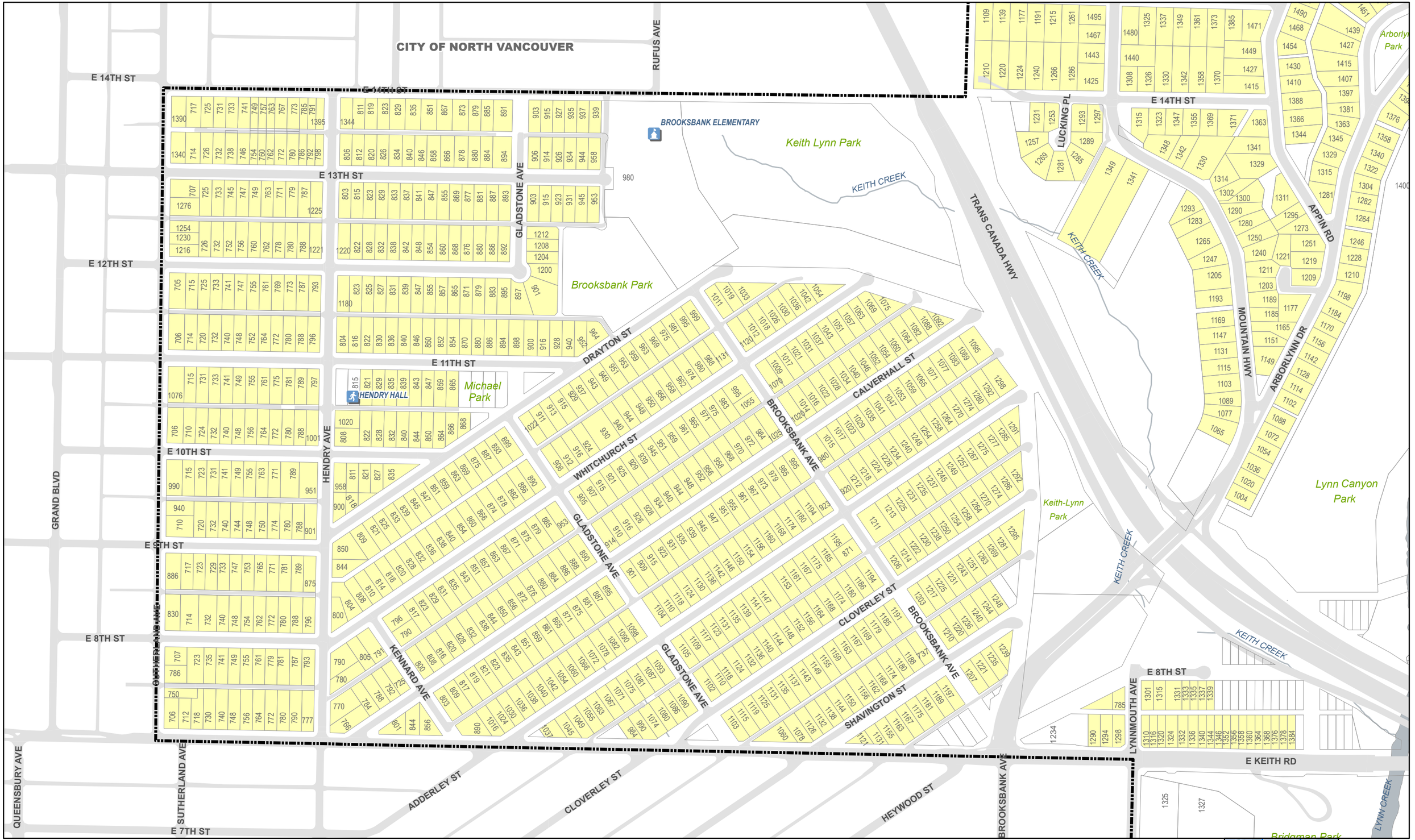
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2D15	2F15	2H15
2D13	2F13	2H13
2D11	2F11	2H11

MAP 2F13

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 141 Subdivision Modifier

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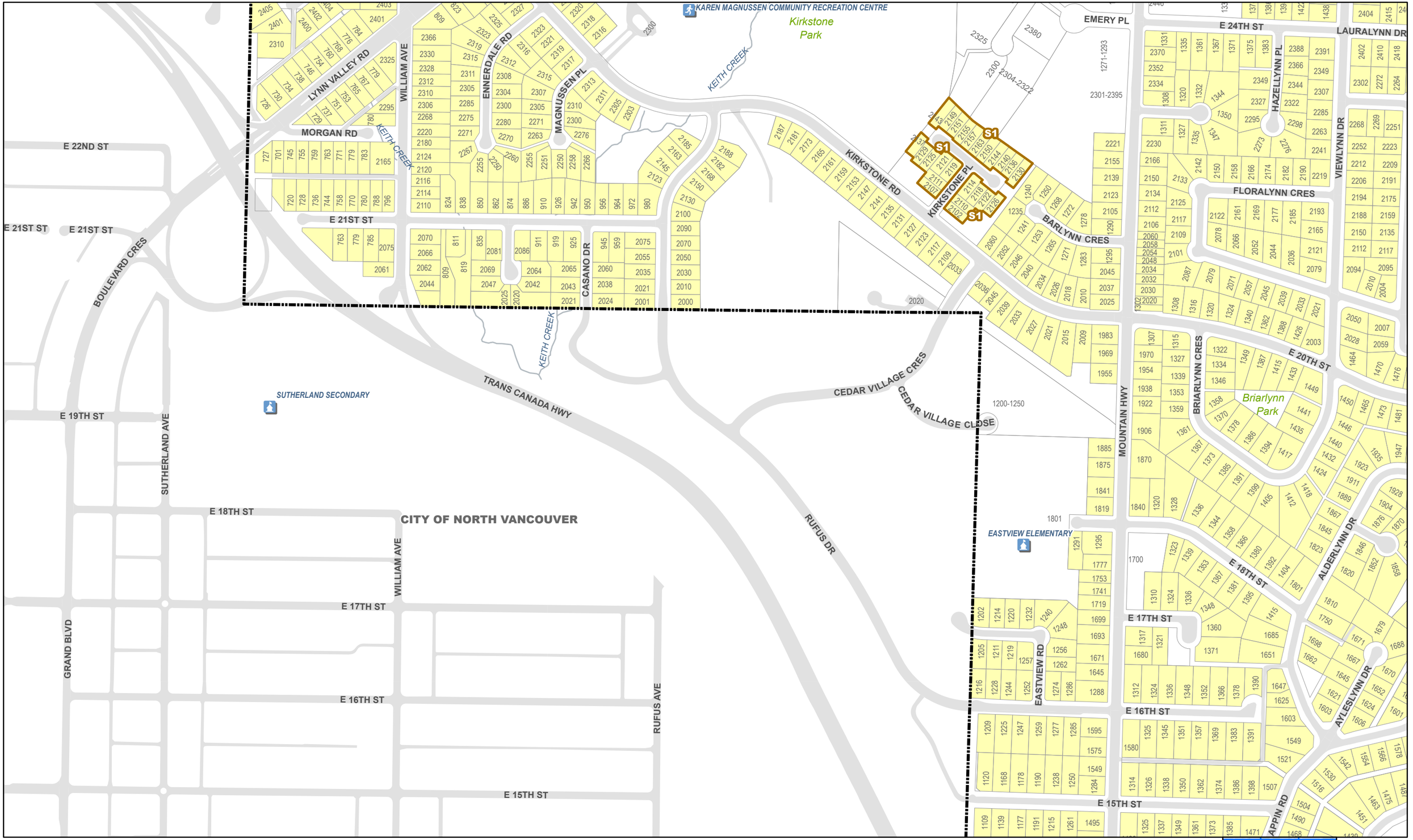
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2F07	2H07	2J07
2F05	2H05	2J05
2F03	2H03	2J03

MAP 2H05

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 142 Subdivision Modifier

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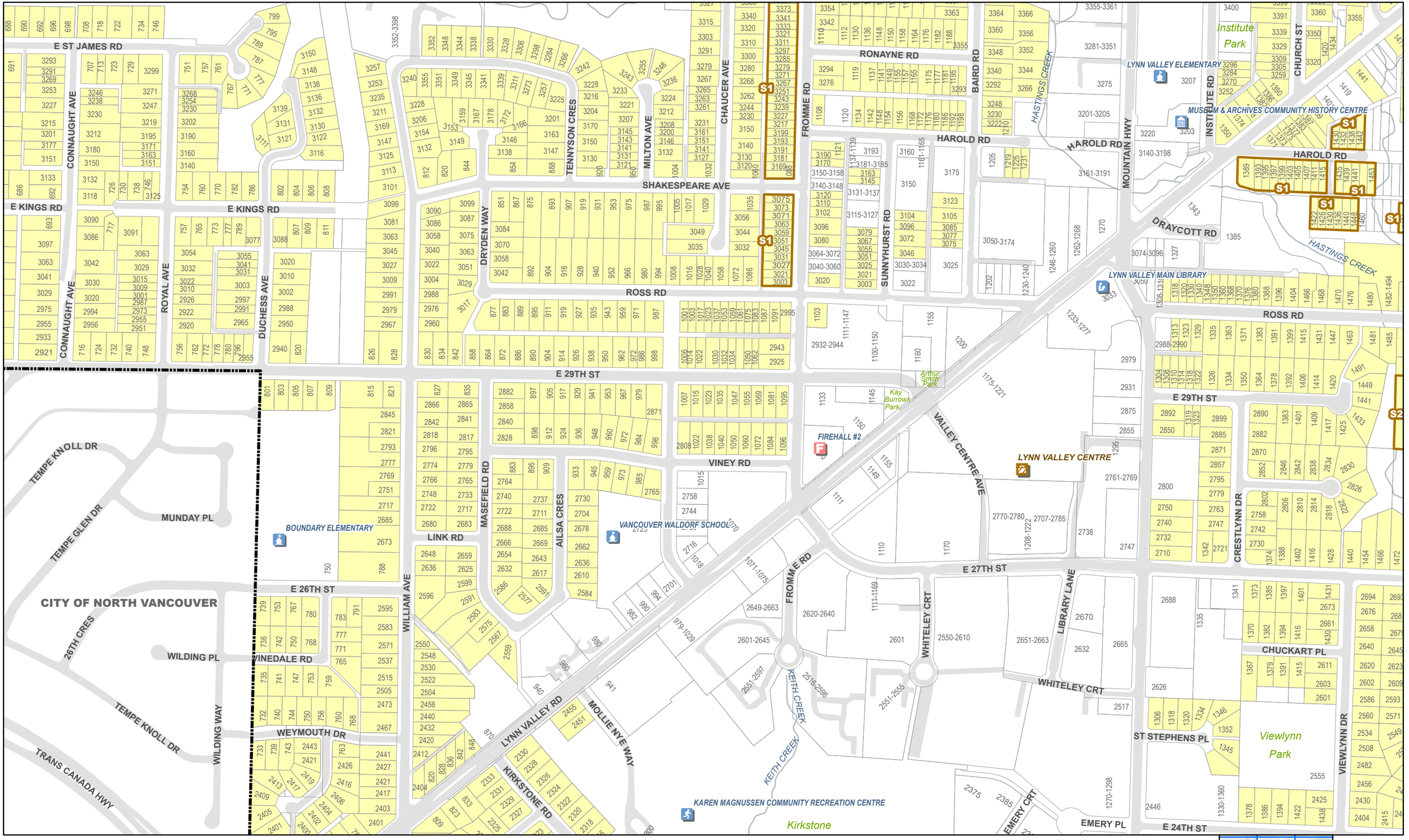
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2F09	2H09	2J09
2F07	2H07	2J07
2F05	2H05	2J05

MAP 2H07

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 143 Subdivision Modifier

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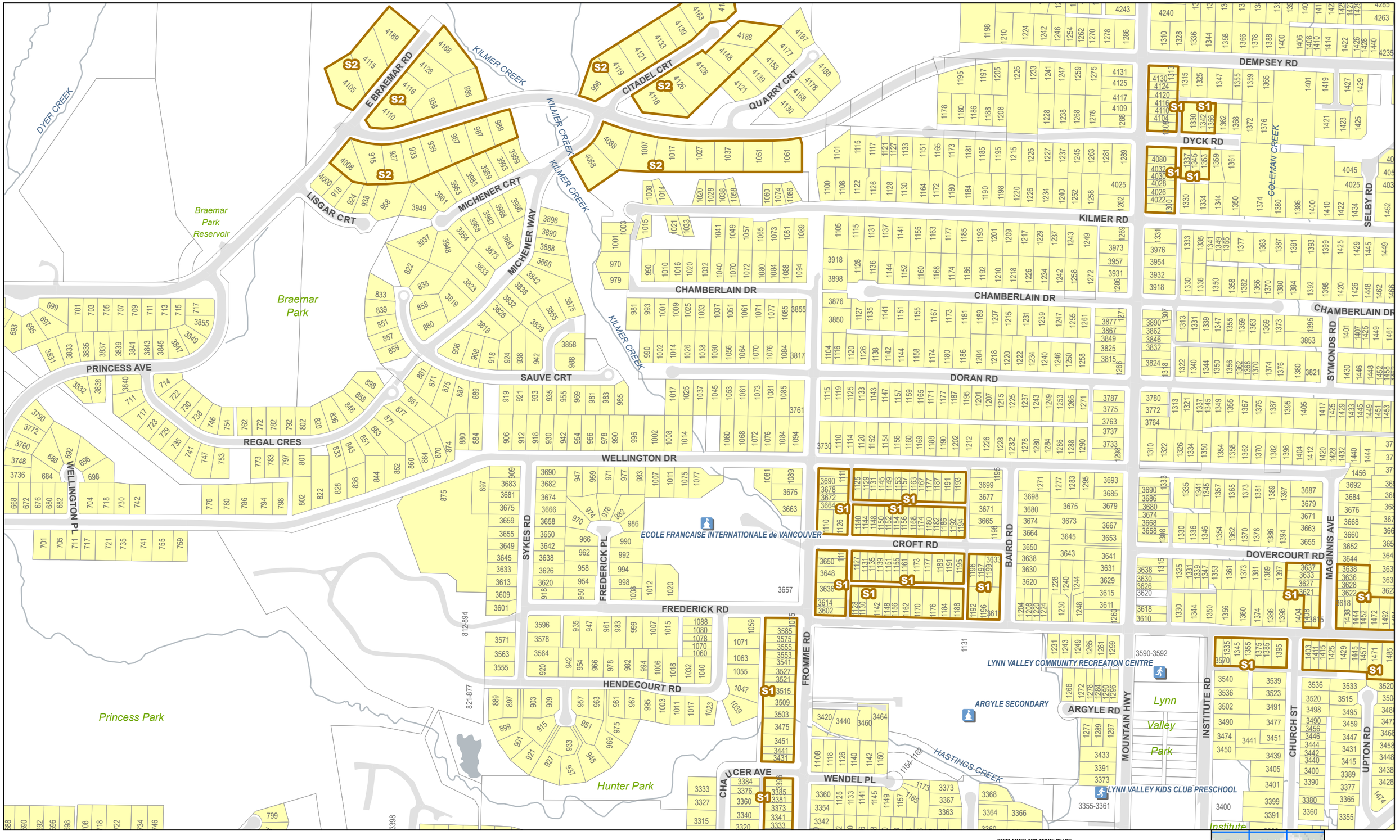
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2F11	2H11	2J11
2F09	2H09	2J09
2F07	2H07	2J07

