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**TO:** Sarah Jones  
Chief Administrative Officer

**Date:** April 17, 2026  
**File:** 3900

**FROM:** Laura Beckett  
Municipal Planner

To Council  
April 20, 2026

**RE: ZONING BYLAW AMENDMENT BYLAW NO. 484 – LIMITS TO SIZES FOR PRINCIPAL DWELLING UNITS**

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## PURPOSE

The purpose of this report is to provide a Zoning Bylaw Amendment for Council's consideration.

## BACKGROUND

In preparation for the creation of a Business Licensing Program, staff offers a recommended Zoning Bylaw amendment. Sixteen of Highlands' zones have no limit to the size of the principal dwelling unit. It is generally good practice to limit building/structure sizes and most communities do.

Imposing a limit on something that has never had limits can be challenging. There is a need to assure that existing approved buildings can be accommodated to avoid creating non-conforming size situations. As one example, in cases where properties have reached their maximum total size for all accessory buildings, some property owners join additional buildings to the principal dwelling unit. Many of these structures have approved Building Permits. Staff recommends a limit of 700m<sup>2</sup> for principal dwelling units in all zones that do not currently have a limit.

There are three zones – R3A, R3B and R3C – that have unique additional uses: kennel, woodworking, and animal rehabilitation centre respectively. These three zones require additional investigation and changes to their principal dwelling units and individual other principal uses are not included in Bylaw No. 484.

Please see:

- Appendix 1, which lists all Highlands' zones that have residential as a principal use and selected details for comparison,
- Appendix 2, which is Bylaw No. 484 that would amend the Zoning Bylaw to:
  - Include principal dwelling unit size limits in the zones that do not have any: RR1, RR2, RR3, RR15, RR16, R1, R3, R4, R5, R6, R7, GB1, and GB2, and

- Add the word “principal” to “dwelling unit” in specific sections in most zones to improve clarity.
- Appendix 3 that shows the proposed changes to the consolidated Zoning Bylaw **in red font and highlighted in yellow.**

## OPTIONS

The following options are available for Council consideration:

1. THAT Highlands Zoning Bylaw No. 100, 1998, Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026 be given first and second readings,

AND FURTHER THAT a public hearing be scheduled for Tuesday May 19, 2026 immediately preceding the regularly scheduled Council Meeting.

2. THAT alternate direction be provided.

## DISCUSSION

### Intergovernmental

- Referral to outside communities and agencies is not required.

### Legal/Bylaw/Regulatory

- The proposed bylaw is consistent with the Official Community Plan and the Regional Growth Strategy.
- Proposing any limit is an improvement to no limit.
- Unlike many local communities, total floor area of principal dwelling units in Highlands includes garages. This means that a house of a regulated size in other communities would be larger.
- An accessory dwelling unit within a principal dwelling – a secondary suite – would also be accommodated within the 700m<sup>2</sup>.
- In the zones without principal dwelling unit size limits, many properties have joined multiple buildings to their principal dwelling unit to be able to construct additional floor area that would otherwise not be allowed because they have reached the maximum total combined floor area for all accessory buildings. The recommended limit of 700m<sup>2</sup> is in part to take these situations into consideration.
- The limits proposed seek to avoid non-conforming structures that could limit alterations or reconstruction.
- One aspect where the lack of a house size limit may create issues is regarding home-based businesses within a home because there is also no limit to the amount of house space that can be dedicated to the home-based business use. While staff will determine a range of appropriate limits for home-based business use within a home as part of the Business Licensing Program, a limit to house size is a logical and important first step.

- This Zoning Bylaw amendment requires a public hearing. Should Council wish to give Bylaw 484 first and second reading on April 20, 2026, notice can be accomplished to hold a public hearing for the bylaw on Tuesday, May 19, 2026.

**Environmental**

- Limiting total floor area limits environmental disturbances.

**Social Wellbeing**

- Highlanders with affected properties have been accustomed to their zoning, and change can be difficult. The 700m<sup>2</sup> limit seeks to take this into account to minimize negative reaction to the proposed change.

**Consultation**

- Consultation opportunity is available through the public hearing process.

**FINANCIAL**

- House sizes influence taxes. The larger the house, the more taxes charged.

**CONCLUSION**

Limiting principal dwelling unit sizes supports many aspects of a healthy community. It is expected that the 700m<sup>2</sup> limit recommended by staff for zones currently without a limit will avoid creating non-conforming structures, avoid negative public reaction, and form a foundation for the upcoming Business Licensing Program.

**RECOMMENDATION**

THAT Highlands Zoning Bylaw No. 100, 1998, Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026 be given first and second readings,

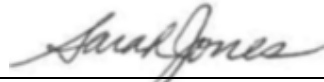
AND FURTHER THAT a public hearing be scheduled for Tuesday, May 19, 2026 immediately preceding the regularly scheduled Council Meeting.