MAP 2H09

Published: May 25, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 144 Subdivision Modifier

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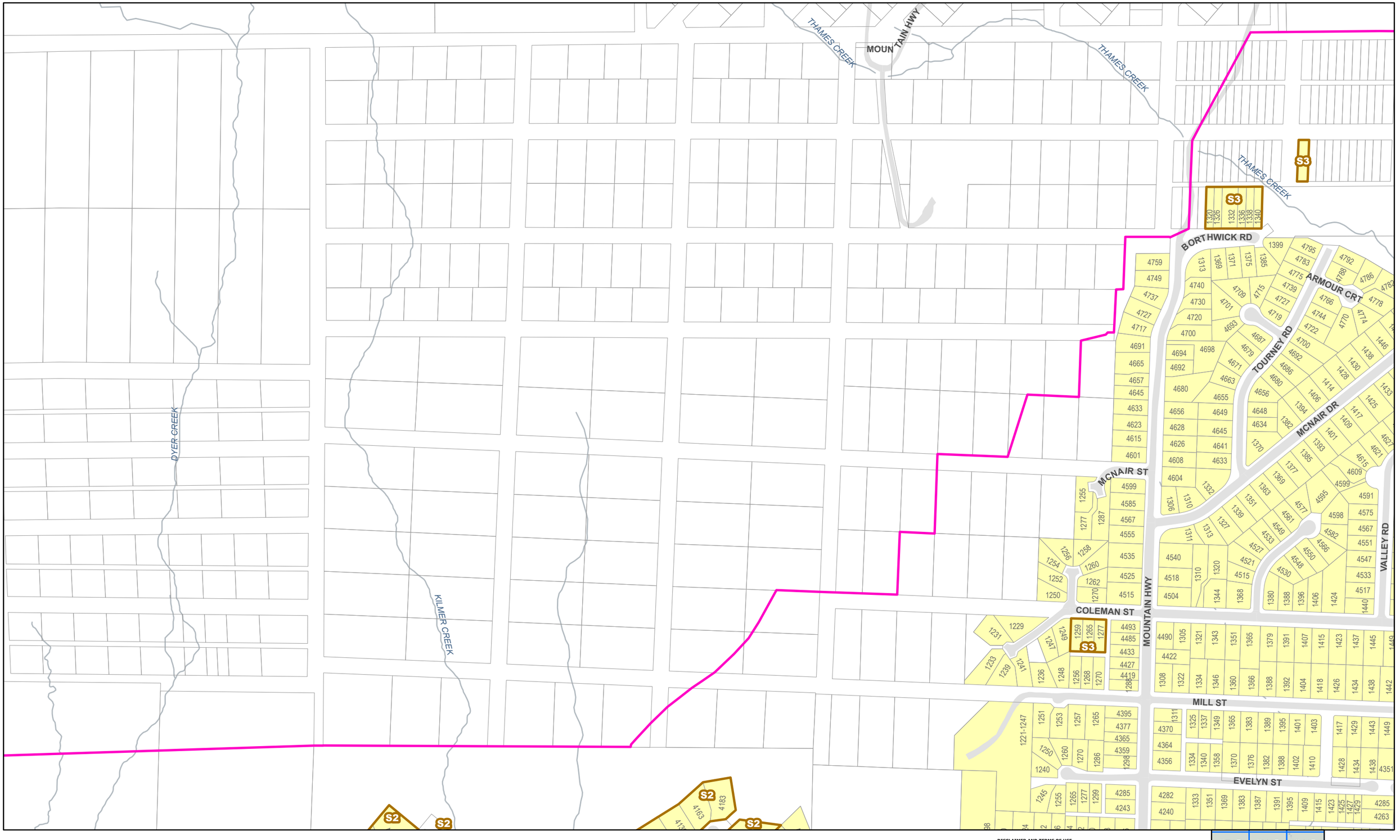
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2F13	2H13	2J13
2F11	2H11	2J11
2F09	2H09	2J09

MAP 2H11

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 145 Subdivision Modifier

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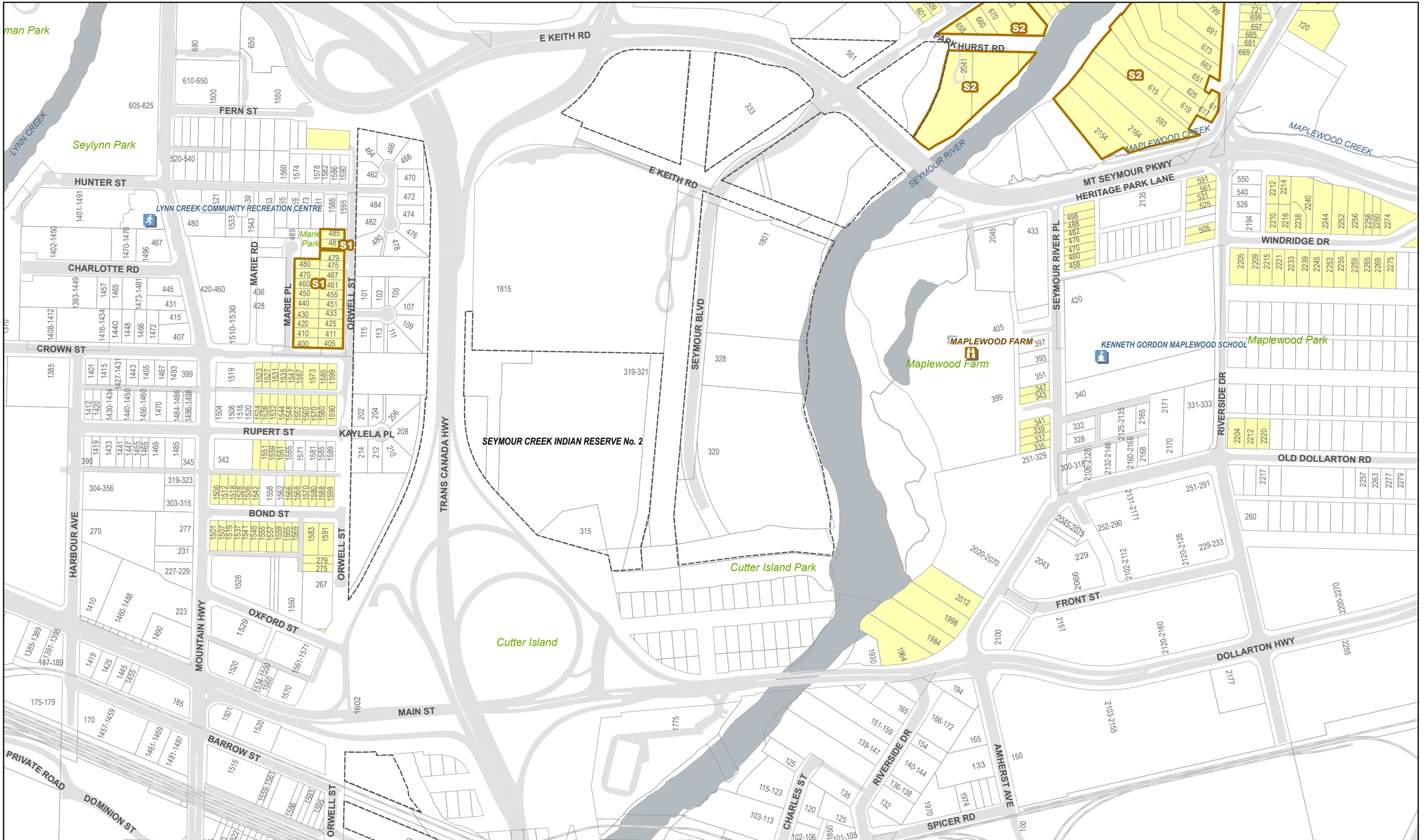
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2F15	2H15	2J15
2F13	2H13	2J13
2F11	2H11	2J11

MAP 2H13

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 146 Subdivision Modifier

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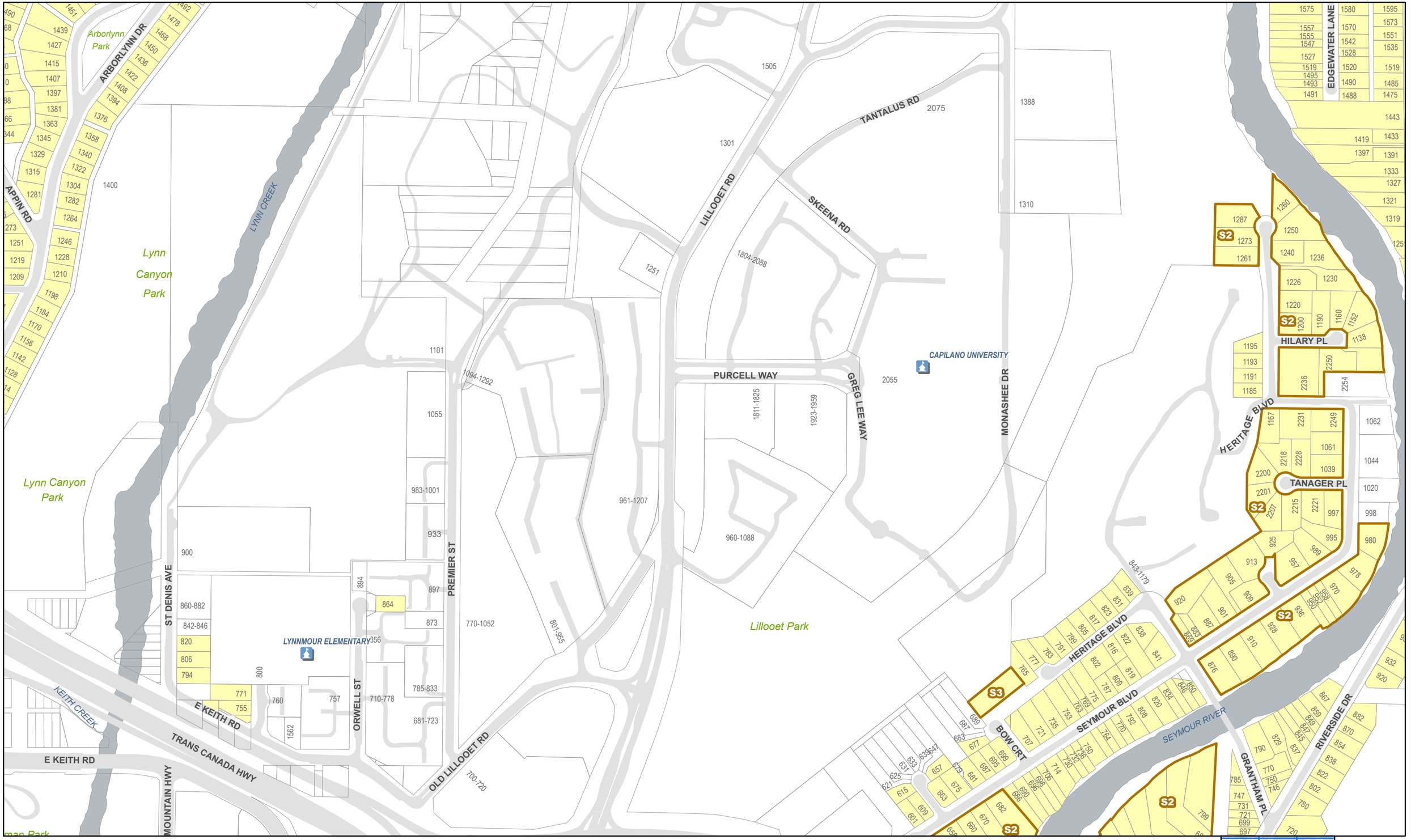
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2H05	2J05	2L05
2H03	2J03	2L03
2H01	2J01	2L01

MAP 2J03

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 147 Subdivision Modifier

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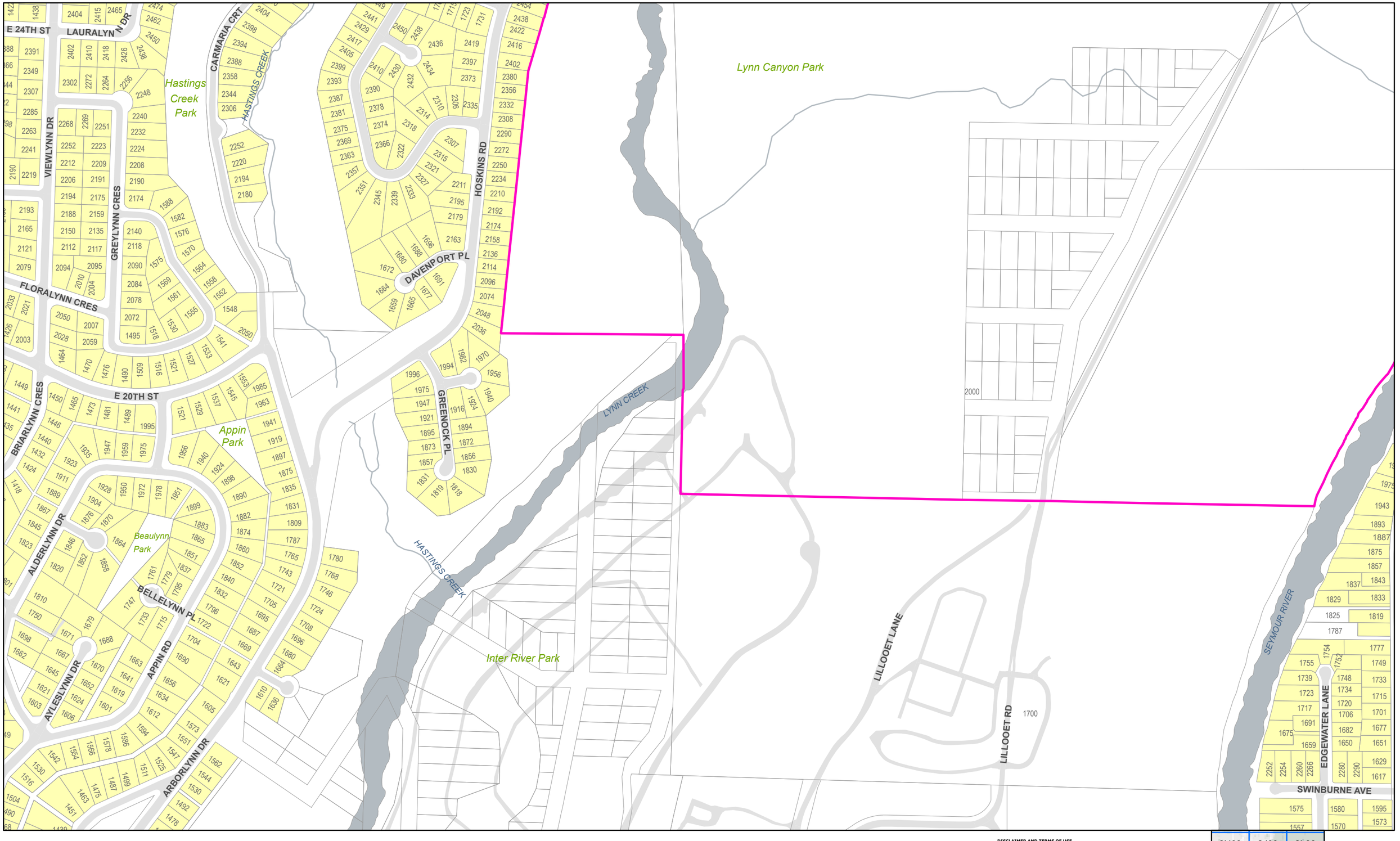
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2H07	2J07	2L07
2H05	2J05	2L05
2H03	2J03	2L03

MAP 2J05

Published: May 19, 2026



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0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 148 Subdivision Modifier

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2H09	2J09	2L09
2H07	2J07	2L07
2H05	2J05	2L05

MAP 2J07

Published: May 19, 2026

R1 & R2 ZONING MAP SET

R1 | R2 149 | Subdivision Modifier

DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

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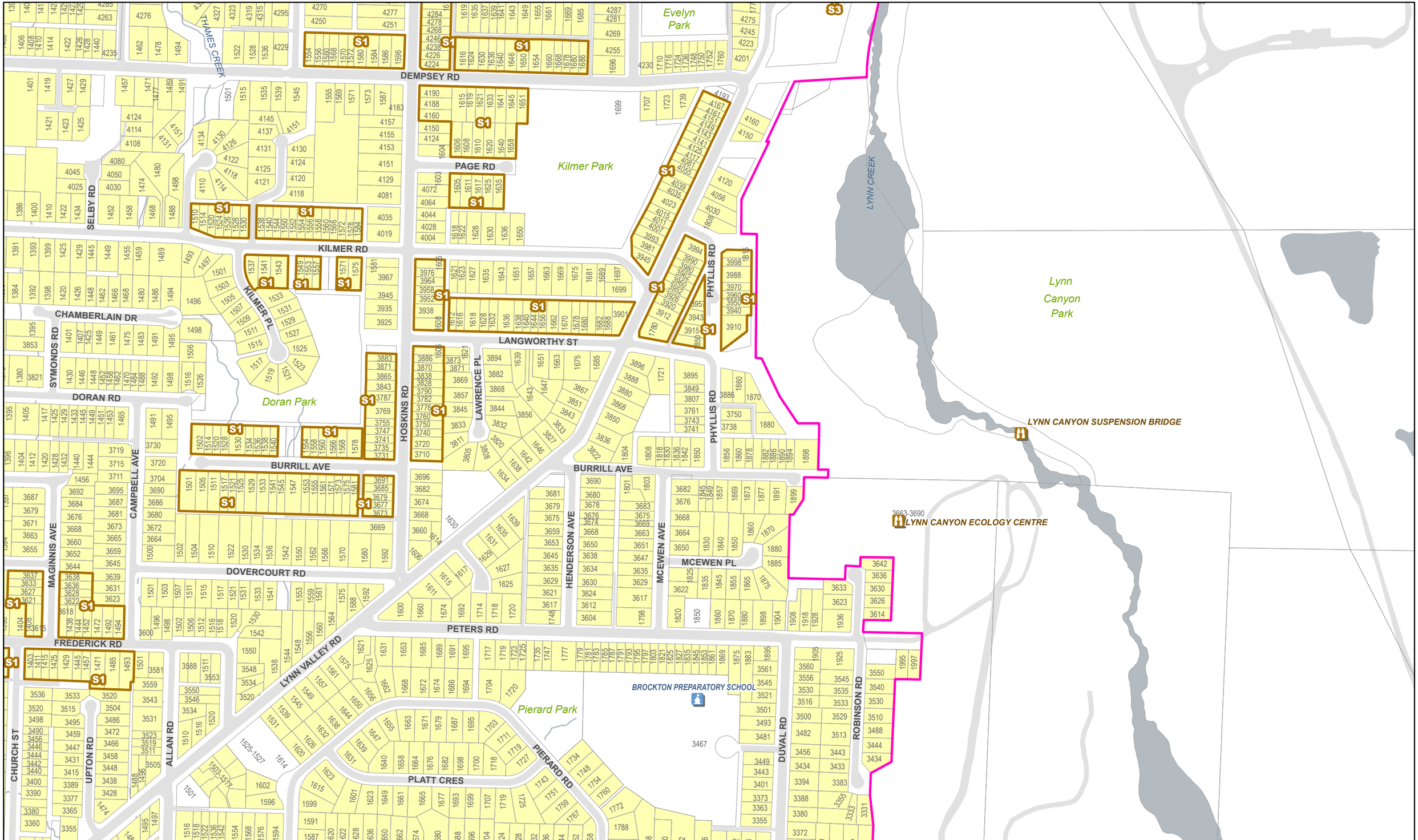
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2H11	2J11	2L11
2H09	2J09	2L09
2H07	2J07	2L07

MAP 2J09

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 150 Subdivision Modifier

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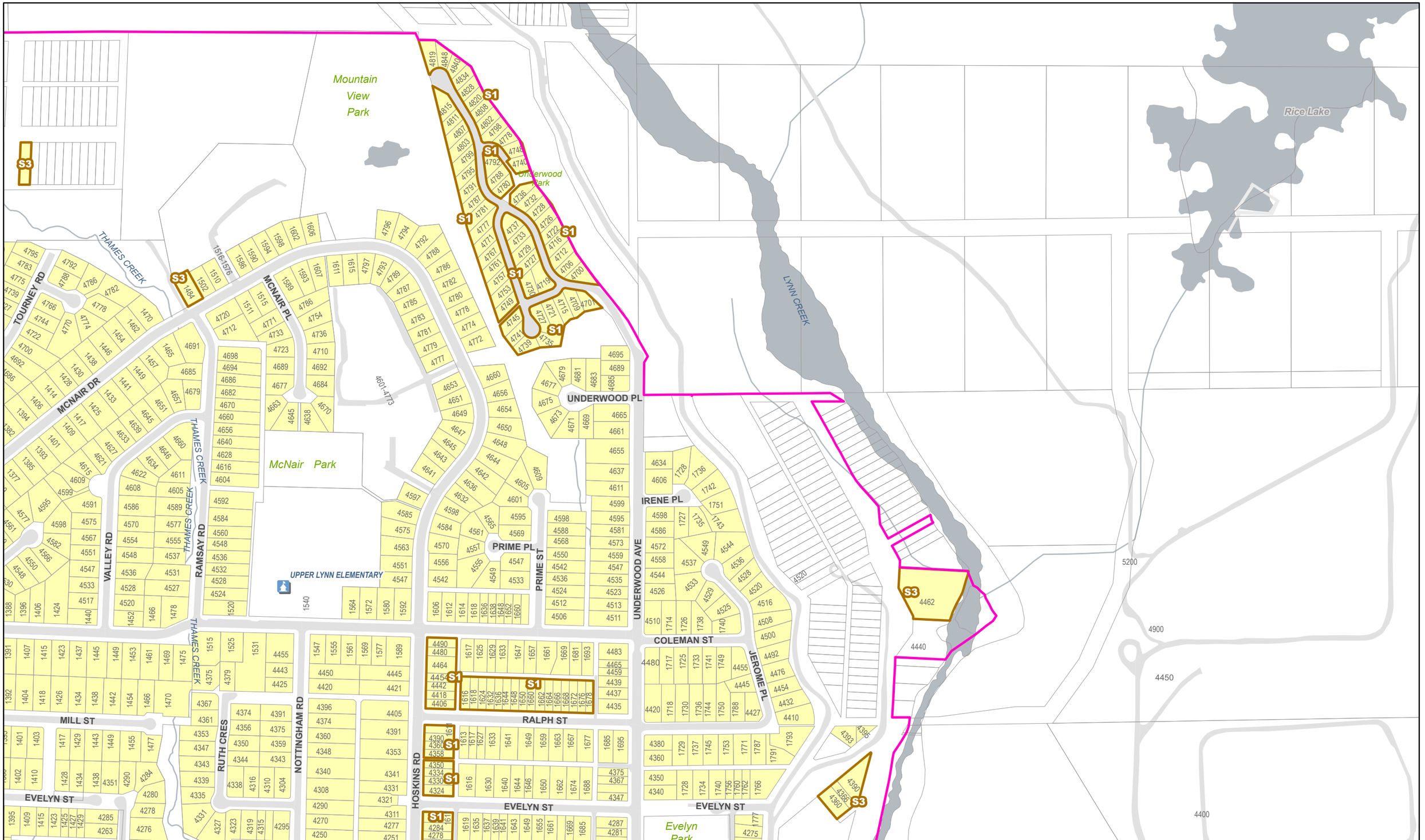
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2H13	2J13	2L13
2H11	2J11	2L11
2H09	2J09	2L09

MAP 2J11

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 151 Subdivision Modifier

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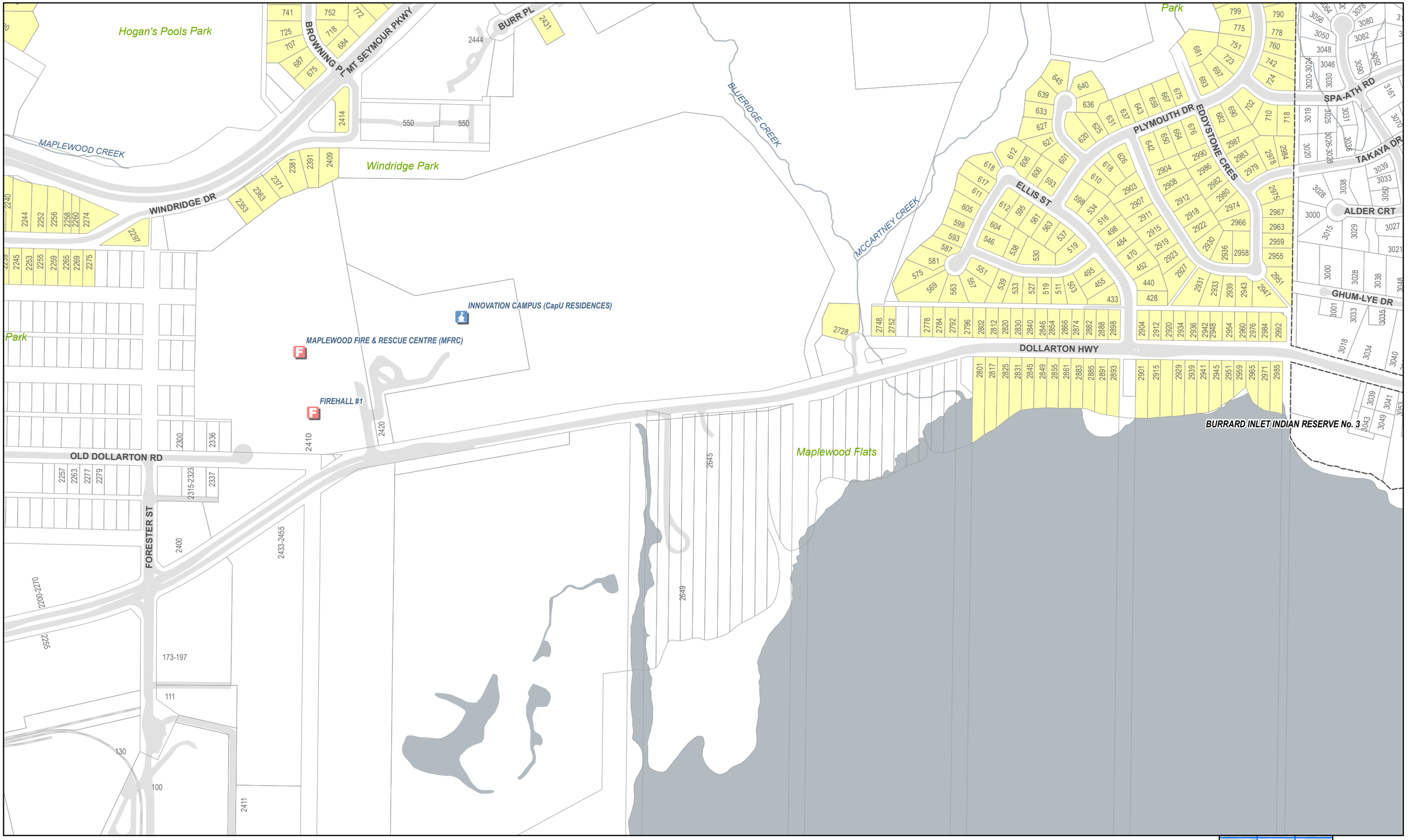
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2H15	2J15	2L15
2H13	2J13	2L13
2H11	2J11	2L11