Respectfully submitted,

Concurrence,



Laura Beckett, MCIP, RPP  
Municipal Planner



Sarah Jones  
Chief Administrative Officer

**Attachments:**

Appendix 1: Zones and Selected Details

Appendix 2: Bylaw No. 484

Appendix 3: Proposed changes consolidated into Zoning Bylaw No. 100

## APPENDIX 1: Zones and Selected Details

Yellow Highlight Shows Zones with Unlimited Principal Dwelling Unit Size

Zone * = 3 or less properties in zone	Approximate Location	Minimum Lot Size	CURRENT Principal Dwelling Unit Max Size (m <sup>2</sup> )	PROPOSED Principal Dwelling Unit Max Size (m <sup>2</sup> )	Max Size Total ALL Accessory Buildings	Max Size SINGLE Accessory Building
RR1	Middle Highlands	0.4ha (1 acre) with 0.8ha (2 acres) average	Unlimited	700	325	100
RR2	East Highlands	0.8ha (2 acres) with 2ha (5 acres) average	Unlimited	700	325	200
RR2A	Northern East Highlands	0.8ha (2 acres) with 2ha (5 acres) average	420		275	100
RR3	Part of Munn Road and around Fork Lake	0.8ha (2 acres) with 2ha (5 acres) average	Unlimited	700	325	200
RR4	Highlands Estates	1.25ha (3 acres)	420		275	100
RR5	Stewart Mountain Road	1.2ha (3 acres)	322		275	100
RR7*	Duplex on River Road	0.3ha (0.75 acre)	150		30	
RR8	River Road	0.2ha (0.5 acre)	330 for all buildings on a lot		50	
RR13	Hanington Creek Estates	152m <sup>2</sup> or 190m <sup>2</sup> for a corner lot (1,614 sq.ft. or 2,044 sq ft. for a corner lot)	379 (350 + 29 for carport or garage)			
RR14	Lorimer Place	1ha (2.47 acres)	600 total floor area of all buildings on a lot		325	200
RR15*	3320 and 3290 Munn Road	0.8ha (2 acres) with 1.5ha (3.8 acres) average	Unlimited	700	325	200
RR16*	5247 and 5173	0.8ha (2 acres) with 1.16ha (2.87 acres) average	Unlimited	700	325	200
R1	Martlet Road, parts of Millstream Road, Millstream Lake Road and Ross Durrance Road	12ha (30 acres)	Unlimited	700	525	300
R2	Old Mossy Road, Hazlitt Creek Road, and end of Millstream Road	2ha (5 acres)	322		275	100
R3	Lost Lake Road, Finlayson Arm Road, and parts of Millstream Road	0.8ha (2 acres) with 4ha (10 acres) average	Unlimited	700	525	300
R3A*	1830 Millstream Road	0.8ha (2 acres) with 4ha (10 acres) average	<ul style="list-style-type: none"> <li>Res: Unlimited</li> <li>Kennel: Unlimited</li> </ul>	Requires further investigation.	525	300
R3B*	820 Finlayson Arm Road	0.4ha (1 acre)	<ul style="list-style-type: none"> <li>Res: Unlimited</li> <li>Agriculture: 100</li> <li>Woodworking: 575</li> </ul>	Requires further investigation.	50	
R3C*	3360 Compton Road	12ha (30 acres)	Unlimited	Requires further investigation.	325	200

Zone * = 3 or less properties in zone	Approximate Location	Minimum Lot Size	CURRENT (Principal) Dwelling Unit Max Size (m <sup>2</sup> )	Proposed Principal Dwelling Unit Max Size (m <sup>2</sup> )	Max Size Total ALL Accessory Buildings	Max Size SINGLE Accessory Building
R3D*	1931 Millstream Road	0.68ha (1.68 acres)	362 total floor area of all buildings			
R4	East Munn Road	12ha (30 acres)	Unlimited	700	525	300
R5*	3875 and 3813 Munn Road	4.8ha (11.8 acres)	Unlimited	700	525	300
R6*	Off Finlayson Arm Road	2.8ha (7 acres)	Unlimited	700	525	300
R7*	1294 and 1289 Millstream Road	4.25ha (10.5 acres)	Unlimited	700	525	300
R8*	1927 Millstream Road		477 total floor area of all buildings Varied to 617			
GB1*	Middle Highlands	12ha (30 acres)	Unlimited	700	525	300
GB1A*	Middle Highlands	2.01ha (4.97 acres)	<ul style="list-style-type: none"> <li>• Lots 3ha and smaller: 300</li> <li>• Lots larger than 3ha: 375</li> </ul>		<ul style="list-style-type: none"> <li>• Lots 3ha and smaller: 275</li> <li>• Lots larger than 3ha and smaller than 20ha: 375</li> <li>• Lots larger than 20ha: 750</li> </ul>	<ul style="list-style-type: none"> <li>• Lots 3ha and smaller: 100</li> <li>• Lots larger than 3ha and smaller than 20ha: 100</li> <li>• Lots larger than 20ha: 300</li> </ul>
GB2	Throughout Highlands	12ha (30 acres)	Unlimited	700	525	300
BMCD1, residential	Bear Mountain	400m <sup>2</sup> (0.04ha or 0.09 acre)	Max floor space ratio of 1 and Max site coverage of 35%		100	60
CD2	Off Bear Mountain Parkway	• 2,024m <sup>2</sup> (0.2ha or 0.5 acre)	• Existing House: 354.9		• Existing House: 50	• Existing House: N/A
		• 740m <sup>2</sup> (0.7ha or 0.18 acre)	• Treehouse: 324		• Treehouse: N/A	• Treehouse: N/A
		• 1,243m <sup>2</sup> (0.12 ha or 0.3 acre)	• Cottages: 160 total floor area for all structures			
		• 1,094m <sup>2</sup> (0.11ha or 0.27 acre)	• Area 4: 290		• Area 4: Floor space ratio of 0.1	• Area 4: N/A
P3*	1589 Millstream Road	No minimum lot size	500 total floor area of all buildings on a lot			
Am1	West Highlands near Highlands Estates	1.2ha (2.9 acres)	420		525	300
			...AND 1,000 for total combined floor area of all buildings and structures on a lot			
Am2	York Ridge Place and Finlayson Arm Road	1ha (2.47 acres)	375		275	100



## DISTRICT OF HIGHLANDS BYLAW NO 484

### A BYLAW TO AMEND “HIGHLANDS ZONING BYLAW NO. 100, 1998”

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The Council of the District of Highlands, in open meeting assembled, enacts as follows:

#### 1. CITATION

This Bylaw may be cited as “Highlands Zoning Bylaw No. 100, 1998, Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026”.

#### 2. AMENDMENT

THAT “Highlands Zoning Bylaw No. 100, 1998” be amended as follows:

- a) In sections 6.1.3(1), 6.2.3(1), 6.2A.3(1), 6.2A.3(7), 6.3.3(1), 6.4.3(1), 6.4.3(7), 6.5.3(1), 6.5.3(7), 6.7.3(1), 6.7.3(7), 6.8.3(1), 6.13.3(8), 6.13.3(8)(a), 6.13.3(8)(b), 6.14.3(1), 6.15.3(1), 6.16.3(1), 7.1.3(1), 7.2.3(1), 7.2.3(7), 7.3.3(1), 7.3A.3(1), 7.3B.3(1), 7.3C.3(1), 7.3D.3(1), 7.4.3(1), 7.5.3(1), 7.6.3(1), 7.7.3(1), 7.8.3(1), 8.1.3(1), 8.1A.3(1), 8.2.3(1), 9.3.3(1), 12.14.3(1), 12.16.3(1), 12.16.3(7), 15.2.3.A1.3(1), 15.2.3.A1.3(7), 15.2.3.A3.3(1), and 15.2.3.A4.3(1), and 15.2.3.A4.3(8) the word “*principal*” be added between “a” and “*dwelling*”;
- b) Following sections be added 6.1.3(8), 6.2.3(8), 6.3.3(8), 6.15.3(8), 6.16.3(8), 7.1.3(8), 7.3.3(8), 7.4.3(8), 7.5.3(8), 7.6.3(8), 7.7.3(8), 8.1.3(8), and 8.2.3(8) as follows: “The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.”
- c) In section 6.13.3(9), the word “*principal*” be added between “the” and “*dwelling*”.