MAP 2J13

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 152 Subdivision Modifier

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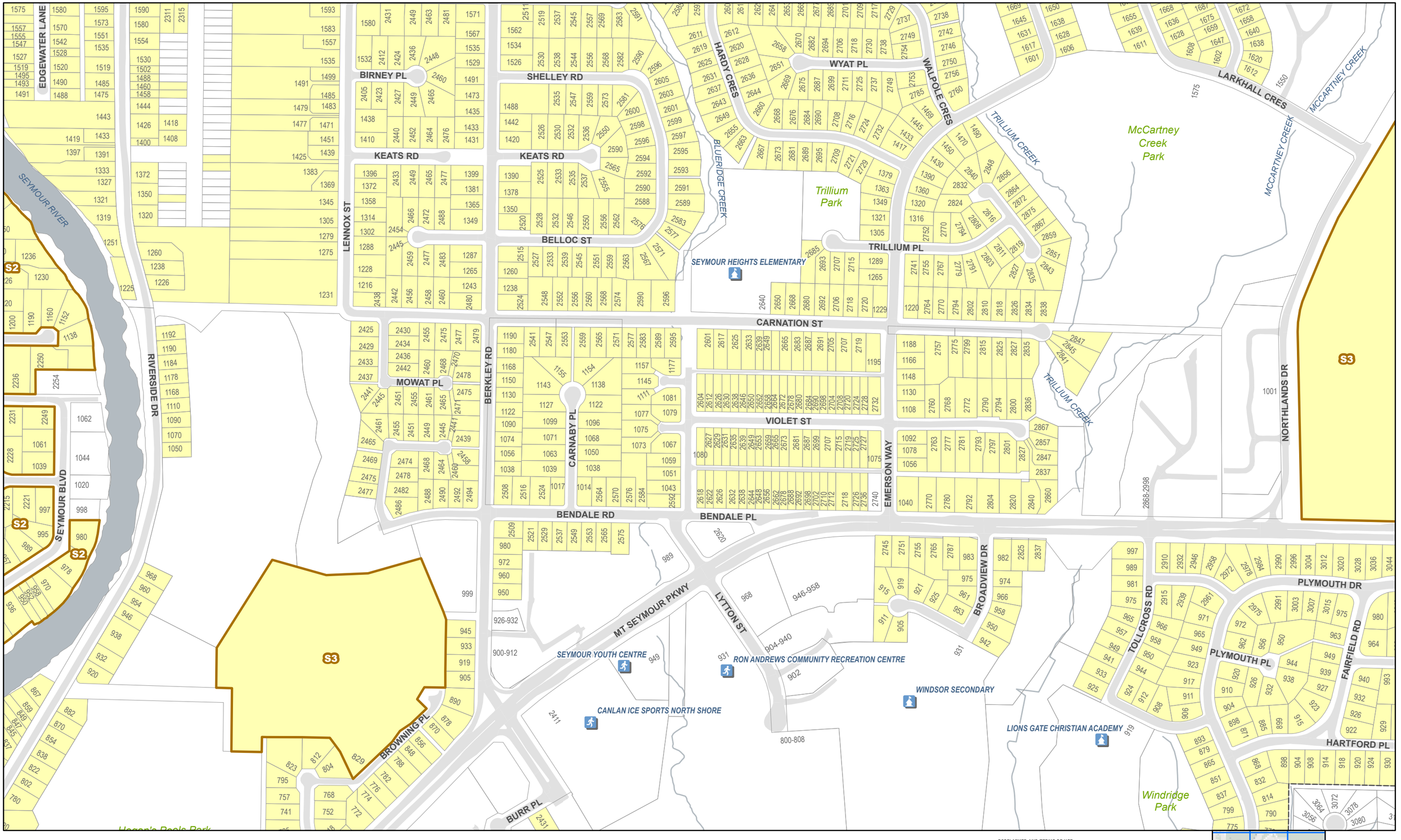
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2J05	2L05	2N05
2J03	2L03	2N03
2J01	2L01	2N01

MAP 2L03

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 153 Subdivision Modifier

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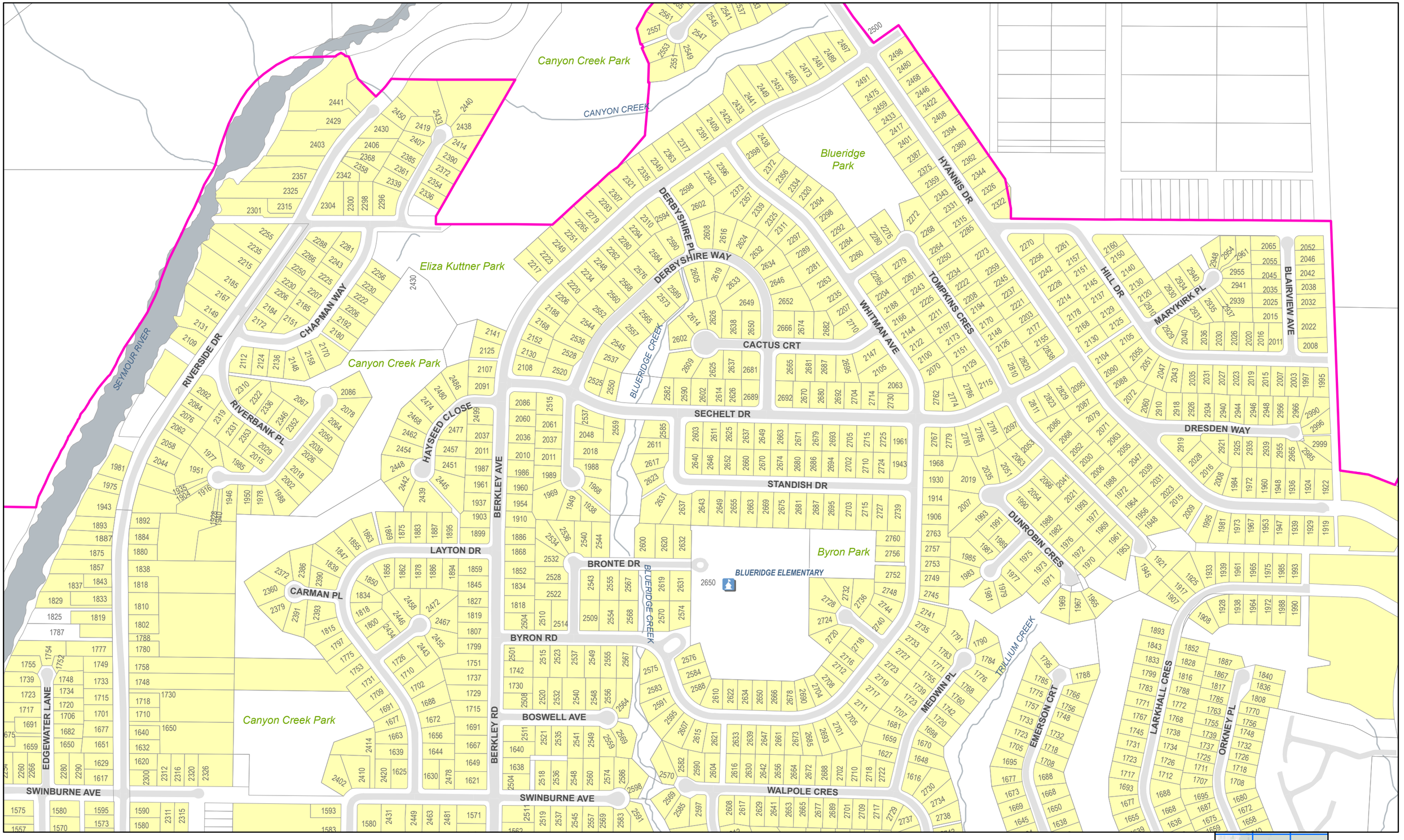
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2J07	2L07	2N07
2J05	2L05	2N05
2J03	2L03	2N03

MAP 2L05

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 154 Subdivision Modifier

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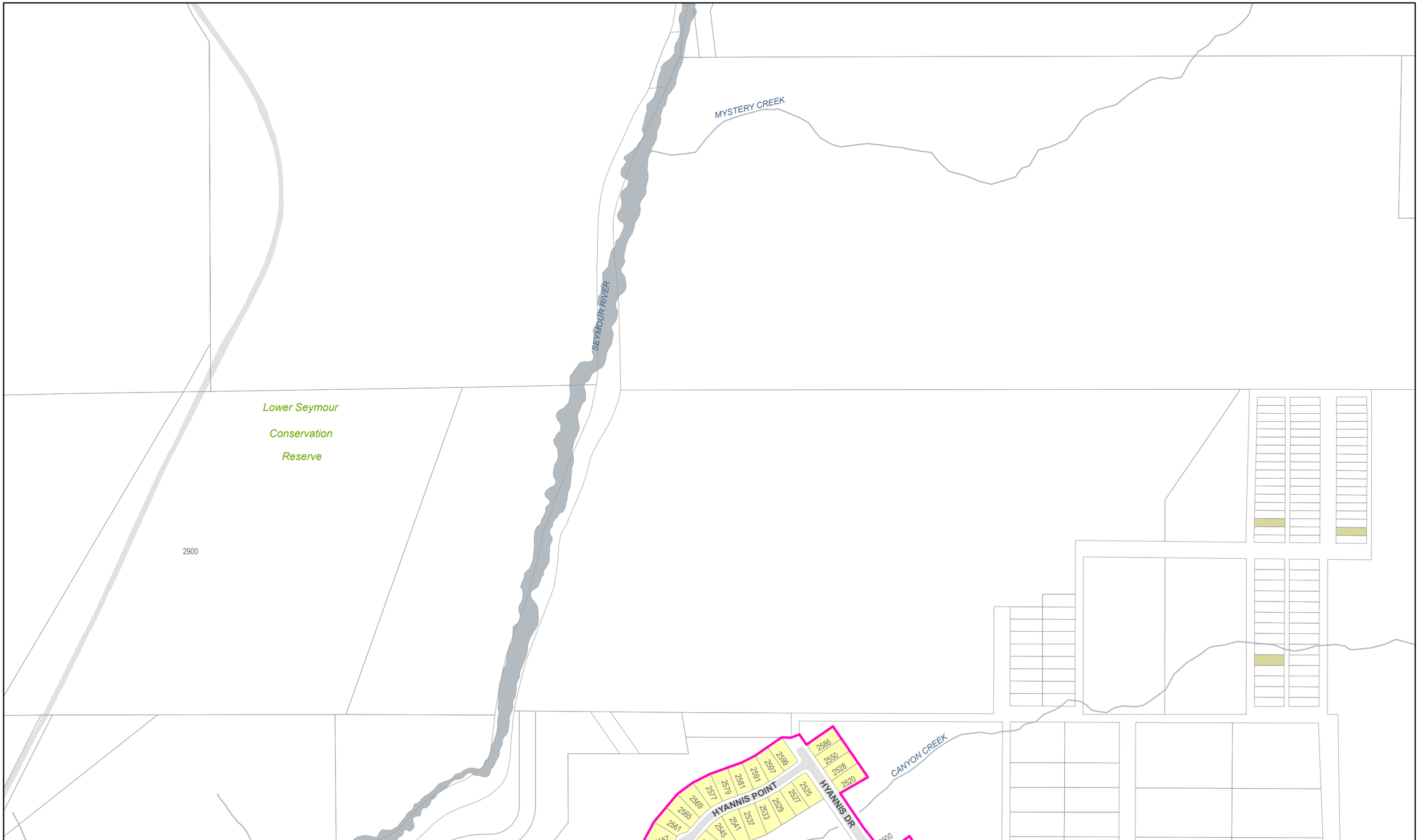
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2J09	2L09	2N09
2J07	2L07	2N07
2J05	2L05	2N05

MAP 2L07

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 155 Subdivision Modifier

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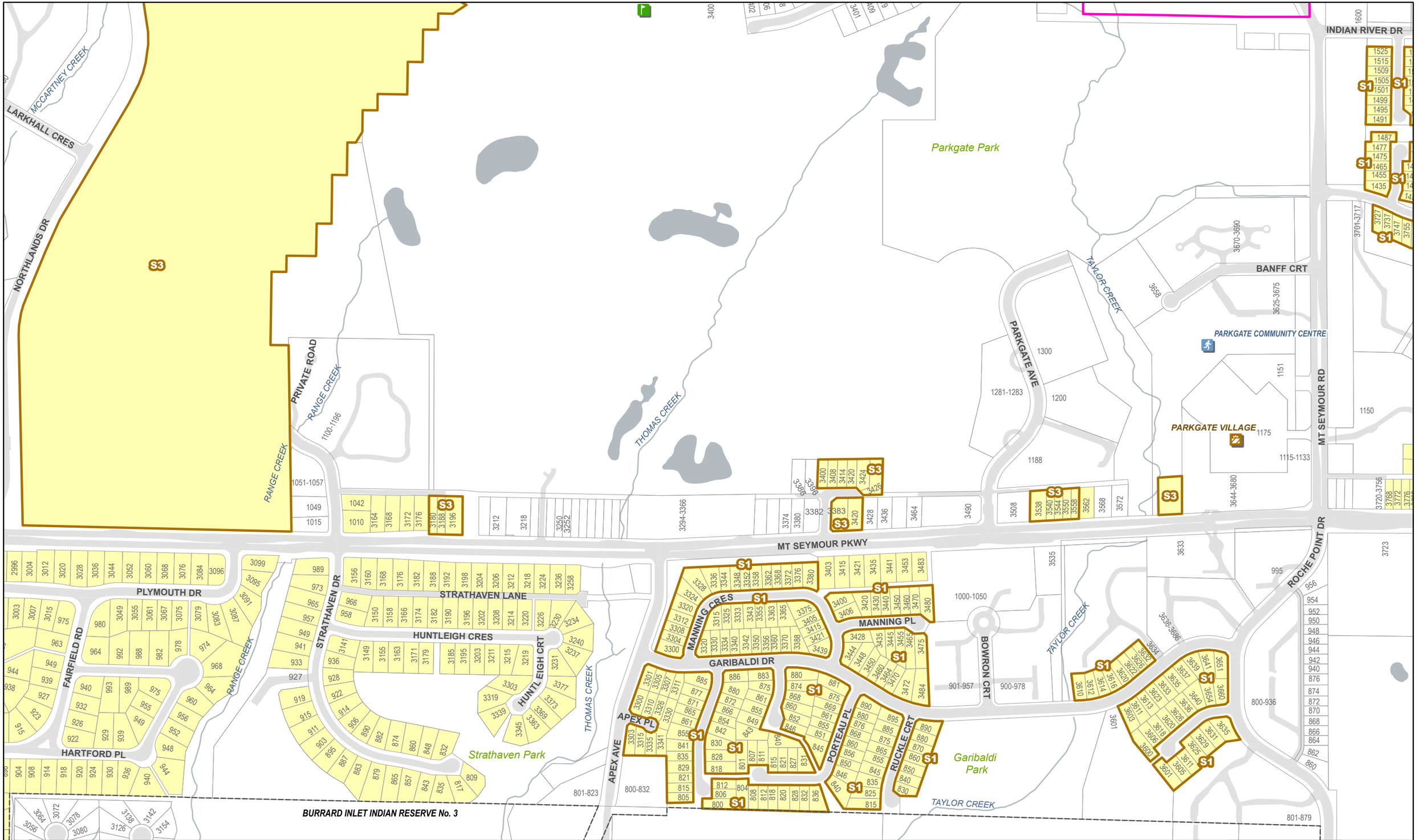
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2J11	2L11	2N11
2J09	2L09	2N09
2J07	2L07	2N07

MAP 2L09

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 156 Subdivision Modifier

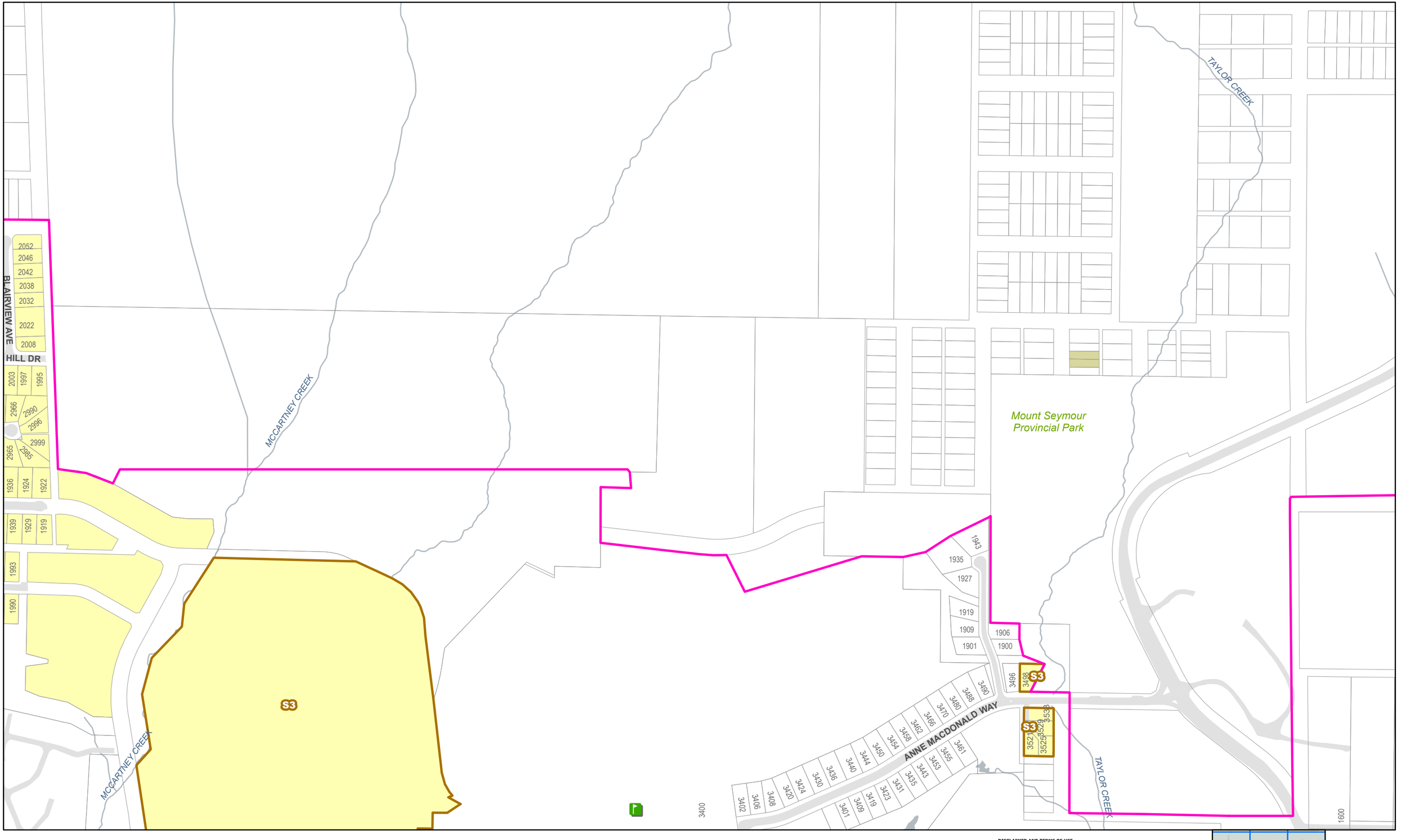
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2L07	2N07	2P07
2L05	2N05	2P05
2L03	2N03	2P03

MAP 2N05

Published: May 19, 2026



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0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 157 Subdivision Modifier

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2L09	2N09	2P09
2L07	2N07	2P07
2L05	2N05	2P05

MAP 2N07

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 158 Subdivision Modifier

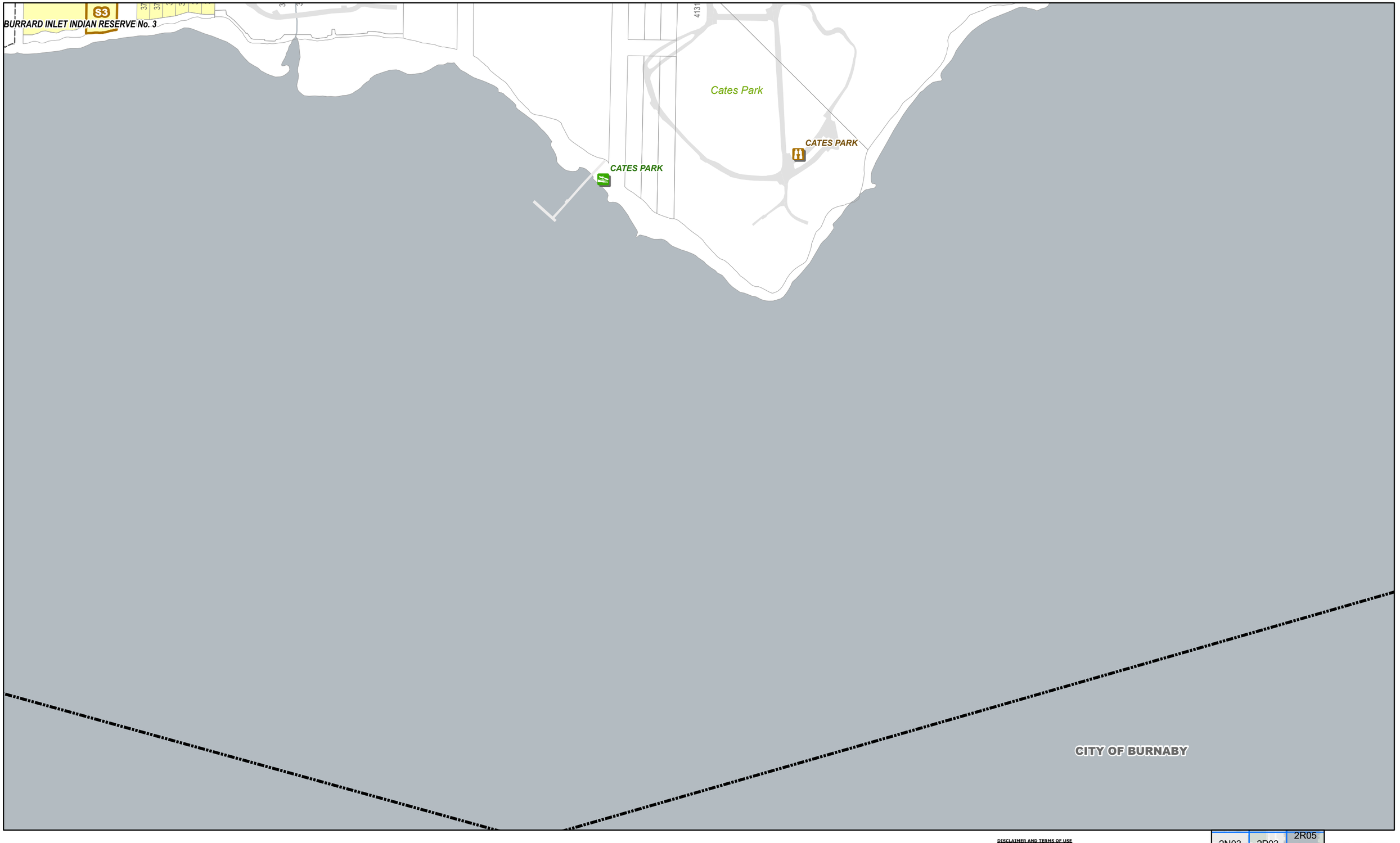
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2L11	2N11	2P11
2L09	2N09	2P09
2L07	2N07	2P07

MAP 2N09

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

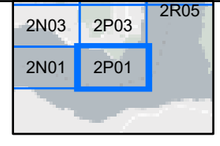
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MAP **2P01**

Published: May 19, 2026



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0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 160 Subdivision Modifier

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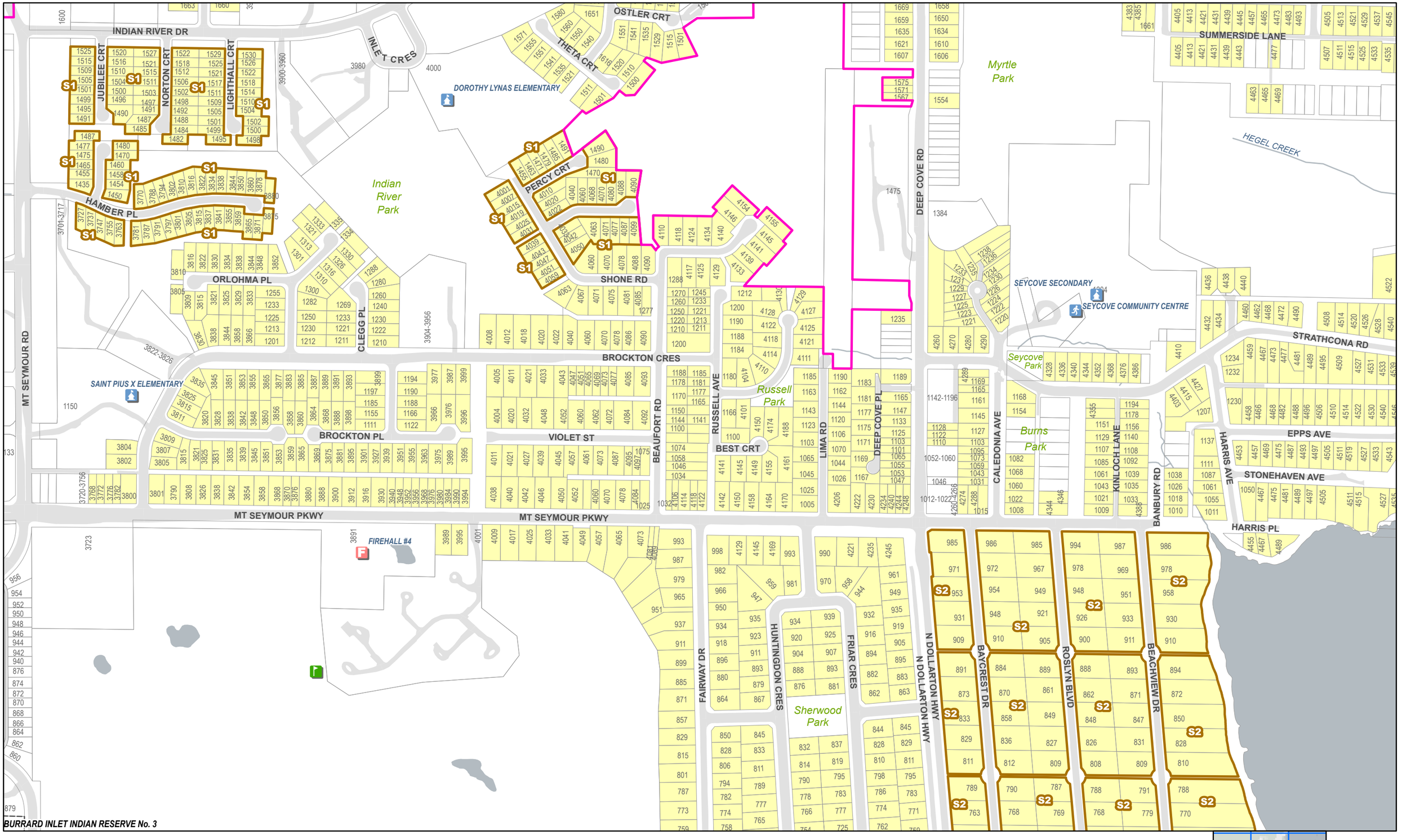
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2N05	2P05	2R05
2N03	2P03	
2N01	2P01	

MAP 2P03

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 161 Subdivision Modifier

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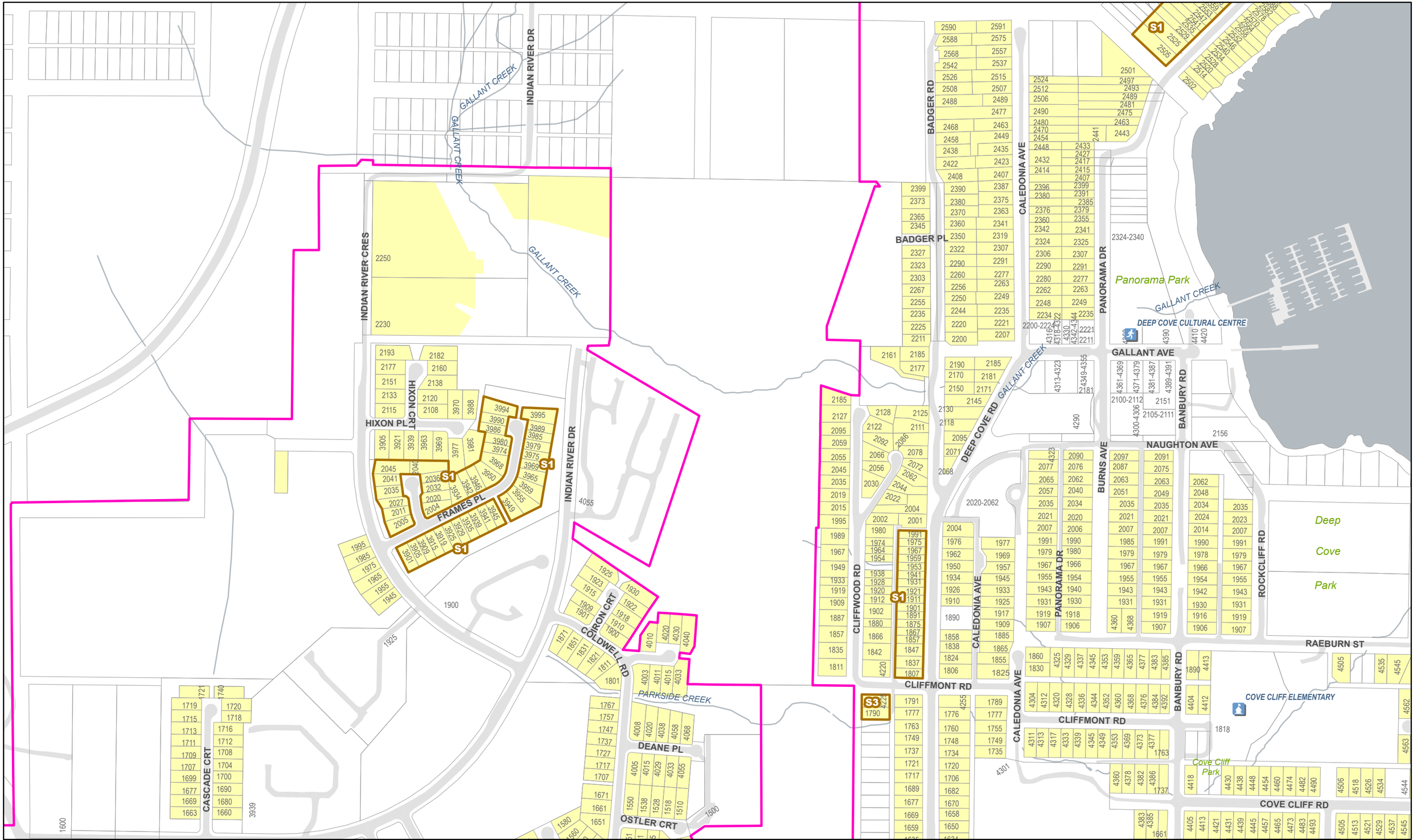
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2N07	2P07	2R07
2N05	2P05	2R05
2N03	2P03	