**READ A FIRST TIME** on the            day of            2026

**READ A SECOND TIME** on the       day of            2026

**READ A THIRD TIME** on the       day of            2026

**ADOPTED** on the                    day of            2026

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**MAYOR**

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**CORPORATE OFFICER**

## SECTION 6 - RURAL RESIDENTIAL ZONES

### SECTION 6.1 - RURAL RESIDENTIAL 1 (RR1) ZONE

#### 6.1.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 1 (RR1) Zone:
  - a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory Uses, buildings and structures*

#### 6.1.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### 6.1.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

#### 6.1.4 Subdivision Density and Lot Area Requirements

- (1) Subject to Section 6.1.4(2), no *lot* having an area less than 0.4 hectares (1 acre) may be created by subdivision. No subdivision plan may be approved unless *lots* created by the subdivision have an average area of at least 0.8 hectares (2 acres).
- (2) No lot may be created as prescribed in Section 6.1.4(1) if:
  - a) that *lot* contains part of an electrical transmission right of way described as Plan 3270 RW or as Plan 3242 RW, and if,
  - b) that *lot* contains less than 0.6 hectares (1.5 acres) of land that does not contain part of such a right of way.

## SECTION 6.2 - RURAL RESIDENTIAL 2 (RR2) ZONE

### 6.2.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 2 (RR2) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.2.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.2.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of the *principal dwelling unit* shall not exceed 10.5 metres
- (2) The *height* of the *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 6.2.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 0.8 hectares (2 acres) may be created by subdivision. No subdivision plan may be approved unless *lots* created by the subdivision have an average area of at least 2.0 hectares (5 acres)

## SECTION 6.2A - RURAL RESIDENTIAL 2A (RR2A) ZONE

(\*\*added by Bylaw 275, adopted January 9, 2006)

### 6.2A.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 2A (RR2A) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.2A.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.2A.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of a **principal** *dwelling unit* shall not exceed 420 square metres.
- (8) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 6.2A.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 6.2A.4(1), if the amenities described in Section 12.12.1 of this Bylaw are provided, Lot A and B, Section 39, Highland District, Plan 34216 if within the RR2A Zone may be subdivided into a maximum of 14 lots provided that:
  - (a) no *lot* shall have an area less than 0.8 hectares (2 acres);
  - (b) the average area of all lots so created is not less than 2.0 hectares (5 acres).

## SECTION 6.3 - RURAL RESIDENTIAL 3 (RR3) ZONE

### 6.3.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 3 (RR3) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.3.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.3.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 6.3.4 Subdivision Density and Lot Area Requirements

- (1) No lot having an area less than 0.8 hectares (2 acres) may be created by subdivision. No subdivision plan may be approved unless lots created by the subdivision have an average area of at least 2.0 hectares (5 acres).

## SECTION 6.4 - RURAL RESIDENTIAL 4 (RR4) ZONE

### 6.4.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 4 (RR4) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.4.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.4.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 9 metres
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line*
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*  
*(\*\*6.4.3(7) replaced by Bylaw No. 201, adopted June 2, 2003)*
- (7) The total *floor area* of a **principal** *dwelling unit* shall not exceed 420 square metres.
- (8) The total combined *floor area* of all *accessory buildings* on a lot shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 6.4.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.4.4(1), if the amenities described in Section 12.1 of this Bylaw are provided, a subdivision plan may approved to create a maximum of 59 *residential lots* with no *lot* less than 1.25 hectares (3 acres) in the area.

## SECTION 6.5 - RURAL RESIDENTIAL 5 (RR5) ZONE

### 6.5.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural Residential 5 (RR5) Zone:
  - a) *Residential*
  - b) *Home-based Business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.5.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.5.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 9 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of a *principal dwelling unit* shall not exceed 322 square metres.
- (8) The total combined *floor area* of all *accessory buildings* on a lot shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 6.5.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.5.4(1), if the amenities described in Section 12.2 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of 26 *residential lots* with no lot less than 1.2 hectares (3 acres) in area.

## SECTION 6.6 - RURAL RESIDENTIAL 6 (RR6) ZONE

(\*\*deleted by Bylaw No. 185, adopted August 6, 2002)

(\*\*added by Bylaw No. 116, adopted July 19, 1999)

## SECTION 6.7 - RURAL RESIDENTIAL 7 (RR7) ZONE

(\*\*added by Bylaw No. 116, adopted July 19, 1999)

### 6.7.1 Permitted Uses

(1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural Residential 7 (RR7) Zone:

- a) *Residential*
- b) *Home-based Business*
- c) *Accessory uses, buildings and structures*

### 6.7.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

(1) There shall be no more than two (2) *principal dwelling units* on each lot.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

(2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.7.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of a *principal dwelling unit* shall not exceed 150 square metres.
- (8) The total combined *floor area* of all *accessory buildings* on a lot shall not exceed 30 square metres.

### 6.7.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.7.4(1), if the amenities described in Section 12.4.1 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of 1 *residential lots* with no lot less than 0.3 hectares (0.75 acres) in area.

## SECTION 6.8 - RURAL RESIDENTIAL 8 (RR8) ZONE

(\*\*added by Bylaw No. 116, adopted July 19, 1999)

### 6.8.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural Residential 8 (RR8) Zone:
  - a) *Residential*
  - b) *Home-based Business* with the exception that no *home-based business* is permitted in common property in a Bare Land Strata Plan
  - c) *Accessory uses, buildings and structures* with the exception that no *buildings* are permitted in common property in a Bare Land Strata Plan
  - d) Sewage disposal from a *lot* in a Community Institutional 1 Zone

### 6.8.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling units* on each *lot*. For the purposes of this subsection, *lot* excludes common property in a Bare Land Strata Plan.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.8.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 4 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 7.5 metres of a *side lot line* that abuts an access route in a Bare Land Strata Plan.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.  
(\*\*6.8.3(7) replaced by Bylaw No. 146, adopted Oct 2, 2000)
- (7) The total *floor area* of all buildings on a lot shall not exceed 330 square metres.
- (8) The total *floor area* of all *accessory buildings* on a residential *lot* shall not exceed 50 square metres.
- (9) Despite Section 3.8(7)(b) of this Bylaw, a required parking space shall not be placed or maintained within four (4) metres of any *front lot line*, within ten (10) metres of any *rear lot line*, or within two (2) metres of any *side lot line*.

### 6.8.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 7 hectares (17.3 acres).
- (2) Despite Section 6.8.4(1), if the amenities described in Section 12.5.1 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of nine (9) *residential lots* (excluding common property in a Bare Land Strata Plan) with no *lot* less than 0.2 hectares (0.5 acres).

(\*\*amended by Bylaw No. 195 adopted June 2, 2003)

(\*\*replaced by Bylaw No. 185, adopted August 6, 2002)

## SECTION 6.13 - RURAL RESIDENTIAL 13 (RR13) ZONE

(\*\*added by Bylaw No. 310, adopted September 15, 2008)

### 6.13.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this bylaw, the following uses and no others shall be permitted in Rural Residential 13 (RR13) Zone:
  - a) *Residential*
  - b) *Home-based Business*
  - c) *Accessory uses, buildings and structures*

### 6.13.2 Residential Density

(\*\*replaced by Bylaw No. 457, adopted June 17, 2024)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*. For the purposes of this zone, *lot* excludes common property in a Bare Land Strata.

(\*\*added by Bylaw 457, adopted June 17, 2024)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.13.3 Siting and Dimensions of Buildings and Structures

- (1) All *buildings and structures* shall be measured from the property line to the foundation of the *building or structure*. Chimneys, cornice, leaders, gutters, pilaster, belt courses, sills, steps, eaves, sunlight control projections, canopies, balconies, or ornamental features may project into a required setback from a *front, side, or rear lot line* beyond the face of a *building*, the minimum distances to be reduced by not more than 1 metre but such reduction applies only to the projecting feature.
- (2) For the purposes of this zone only,
  - a) "Front yard" means the area bounded by the *front lot line*, the two *side lot lines* nearest the *front lot line*, and the *dwelling unit's* foundation contour nearest to the *front lot line*.
  - b) "Rear yard" means the area bounded by the *rear lot line*, the two *side lot lines* nearest the *rear lot line*, and the *dwelling unit's* foundation contour nearest to the *rear lot line*.
  - c) "Side yard" means the area between a *side lot line* and the *dwelling unit's* foundation contour, specifically excluding the "front yard" and "rear yard" and any area taken up by *accessory buildings or structures*.
- (3) The *height* of a *dwelling unit* shall not exceed 9 meters.
- (4) No *dwelling unit* shall be sited within 5 meters of a *front lot line*.
- (5) No *dwelling unit* shall be sited within 1.5 meters of a *side lot line*.
- (6) No *dwelling unit* shall be sited within 5 meters of a *side lot line* that abuts a street or *highway*.
- (7) No *dwelling unit* shall be sited within 5 meters of a *rear lot line*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 350 square meters.
  - a) Garages and carports shall be included in the 350 square meters total *floor area* of a *principal dwelling unit*.
  - b) Despite section 6.13.3 (8) (a), up to 29 square meters of a carport only may be excluded from the 350 square meters total *floor area* of a *principal dwelling unit*.
- (9) Despite section 3.8(7)(b) of this Bylaw, at least one of the required parking spaces shall be within the *principal dwelling unit*, such as within the carport or the garage.

## SECTION 6.14 - RURAL RESIDENTIAL 14 (RR14) ZONE

(\*\*added by Bylaw No. 199, adopted April 22, 2003)

### 6.14.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural Residential 14 (RR14) Zone:
- a) *Residential*
  - b) *Home-based Business* with the exception that no *home-based business* is permitted in common property in a Bare Land Strata Plan
  - c) *Accessory uses, buildings and structures* with the exception that no *buildings* are permitted in common property in a Bare Land Strata Plan.

### 6.14.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*. For the purposes of this subsection, *lot* excludes common property in a Bare Land Strata Plan.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.14.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 9 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts an access route in a Bare Land Strata Plan.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *buildings* on a *lot* shall not exceed 600 square metres.
- (8) The total combined *floor area* of all *accessory buildings* on a *lot* shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.

### 6.14.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.14.4(1), if the amenities described in Section 12.11.1 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of seven (7) *residential lots* (excluding common property in a Bare Land Strata Plan) with no *lot* less than 1 hectare (2.47 acres).

## SECTION 6.15 - RURAL RESIDENTIAL 15 (RR15) ZONE

(\*\*added by Bylaw No. 291, adopted Oct 16, 2006)

### 6.15.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 15 (RR15) Zone:
- (a) *Residential*
  - (b) *Home-based business*
  - (c) *Agricultural*
  - (d) *Accessory uses, buildings and structures*

### 6.15.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.15.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 6.15.4 Subdivision Density and Lot Area Requirements

- (1) No lot having an area less than 0.8 hectares (2 acres) may be created by subdivision. No subdivision plan may be approved unless lots created by the subdivision have an average area of at least 1.5 hectares (3.8 acres)

## SECTION 6.16 - RURAL RESIDENTIAL 16 (RR16) ZONE

(\*\*added by Bylaw No. 312, adopted Dec 15, 2008)

### 6.16.1 Permitted Uses

(1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 16 (RR16) Zone:

- (a) *Residential*
- (b) *Home-based business*
- (c) *Agricultural*
- (d) *Accessory uses, buildings and structures*

### 6.16.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

(1) There shall be no more than one (1) *principal dwelling unit* on each lot.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

(2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.16.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 6.16.4 Subdivision Density and Lot Area Requirements

(1) No lot having an area less than 0.8 hectare (2 acres) may be created by subdivision. No subdivision plan may be approved unless lots created by the subdivision have an average area of at least 1.16 hectares (2.87 acres).

## SECTION 7 - RURAL ZONES

### SECTION 7.1 - RURAL 1 (R1) ZONE

#### 7.1.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural 1 (R1) Zone:
- a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

#### 7.1.2 Residential Density

- (\*\*amended by Bylaw No. 438, adopted December 4, 2023)
- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### 7.1.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) **The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>.**

#### 7.1.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 7.2 - RURAL 2 (R2) ZONE

### 7.2.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural 2 (R2) Zone:
- a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

### 7.2.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.2.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres.
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of a *principal dwelling unit* shall not exceed 322 square metres.
- (8) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 7.2.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 7.2.4(1), if the amenities described in Section 12.3 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of 22 *residential lots* with no *lot* less than 2 hectares (5 acres) in the area.

## SECTION 7.3 - RURAL 3 (R3) ZONE

### 7.3.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural 3 (R3) Zone:
  - a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

### 7.3.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.3.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 7.3.4 Subdivision Density and Lot Area Requirements

- (1) No lot having an area less than 0.8 hectares (2 acres) may be created by subdivision. No subdivision plan may be approved unless *lots* created by the subdivision have an average area of at least 4 hectares (10 acres).