MAP 2P05

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 162 Subdivision Modifier

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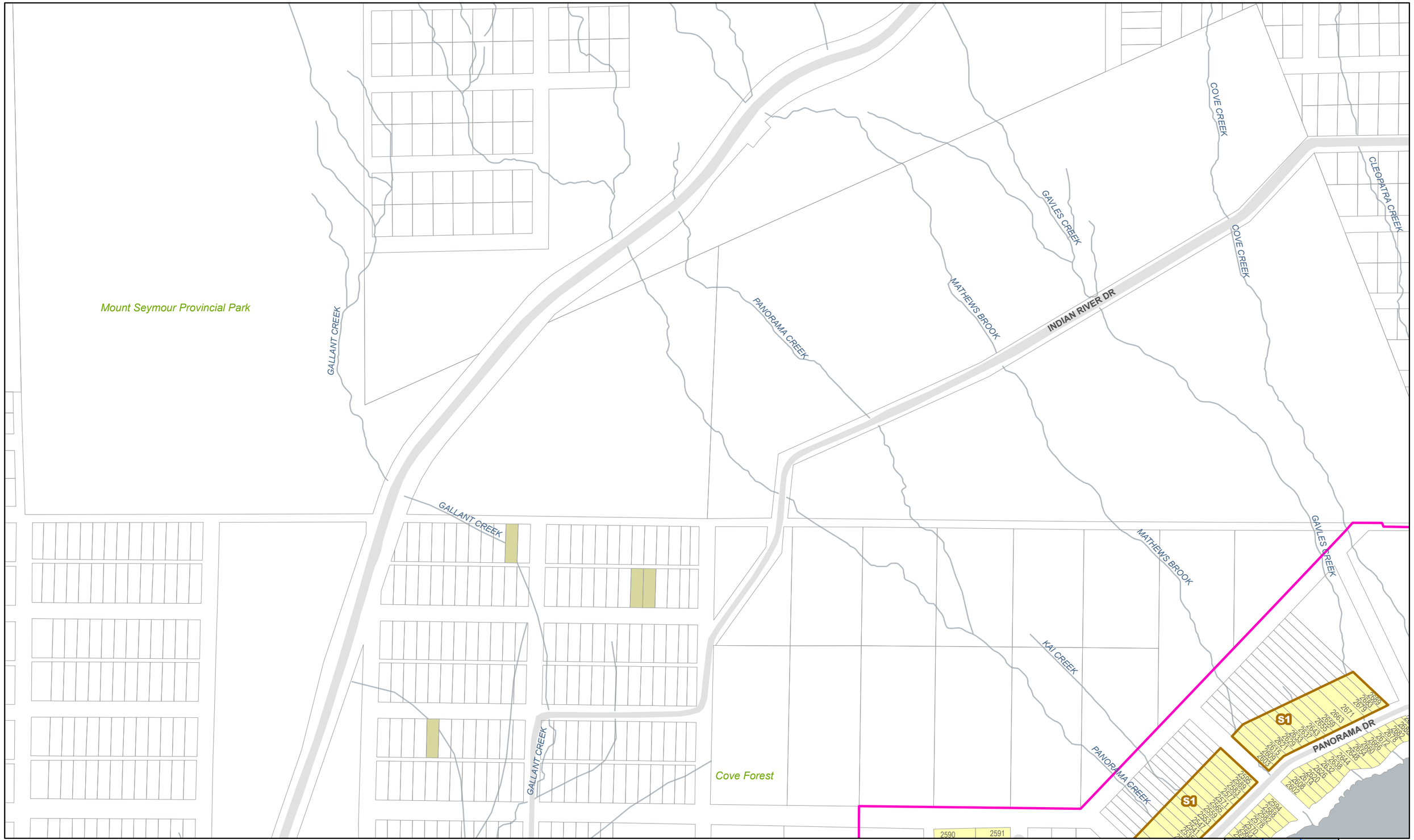
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2N09	2P09	2R09
2N07	2P07	2R07
2N05	2P05	2R05

MAP 2P07

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 163 Subdivision Modifier

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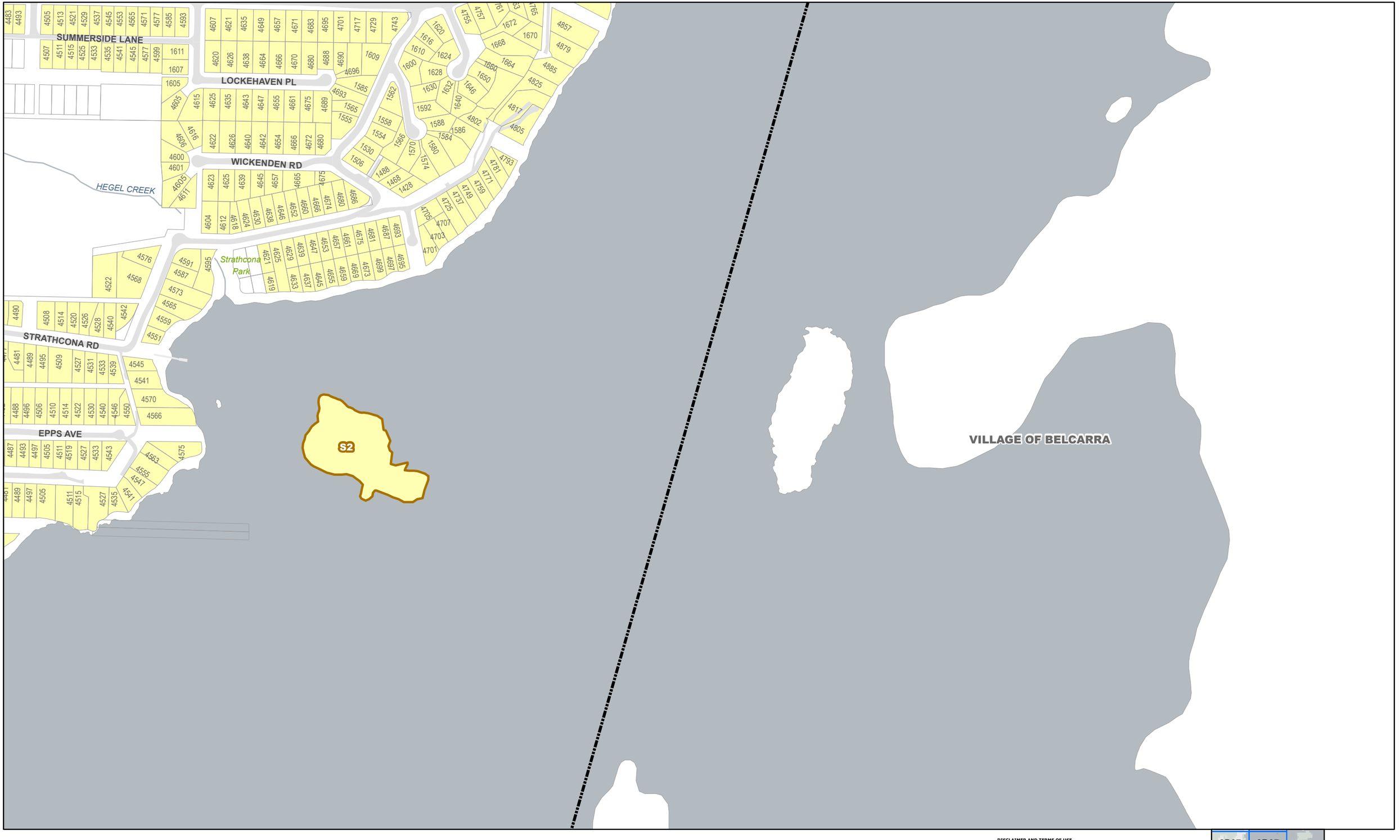
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2N11	2P11	2R11
2N09	2P09	2R09
2N07	2P07	2R07

MAP 2P09

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

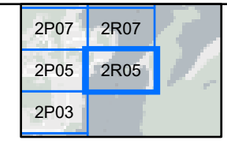
1:4,200

R1 & R2 ZONING MAP SET

R1 R2 164 Subdivision Modifier

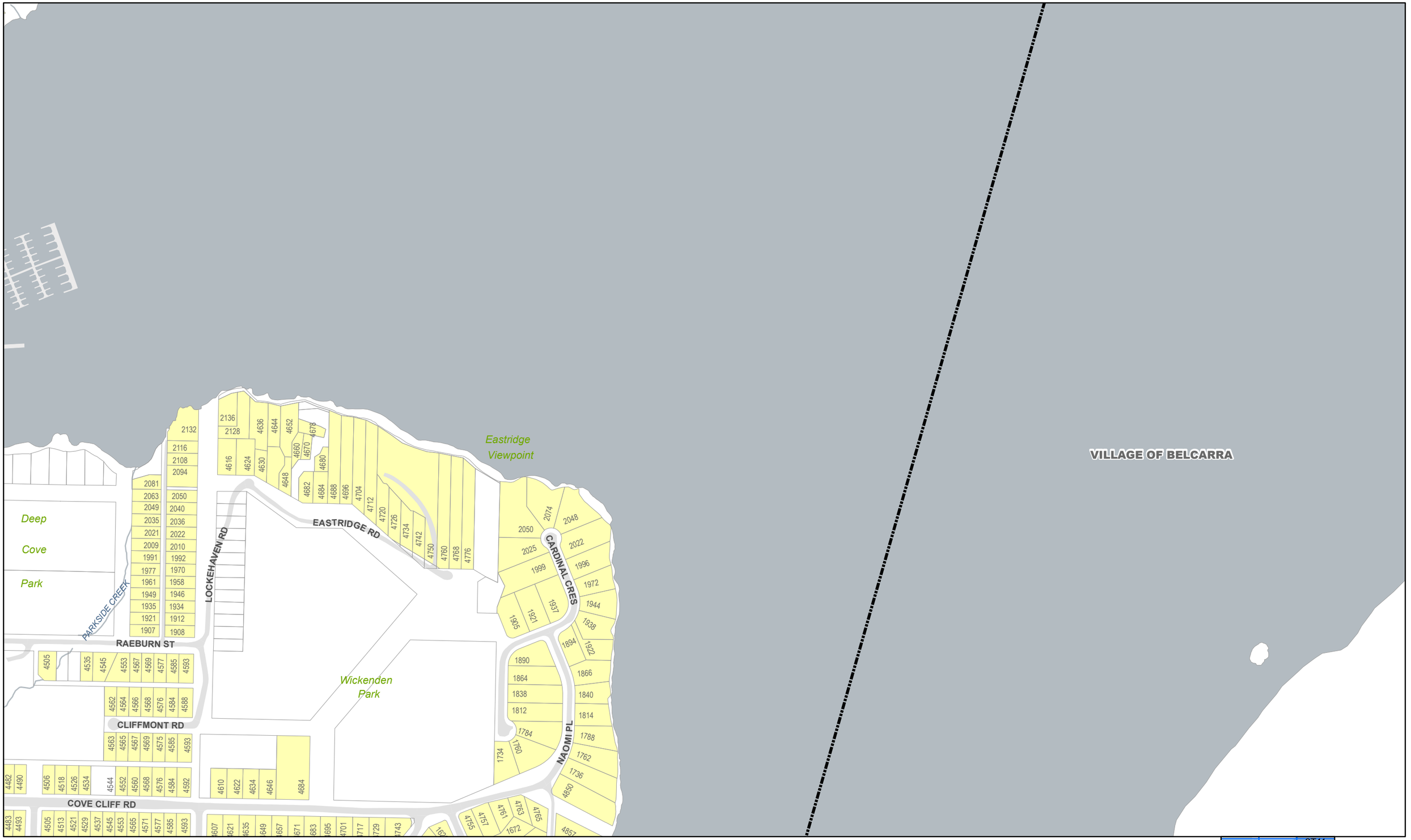
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MAP 2R05

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

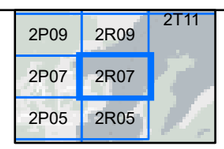
R1 R2 165 Subdivision Modifier

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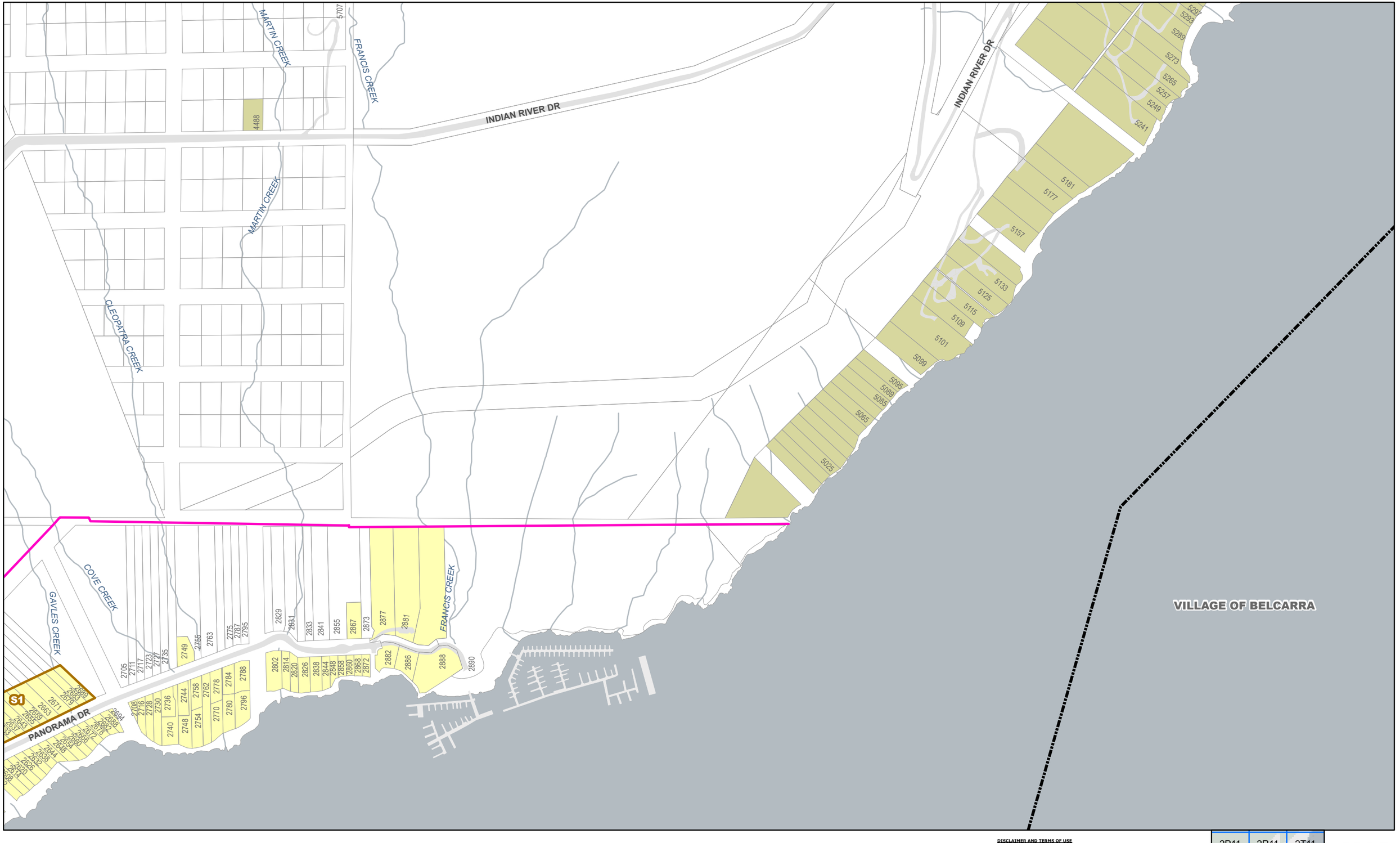
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MAP 2R07