## SECTION 7.3A - RURAL 3A (R3A) ZONE

### 7.3A.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural 3A (R3A) Zone:
  - a) *Residential*
  - b) *Kennel*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

### 7.3A.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.3A.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line*, no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line* and no *building* used for a *kennel* shall be sited within 90 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line*, no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line* and no *building* used for a *kennel* shall be sited within 30 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway* and no *building* used for a *kennel* shall be sited within 30 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.

### 7.3A.4 Parking for a Kennel

- (1) Use of *land, building* or *structures* for a *kennel* shall not be commenced or maintained on a *lot* unless three (3) parking spaces are provided on the *lot* to serve that use of *land*, exclusive of other parking spaces required by this Bylaw for other uses on that *lot*.

### **7.3A.5 Subdivision Density and Lot Area Requirements**

- (1) No lot having an area less than 0.8 hectares (2 acres) may be created by subdivision. No subdivision plan may be approved unless lots created by the subdivision have an average area of at least 4 hectares (10 acres).

### **SECTION 7.3B - RURAL 3B (R3B) ZONE**

(\*\*added by Bylaw No. 155, adopted March 5, 2001)

#### **7.3B1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural 3B (R3B) Zone:
  - a) *Residential*
  - b) *Woodworking* contained within a single *building*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

#### **7.3B.2 Residential Density**

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### **7.3B.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory, agriculture or woodworking building or structure* shall not exceed 6 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line* and no *building* used for *woodworking* shall be sited within 60 metres of a *front lot line*.
- (4) No *dwelling unit or accessory building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line* and no *building* used for *woodworking* shall be sited within 1 metres of the southern most *side lot line* nor within 40 metres of the northern most *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line* and no *building* used for *woodworking* shall be sited within 20 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 50 square metres, the total *floor area* of all *agriculture buildings* shall not exceed 100 square metres, and the total *floor area* of a *woodworking building* shall not exceed 575 square metres.

#### **7.3B.4 Parking for Woodworking Use**

- (1) Use of *land, buildings or structures* for *woodworking* shall not be commenced or maintained on a *lot* unless six (6) parking spaces are provided on the *lot* to serve that *use of land*, exclusive of other parking spaces required by this Bylaw for other uses on that *lot*.

#### **7.3B.5 Subdivision Density and Lot Area Requirements**

- (1) No *lot* having an area less than 0.4 hectares (1 acre) may be created by subdivision.

### **SECTION 7.3C - RURAL 3C (R3C) ZONE**

#### **7.3C.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural 3C (R3C) Zone:
  - a) *Residential*
  - b) *Animal Rehabilitation Centre*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

#### **7.3C.2 Residential Density**

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### **7.3C.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.

#### **7.3C.4 Subdivision Density and Lot Area Requirements**

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 7.3D - RURAL 3D (R3D) ZONE

(\*\*amended by Bylaw No. 347, adopted July 16, 2012)

(\*\*added by Bylaw No. 308, adopted August 18, 2008)

### 7.3D.1 Permitted Uses

In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural 3D (R3D) Zone:

- (a) *Residential*
- (b) *Day Care as regulated by the Community Care and Assisted Living Act, as amended from time to time*
- (c) *Agricultural*
- (d) *Accessory uses, buildings and structures*

### 7.3D.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.3D.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* and/or any *building* or *structure* used for day care shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* use for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *buildings* on a *lot* shall not exceed 362 square metres.

### 7.3D.4 Landscaping and Screening

- (1) Native vegetative screening of a height of not less than 2.0 metres (6.56 feet), a depth of not less than 1.5 metres (4.9 feet), and a mature height of not less than 6.0 metres (19.69 feet), shall be provided and maintained continuously along Millstream Road. If the native vegetative screening is hedging and is within 5m of a BC Hydro utility pole, the mature height of the hedge shall be not less than 4.0 metres (13.12 feet).

### 7.3D.5 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 0.68 hectare (1.68 acres) may be created by subdivision.

## SECTION 7.4 - RURAL 4 (R4) ZONE

### 7.4.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Rural 4 (R4) Zone:
  - (a) *Residential*
  - (b) *Agriculture*
  - (c) *Home-based Business*
  - (d) *Accessory uses, buildings and structures*

### 7.4.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.4.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 7.4.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 7.5 - RURAL 5 (R5) ZONE

*\*\*added by Bylaw No. 319, adopted July 13, 2009)*

### 7.5.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural 5 (R5) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Agriculture*
  - (d) *Accessory uses, building and structures*

### 7.5.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.

*(\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.5.3 Siting and Dimensions of Buildings and Structures

- (1) The height of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The height of an *accessory building* or *structure* shall not exceed 6 metres and the height of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>**

### 7.5.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 7.5.4(1), if the amenities described in Section 12.13.1 of this Bylaw are provided, Lot 1, Section 40, Highland District, Plan 31697 except part in Plan VIP63269 if within the R5 Zone may be subdivided into a maximum of 2 *lots* provided that no *lot* shall have an area less than 4.8 hectares (11.8 acres).

## SECTION 7.6 - RURAL 6 (R6) ZONE

*\*\* (added by Bylaw No. 313, adopted May 7, 2012)*

### 7.6.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural 6 (R6) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Agriculture*
  - (d) *Accessory uses, building and structures*

### 7.6.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.

*(\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.6.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>.**

### 7.6.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (29.7 acres) may be created by subdivision.
- (2) Despite Section 7.6.4(1), if the amenities described in Section 12.15.1 of this Bylaw are provided, Lot 8, Section 74 and 75, Plan 20576, Highland District if within the R6 Zone may be subdivided into a maximum of three (3) *lots* provided that no *lot* shall have an area less than 2.8 hectares (7 acres).

## SECTION 7.7 - RURAL 7 (R7) ZONE

*\*\*added by Bylaw No. 349, adopted June 25, 2012)*

### 7.7.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural 7 (R7) Zone:
- (a) Residential
  - (b) Home-based business
  - (c) Agriculture
  - (d) Accessory uses, building and structures

### 7.7.2 Residential Density

*\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.7.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 7.7.4 Subdivision Density and Lot Area Requirements

- (1) No lot having an area less than 10.7 hectares (26.5 acres) may be created by subdivision.
- (2) Despite Section 7.7.4(1), if the amenities described in Section 12.17.1 of this Bylaw are provided, Lot B, Section 27, Highland District, Plan VIP60905 if within the R7 Zone may be subdivided into a maximum of two (2) *residential lots* provided that no lot shall have an area less than 4.25 hectares (10.5 acres).

## SECTION 7.8 - RURAL 8 (R8) ZONE

*\*\* (added by Bylaw No. 402, adopted April 3, 2018)*

### 7.8.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural 8 (R8) Zone:
  - (a) Residential
  - (b) Day Care as regulated by the Community Care and Assisted Living Act
  - (c) Agricultural
  - (d) Accessory uses, buildings and structures

### 7.8.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.8.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* and/or any *building* or *structure* used for day care shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3.5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* use for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total floor area of all buildings on a lot shall not exceed 477 square metres.

### 7.8.4 Landscaping and Screening

- (1) Native vegetative screening of a height of not less than 2.0 metres (6.56 feet), a depth of not less than 1.5 metres (4.9 feet), and a mature height of not less than 6.0 metres (19.69 feet), shall be provided and maintained continuously along Millstream Road. If the native vegetative screening is hedging and is within 5m of a BC Hydro utility pole, the mature height of the hedge shall be not less than 4.0 metres (13.12 feet).

### 7.8.5 Subdivision Density and Lot Area Requirements

- (2) No lot having an area less than 0.57 hectare (1.41 acres) may be created by subdivision.

## SECTION 8 – GREENBELT ZONES

### SECTION 8.1 - GREENBELT 1 (GB1) ZONE

#### 8.1.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Greenbelt 1 (GB1) Zone:
- a) Forest management activities related to timber production and harvesting
  - b) *Residential*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

#### 8.1.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### 8.1.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>.**

#### 8.1.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 8.1A - GREENBELT 1A (GB1A) ZONE

(\*\*replaced by Bylaw No. 442, adopted December 9, 2024

(\*\*added by Bylaw No. 182, adopted July 15, 2002)

### 8.1A.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Greenbelt 1A (GB1A) Zone:
  - a) Forest management activities related to timber production and harvesting
  - b) *Residential*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

### 8.1A.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act* there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting any *accessory dwelling unit* on the *lot* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 8.1A.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) For lots 3 hectares in size and smaller, the total *floor area* of a *principal dwelling unit* shall not exceed 300 square metres.
- (8) For lots larger than 3 hectares, the total *floor area* of a *principal dwelling unit* shall not exceed 375 square metres.
- (9) For lots 3 hectares in size and smaller, the total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.
- (10) For lots larger than 3 hectares and smaller than 20 hectares, the total *floor area* of all *accessory buildings* on a *lot* shall not exceed 375 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.
- (11) For lots 20 hectares and larger, the total *floor area* of all *accessory buildings* on a *lot* shall not exceed 750 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.

## SECTION 8.2 - GREENBELT 2 (GB2) ZONE

### 8.2.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Greenbelt 2 (GB2) Zone:
- a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

### 8.2.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 8.2.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 8.2.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 9.3 - PUBLIC 3 (P3) ZONE

### 9.3.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Public 3 (P3) Zone:
- a) *Assembly*
  - b) *Residential*
  - c) *Non-motorized outdoor recreation*
  - d) *Home-based business*
  - e) *Agriculture*
  - f) *Accessory uses, buildings and structures*

### 9.3.2 Residential Density

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.   
*(\*\*replaced by Bylaw 457, adopted June 17, 2024)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.   
*(\*\*added by Bylaw 457, adopted June 17, 2024)*

### 9.3.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The *height* of a **principal** *dwelling unit* or a *building* shall not exceed 10.5 metres.
- (2) No *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 10 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 6 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *buildings* on a *lot* shall not exceed 500 square metres (5,382 sq. ft.)

## SECTION 12.14 – AMENITY 1 (Am1) ZONE

### 12.14.1 Permitted Uses

(1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the Amenity 1 (Am1) Zone:

- (a) *Residential*
- (b) *Home-based business*
- (c) *Agriculture*
- (d) *Accessory uses, buildings and structures*

### 12.14.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

(1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

*(\*\*added By Bylaw No. 438, adopted December 4, 2023)*

(2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 12.14.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *dwelling unit* shall not exceed 420 square metres.
- (9) The total combined *floor area* of all *buildings* or *structures* on a *lot* shall not exceed 1,000 square metres.

### 12.14.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 12.14.4(1), if the amenity described in Section 12.14.5 of this Bylaw are provided:
  - (a) Lot 4, Sections 13 and 14, Highland District, Plan 22965 and
  - (b) South ½ of Section 14, Highland District, Except Parcel B (DD 32752I) and Except Parts in Plans 8758, 22965, 40257 and 2812 RW (collectively referred to as the “Lands”) if within the Am1 Zone, may be subdivided into a maximum of 11 *lots* provided that no *lot* shall have an area less than 1.2 hectares (2.9 acres).

## SECTION 12.16 - AMENITY 2 (Am2) ZONE

(\*\*added by Bylaw No. 346, June 18, 2012)

### 12.16.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the Amenity 2(Am2) Zone:
  - (a) Residential
  - (b) Home-based business
  - (c) Agriculture
  - (d) Accessory uses, buildings and structures

### 12.16.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 12.16.3 Siting and Dimensions of Buildings and Structures

- (1) The height of a *principal* dwelling unit or a building used for agriculture shall not exceed 9 metres.
- (2) The height of an accessory building or structure shall not exceed 6 metres.
- (3) No building or structure shall be sited within 20 metres of a front lot line.
- (4) No building or structure shall be sited within 10 metres of a side lot line.
- (5) No building or structure shall be sited within 10 metres of a side lot line that abuts a highway.
- (6) No building or structure shall be sited within 10 metres of a rear lot line.
- (7) The total floor area of a *principal* dwelling unit shall not exceed 375 square metres.
- (8) The total floor area of all accessory buildings including buildings used for agriculture on a lot shall not exceed 275 square metres and no single accessory building or building used for agriculture shall exceed 100 square metres in floor area.

### 12.16.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 12.16.4(1), if the amenities described in Section 12.16.4(3) of this Bylaw are provided, Lot C, Sections 30 and 74, VIP76070 if within the Am2 Zone, may be subdivided into a maximum of 13 *residential lots* provided that no *lot* shall have an area less than 1 hectares (2.47 acres).
- (3) The Lands shown on Schedule "A" to Bylaw 346 may be subdivided into a maximum number of *residential lots* and the prescribed *lot* area specified in section 12.16.4(2) of this Bylaw if the following amenities are first provided:
  - i. Subdivision and transfer to the Capital Regional District of approximately 16.4 hectares of land to be used for regional park and trail purposes, generally shown outlined in bold on Schedule "B" to Bylaw 346, such approximate land area to be confirmed in detail by way of a legal survey prior to final subdivision approval by and as agreed upon by the District of Highlands, the Capital Regional District, and the property owner; and

## SECTION 15.2 - COMPREHENSIVE DEVELOPMENT 2 (CD2) ZONE

### 15.2.1 Zone Intent

This zone is intended to provide for the orderly development of land.