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 166 Subdivision Modifier

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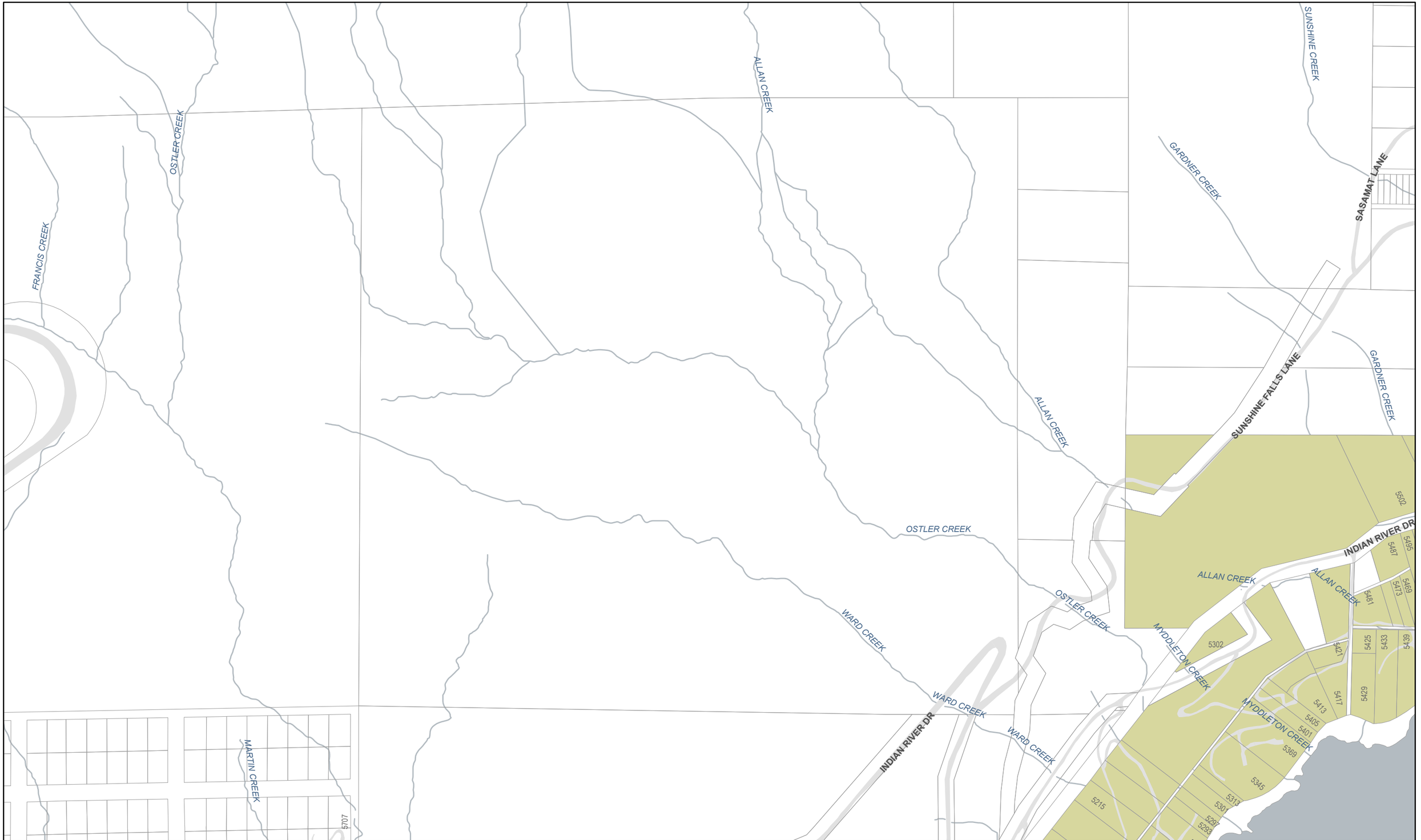
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2P11	2R11	2T11
2P09	2R09	
2P07	2R07	

MAP 2R09

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 167 Subdivision Modifier

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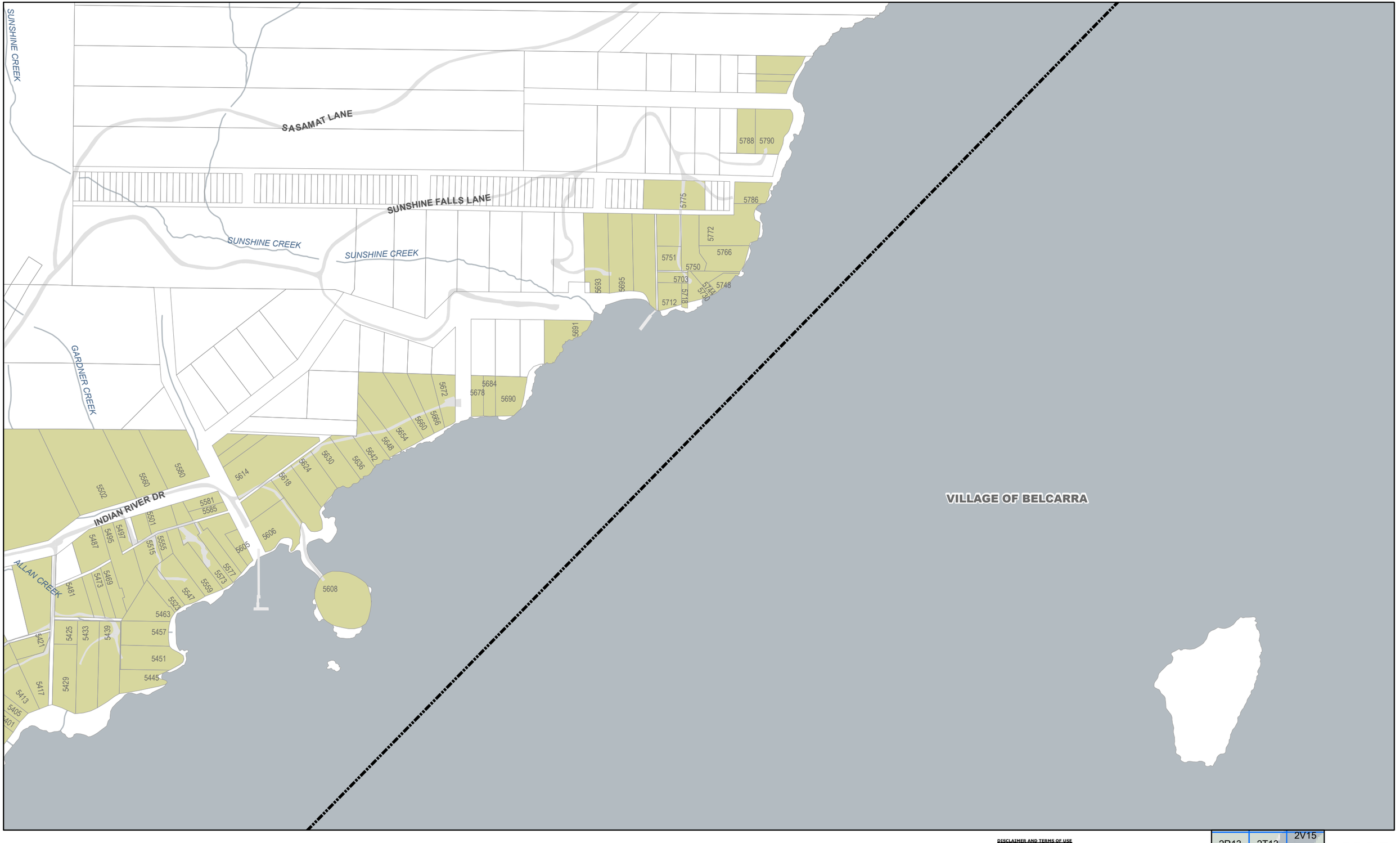
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2P13	2R13	2T13
2P11	2R11	2T11
2P09	2R09	

MAP 2R11

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

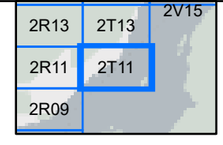
R1 R2 168 Subdivision Modifier

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MAP 2T11

Published: May 19, 2026



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0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 169 Subdivision Modifier

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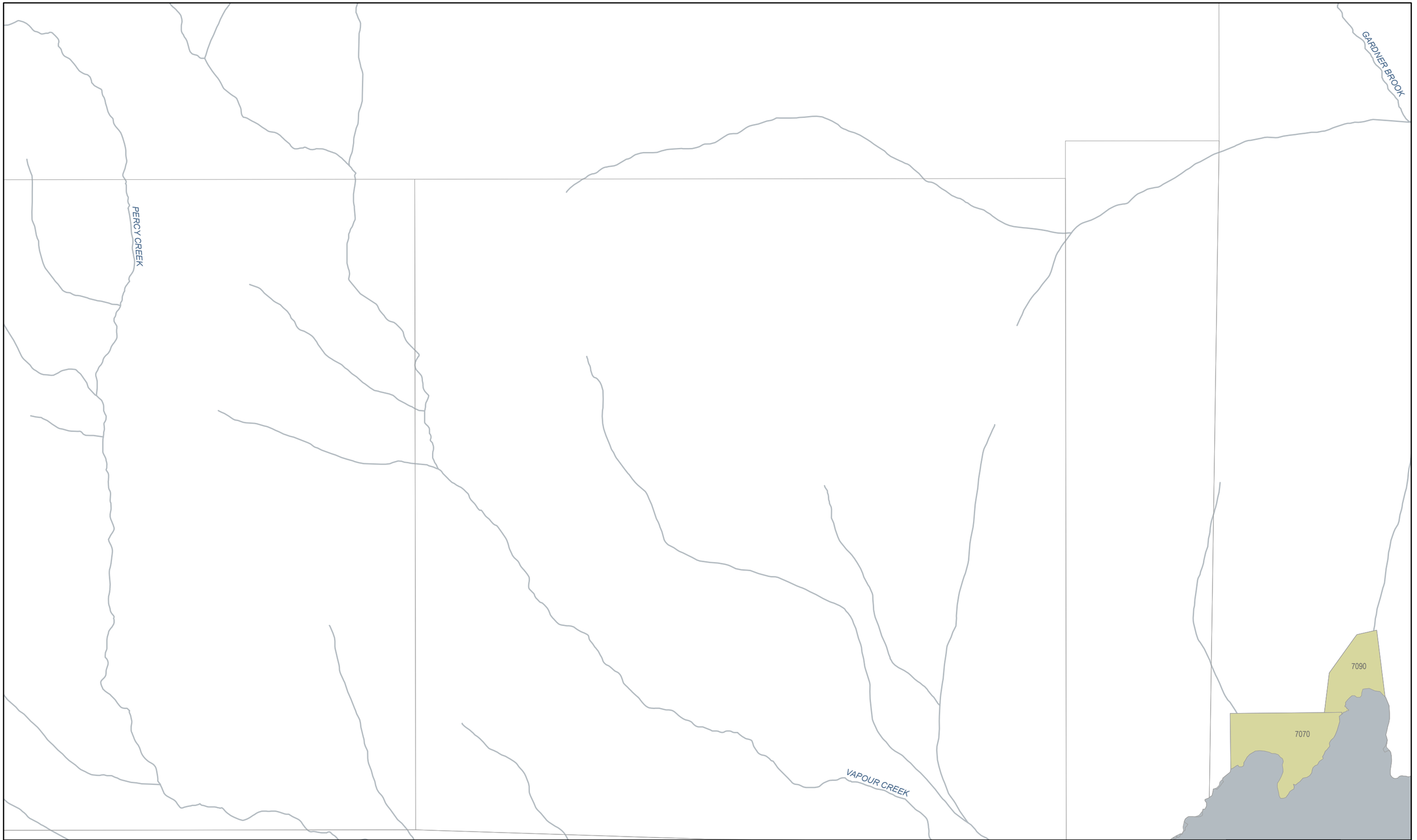
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2R15	2T15	2V15
2R13	2T13	
2R11	2T11	

MAP 2T13

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 170 Subdivision Modifier

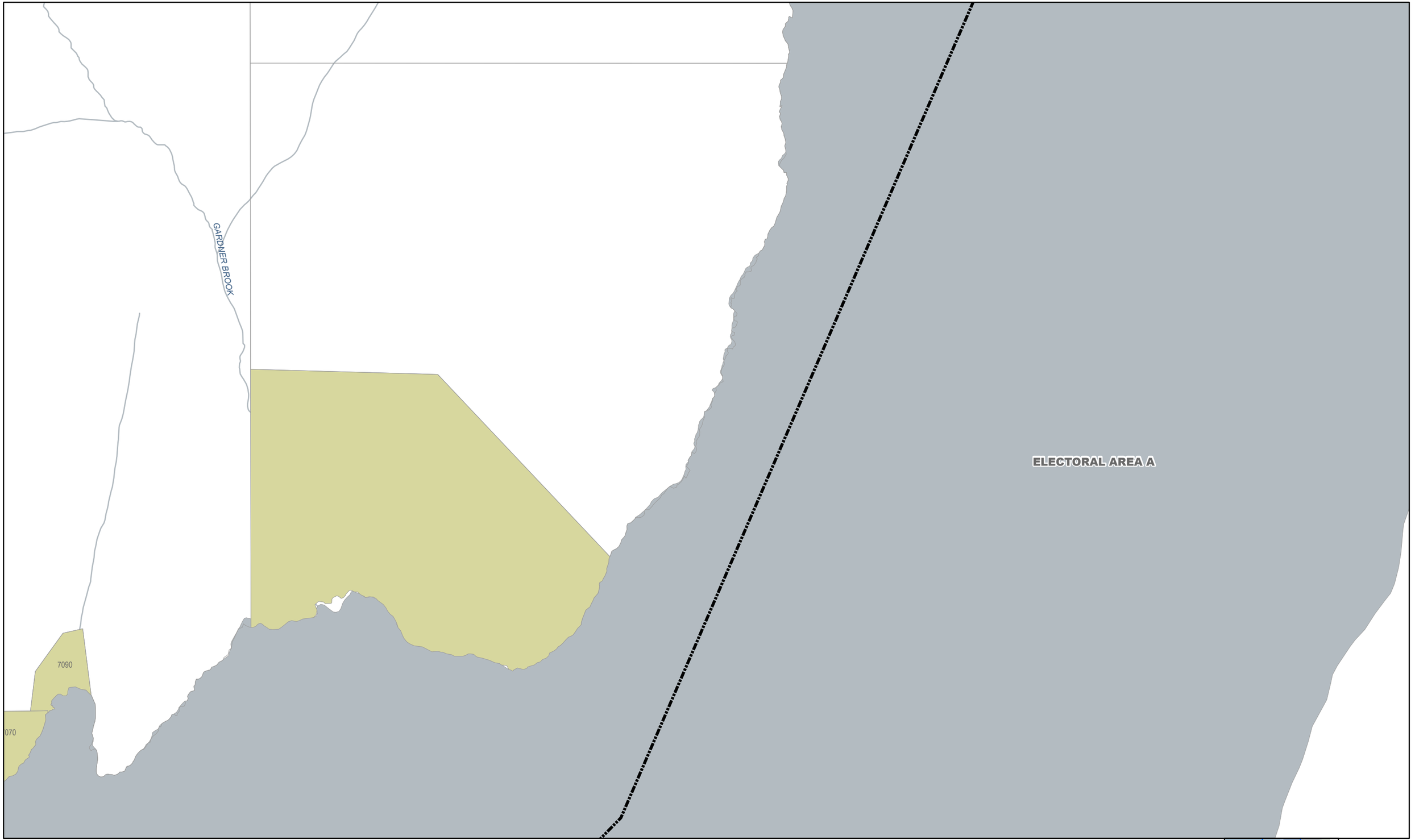
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2R17	2T17	2V17
2R15	2T15	2V15
2R13	2T13	

MAP 2T15

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

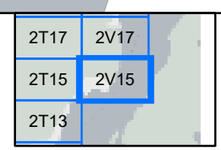
R1 R2 171 Subdivision Modifier

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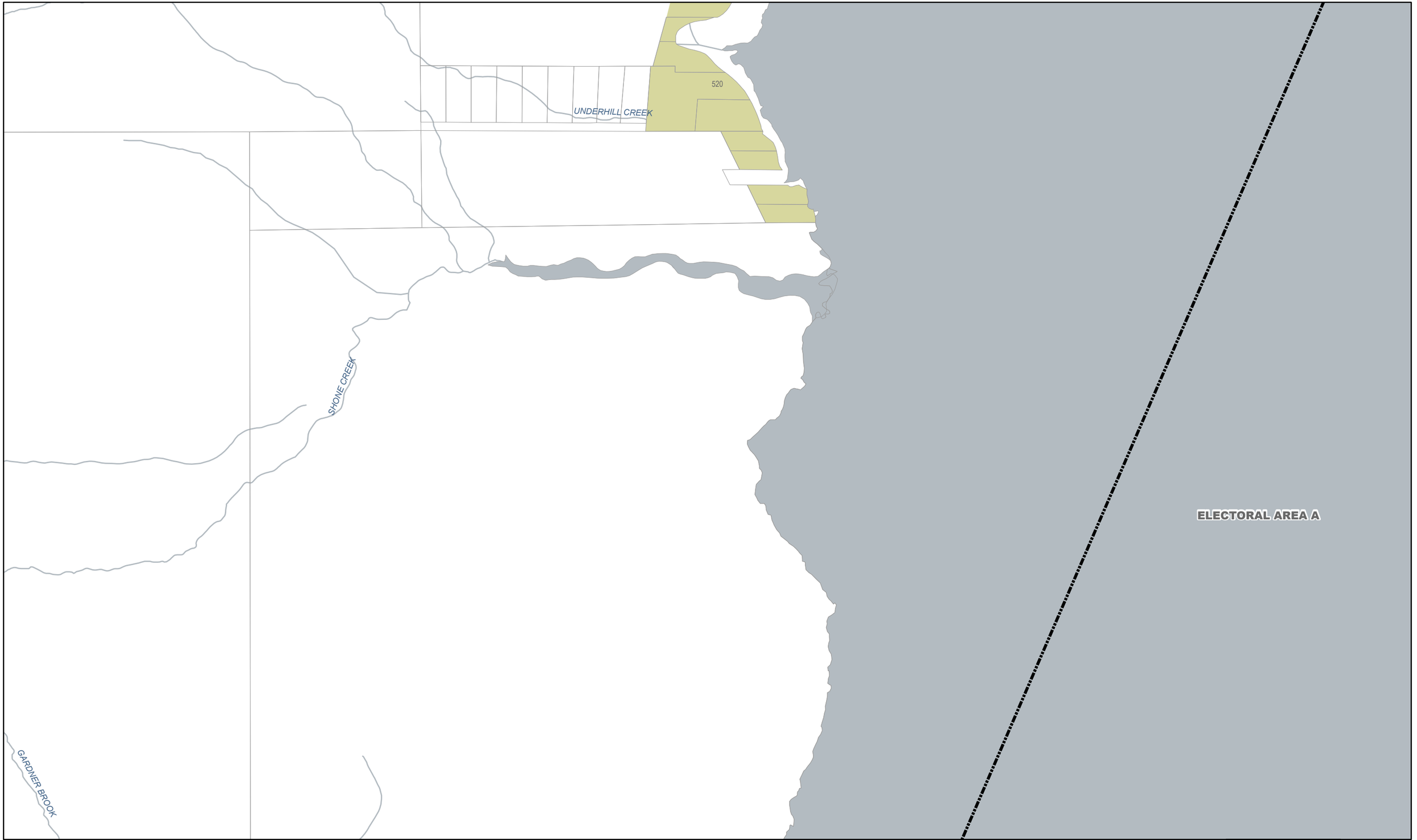
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MAP 2V15

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

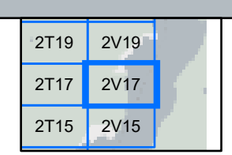
R1 R2 172 Subdivision Modifier

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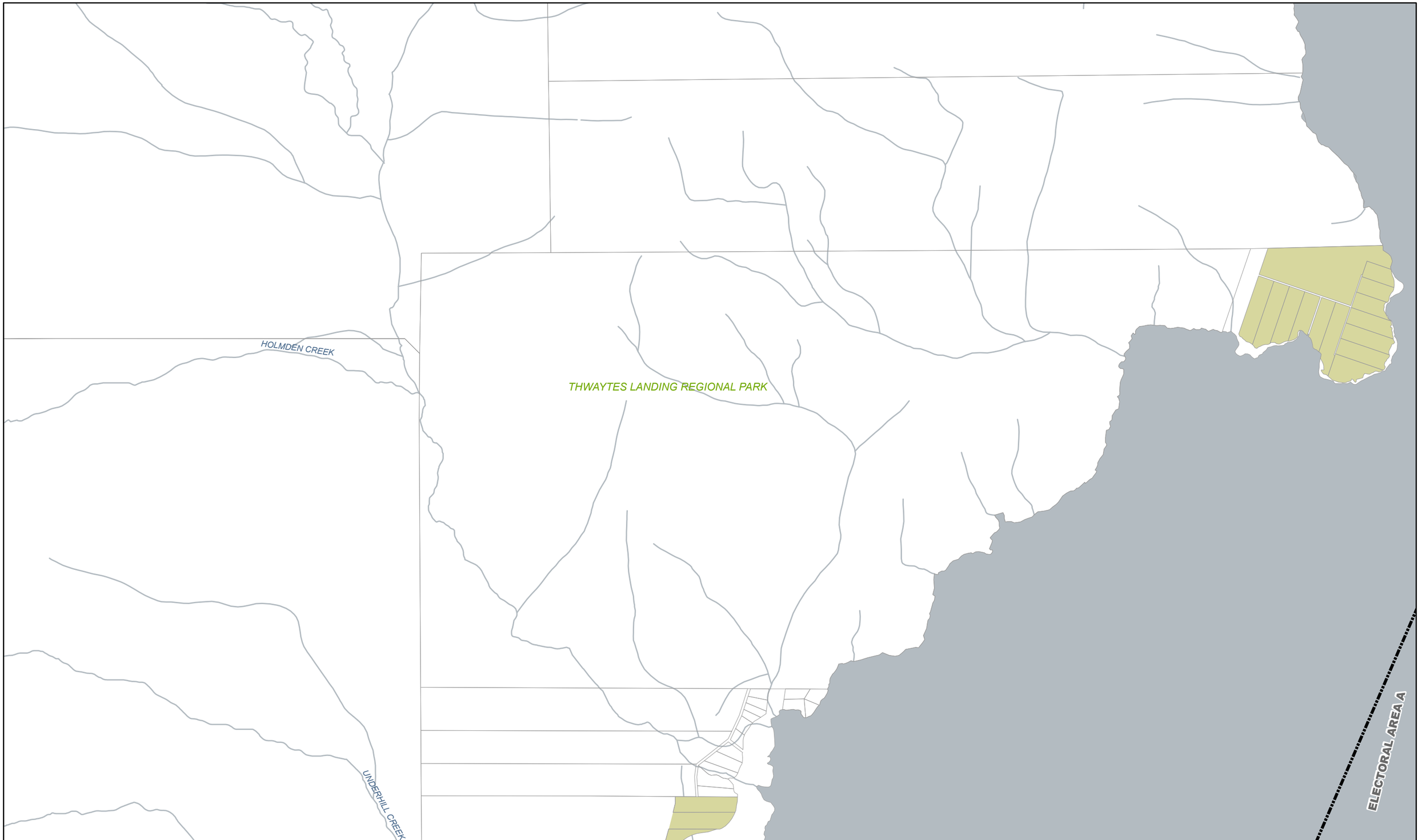
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MAP 2V17

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 173 Subdivision Modifier

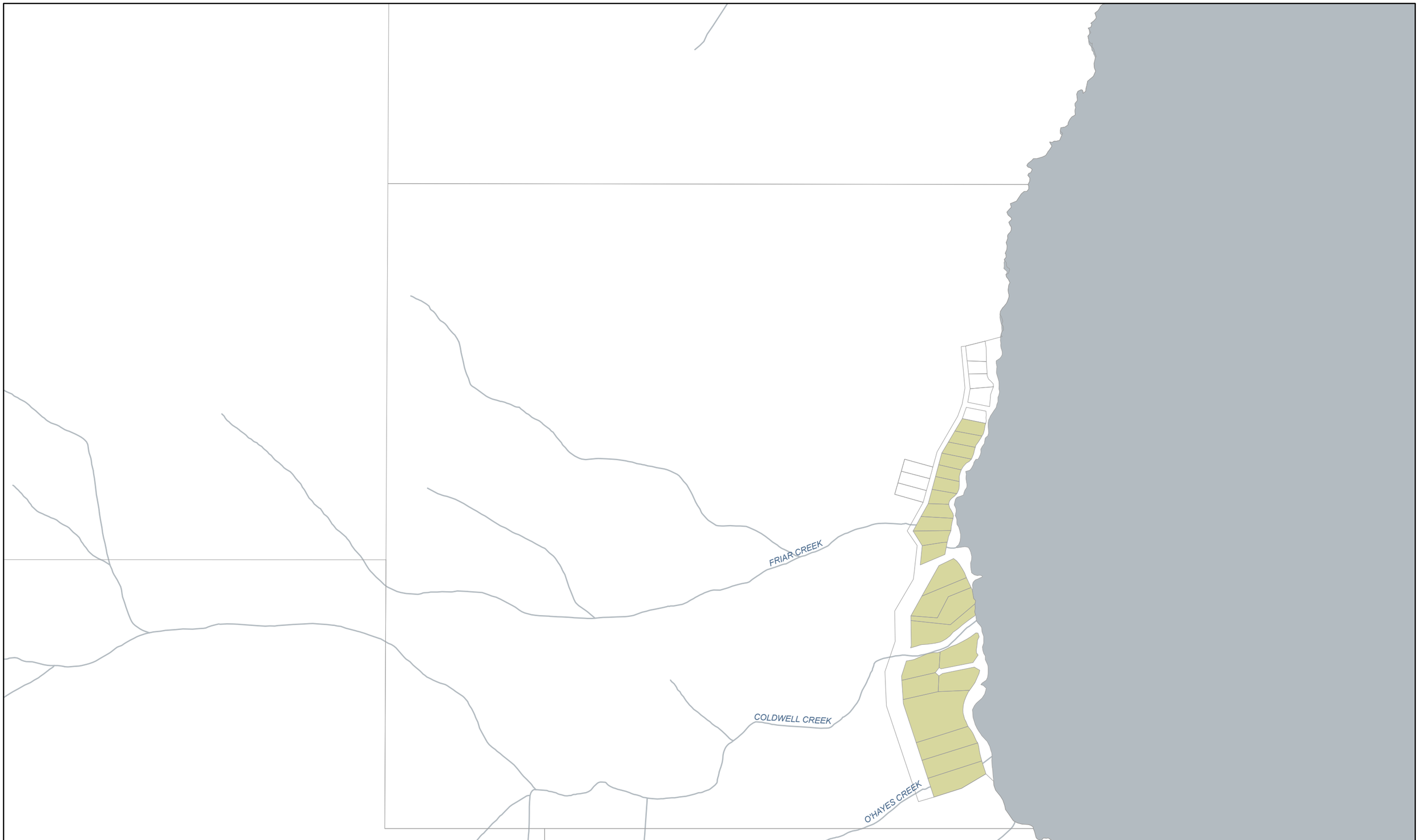
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2T21	2V21
2T19	2V19
2T17	2V17

MAP 2V19

Published: May 19, 2026



DISTRICT OF NORTH VANCOUVER

0 50 100 200 Meters

1:4,200

R1 & R2 ZONING MAP SET

R1 R2 174 Subdivision Modifier

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2T25	2V25
2T23	2V23
2T21	2V21

MAP 2V23

Published: May 19, 2026

The Corporation of the District of North Vancouver

Bylaw 8787

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8787, 2026 (Amendment 63)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

    a) Under Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure:

        i. Deleting the land use designation description for Residential Level 1: Rural Residential and replacing it with the following description:

        "Areas designated for rural residential are intended for detached housing on large lots situated outside the urban boundary. The OCP does not envision further intensification of use through subdivision in this designation and/or through extension of services."

        ii. Deleting the land use designation description for Residential Level 2: Detached Residential and replacing it with the following description:

        "Areas designated for detached residential are intended predominantly for detached housing within neighbourhoods. This designation accommodates secondary rental units such as suites or coach houses subject to the imposition and satisfaction of appropriate conditions."

    b) Under Part 3: Plan Management, Section 12: Plan Implementation, Sub-section 12.5: Consolidated List of Land Use Designations:

        i. Deleting the land use designation description for Residential Level 1: Rural Residential and replacing it with the following description:

"Areas designated for rural residential are intended for detached housing on large lots situated outside the urban boundary. The OCP does not envision further intensification of use through subdivision in this designation and/or through extension of services."

ii. Deleting the land use designation description for Residential Level 2: Detached Residential and replacing it with the following description:

"Areas designated for detached residential are intended predominantly for detached housing within neighbourhoods. This designation accommodates secondary rental units such as suites or coach houses subject to the imposition and satisfaction of appropriate conditions."

READ a first time by a majority of all Council members.

PUBLIC HEARING held

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED

Mayor

Corporate Officer