### 15.2.2 Density of Development in the CD2 Zone

- (1) There may not be more than four (4) residential dwelling units in the CD2 Zone.
  - (2) Despite Section 15.2.2(1), if the following amenities are provided:
    - a. The payment to the District, within 30 days of adoption of Bylaw No. 344, of \$486,538, to be placed in a General Capital Reserve Fund established by Council;
    - b. Either:
      - i. the delivery to the District of the existing water pump located at 1150 Bear Mountain Parkway and transfer to the District of clear title to the water pump; or
      - ii. the payment to the District of the proceeds from the sale of the water pump to be placed in a General Capital Reserve Fund established by Council, in lieu of transferring the water pump;
    - c. The amending of covenant EP1786, statutory right of way EP1787, and document EW143625, and registration of a new covenant, statutory right of way and reference plan of the covenanted area, to the mutual satisfaction of all covenant holders to comply with the recommendations made in the following memos by Aqua-Tex Scientific Consulting Ltd., copies of which are available at the District Office:
      - i. "Forest Health – a Reassessment of Covenanted Landscape – Pursuant to Rezoning Application RZ-02-11 – 1150 Bear Mountain Parkway," dated November 25, 2011, and
      - ii. "Riparian Management Zones – Lot Alignment, RAR and SWM Pursuant to Rezoning Application RZ-02-11 – 1150 Bear Mountain Parkway," dated July 27, 2011,
- lands within the CD2 Zone may be developed in accordance with section 15.2.3 and Schedule F to Zoning Bylaw 100.

### 15.2.3 Areas

The CD2 Zone is divided into five (5) "Areas" the lands of which are also mapped and described in Schedule F to this Bylaw (Highlands Zoning Bylaw 100).

#### **"Area 1 – Existing House"**

##### 15.2.3.A1.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in "Area 1 – Existing House," of the Comprehensive Development 2 (CD2) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Accessory uses, buildings and structures*

##### 15.2.3.A1.2 Residential Density

*(\*\*amended by Bylaw No. 457, adopted June 17, 2024)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

(\*\*added by Bylaw No. 457, adopted June 17, 2024)

- (2) There shall be no more than three (3) *accessory dwelling units* on each *lot*.

### **15.2.3.A1.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 8.0 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 3.75 metres.
- (3) No *building* or *structure* shall be sited within 6.0 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3.0 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 3.0 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 6.0 metres of a *rear lot line*.
- (7) The total *floor area* of a **principal** *dwelling unit* shall not exceed 354.9 square metres.
- (8) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 50 square metres.

### **15.2.3.A1.4 Lot Area Requirements**

- (1) No *lot* having an area less than 2,024 square metres may be created by subdivision.

## **“Area 2 – Treehouse”**

### **15.2.3.A2.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in “Area 2 – Treehouse,” of the Comprehensive Development 2 (CD2) Zone:
- (a) *Residential*
  - (b) *Home-based business, except that, despite section 3.5 of Bylaw 100, total floor area dedicated to home-based business use may be up to 169 square meters.*
  - (c) *Day Care as regulated by the Community Care and Assisted Living Act, as amended from time to time*
  - (d) *Assembly*
  - (e) *Accessory uses*

### **15.2.3.A2.2 Residential Density**

(\*\*amended by Bylaw No. 457, adopted June 17, 2024)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

(\*\*added by Bylaw No. 457, adopted June 17, 2024)

- (2) There shall be no more than three (3) *accessory dwelling units* on each *lot*.

### **15.2.3.A2.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of the *building* used for a single or combination of *principal use(s)* shall not exceed 10.5 metres.
- (2) No *principal building* or *structure* shall be sited within 2.16 metres of a *front lot line*.
- (3) No *principal building* or *structure* shall be sited within 2.95 metres of a *side lot line*.
- (4) No *principal building* or *structure* shall be sited within 6.0 metres of a *rear lot line*.
- (5) The total *floor area* of the *building* used for a single or combination of *principal use(s)* shall not exceed 324.0 square metres.

#### **15.2.3.A2.4 Lot Area Requirements**

- (1) No *lot* having an area less than 740 square metres may be created by subdivision.

### **“Area 3 – Cottages”**

#### **15.2.3.A3.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in “Area 3 – Cottages,” of the Comprehensive Development 2 (CD2) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Accessory uses, buildings, and structures*
  - (d) *Parking for Community Gardens and Green Space in “Area 5 – Community Gardens and Green Space”*

#### **15.2.3.A3.2 Residential and Subdivision Density**

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

*(\*\*amended by Bylaw No. 457, adopted June 17, 2024)*

- (2) There shall be no more than three (3) *accessory dwelling units* on each *lot*.

*(\*\*replaced by Bylaw No. 457, adopted June 17, 2024)*

#### **15.2.3.A3.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 7.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 3.75 metres.
- (3) No *building* or *structure* shall be sited within 2.0 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 2.0 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 2.0 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 2.0 metres of a *rear lot line*.
- (7) The total *floor area* of all *buildings* and *structures* shall not exceed 160.0 square metres (includes garage).

#### **15.2.3.A3.4 Landscaping and Screening**

- (1) Landscaped areas shall be provided and maintained continuously along every lot line abutting a BC Hydro right-of way that is within 2.0 metres (6.56 feet) of that lot line.
- (2) Despite subsection (1), the landscaped areas may be interrupted to provide for a rock wall required for a parking turnaround area.
- (3) The landscaped areas prescribed in subsection (1) shall have trees planted with a height of not less than 2.0 metres (6.56 feet) and a mature height of not less than 6.0 metres (19.68 feet), spaced not less than 6.0 metres (19.68 feet) apart, unless a greater spacing distance is recommended by a Landscape Architect.

#### **15.2.3.A3.5 Parking Spaces**

- (1) Despite section 3.8 (6) a) (i), one (1) parking space is required for each *dwelling unit* (cottage) in Area 3 of the CD2 Zone.

*(\*\*added by Bylaw No. 457, adopted June 17, 2024)*

### **15.2.3A3.6 Lot Area Requirements**

- (1) No lot having an area less than 1,243 square metres may be created by subdivision.

*(\*\*title amended by Bylaw No. 457, adopted June 17, 2024)*

#### **“Area 4”**

### **15.2.3.A4.1 Permitted Uses**

*(\*\*amended by Bylaw No. 457, adopted June 17, 2024)*

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in “Area 4” of the Comprehensive Development 2 (CD2) Zone:
- (a) *Residential*
  - (b) *Home-based business*
  - (c) *Accessory uses, buildings and structures*

### **15.2.3.A4.2 Residential and Subdivision Density**

*(\*\*amended by Bylaw No. 457, adopted June 17, 2024)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot and no more than one *home-based business* in such dwelling unit.

*(\*\*replaced by Bylaw No. 457, adopted June 17, 2024)*

- (2) There shall be no more than three (3) *accessory dwelling units* on each lot.

### **15.2.3.A4.3 Siting and Dimensions of Buildings and Structures**

- (1) The height of a **principal** dwelling unit shall not exceed 9.0 metres.
- (2) The height of an accessory building or structure shall not exceed 3.75 metres.
- (3) No building or structure shall be sited within 6.0 metres of a front lot line.
- (4) No dwelling unit shall be sited within 2.0 metres of a side lot line.
- (5) No dwelling unit shall be sited within 6.0 metres of a rear lot line.
- (6) No accessory building or structure shall be sited within 1.5 metres of a side or rear lot line.
- (7) No building or structure shall be sited within 3.0 metres of a side lot line that abuts a highway.
- (8) The total floor area of a **principal** dwelling unit shall not exceed 290.0 square metres (includes garage).
- (9) The total floor space ratio of all accessory buildings and structures shall not exceed 0.10.

### **15.2.3.A4.4 Lot Area Requirements**

*(\*\*amended by Bylaw 457, adopted June 17, 2024)*

- (1) No lot having an area less than 1,094 square metres may be created by subdivision.

#### **“Area 5 – Community Gardens and Green Space”**

### **15.2.3.A7.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses shall be permitted in Area 5 – Community Gardens and Green Space within the Comprehensive Development 2 (CD2) Zone:

**From:** [Cathy Koshman](#)  
**To:** [Amanda Irving](#)  
**Subject:** Fwd: support for bylaw 484: limits to house sizes  
**Date:** May 6, 2026 12:40:07 PM

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From: Cathy Koshman  
[REDACTED] Bukin Dr East  
Victoria, BC [REDACTED]

[REDACTED]  
Phone [REDACTED]

To Mayor and Council

District of Highlands

1980 Millstream Road

Victoria, BC V9B 6H1

[info@highlands.ca](mailto:info@highlands.ca)

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:

1. **Affordability**: Affordability in the Highlands is shaped not only by what we build but by what gets built next door. When unrestricted home sizes drive teardowns and oversized rebuilds, the pattern is well-documented across the region: assessed values across a neighbourhood rise in step with the largest comparables, property taxes follow, and longtime residents, including those on fixed incomes, find themselves under pressure to sell. The District itself acknowledges this dynamic in the staff report, which states plainly that house sizes influence taxes, and that larger houses mean higher taxes.

A reasonable cap on principal dwelling unit size is one of the few tools a small rural municipality has to slow that escalation. Bylaw 484 does not constrain modest or even generous family homes. What it does is prevent the open-ended scale that turns ordinary parcels into trophy properties and reshapes the assessment landscape for everyone around them.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction.

2. **Equity**: There is also a basic equity issue between zones. Properties in RR2A, RR4, RR5, and other zones with existing principal dwelling unit limits have lived with these rules for years. Properties in 13 other zones face no such constraint. Bylaw 484 brings consistent expectations across our zoning framework - fair to existing owners, fair to future buyers, and fair to

neighbours.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction. I urge Council to adopt Bylaw 484.

3. **Rural Character:** Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

4. **Environmental stewardship:** As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

5. **Regulatory consistency:** Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous, and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround.

Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

At 700 m<sup>2</sup>, the cap accommodates existing approved buildings, avoids creating non-conforming structures, and still permits homes well above regional norms.

I urge Council to adopt Bylaw 484.

Sincerely,

Catherine Koshman

██████████ Bukin Drive East

**From:** [Linda Webster](#)  
**To:** [Amanda Irving](#)  
**Subject:** Bylaw No. 484  
**Date:** May 6, 2026 10:20:28 PM

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May 06, 2026

Mayor and Council

District of Highlands

1980 Millstream Road

Victoria, BC V9B 6H1

[info@highlands.ca](mailto:info@highlands.ca)

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

**I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:**

1. **Affordability:** Affordability in the Highlands is shaped not only by what we build but by what gets built next door. When unrestricted home sizes drive teardowns and oversized rebuilds, the pattern is well-documented across the region: assessed values across a neighbourhood rise in step with the largest comparables, property taxes follow, and longtime residents, including those on fixed incomes, find themselves under pressure to sell. The District itself acknowledges this dynamic in the staff report, which states plainly that house sizes influence taxes, and that larger houses mean higher taxes.

A reasonable cap on principal dwelling unit size is one of the few tools a small rural municipality has to slow that escalation. Bylaw 484 does not constrain modest or even generous family homes. What it does is prevent the open-ended scale that turns ordinary parcels into trophy properties and reshapes the assessment landscape for everyone around them.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction.

2. **Equity:** There is also a basic equity issue between zones. Properties in RR2A, RR4, RR5, and other zones with existing principal dwelling unit limits have lived with these rules for years. Properties in 13 other zones face no such constraint. Bylaw 484 brings consistent expectations across our zoning framework - fair to existing owners, fair to future buyers, and fair to neighbours.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction. I urge Council to adopt Bylaw 484.

3. **Rural Character:** Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

4. **Environmental stewardship:** As a 55+ year resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

5. **Regulatory consistency:** Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous, and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround.

Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

At 700 m<sup>2</sup>, the cap accommodates existing approved buildings, avoids creating non-conforming structures, and still

permits homes well above regional norms.

I urge Council to adopt Bylaw 484.

Sincerely,

Linda G. Webster

██████████ Stag Road

Victoria, BC ██████████

**From:** [Rod Glover](#)  
**To:** [Amanda Irving](#)  
**Subject:** Support for bylaw 484: limits to house sizes  
**Date:** May 6, 2026 5:16:47 PM

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May 6, 2026

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1

[info@highlands.ca](mailto:info@highlands.ca)

Re: Support for Bylaw No. 484

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap. In fact, I think that 700 m<sup>2</sup> is extremely large, and would suggest a limit of 500 m<sup>2</sup>, which is still a very large house.

I support this bylaw or any amendment to it allowing for a smaller area, for the following reasons:

1. **Affordability:** Affordability in the Highlands is shaped not only by what we build but by what gets built next door. When unrestricted home sizes drive teardowns and oversized rebuilds, the pattern is well-documented across the region: assessed values across a neighbourhood rise in step with the largest comparables, property taxes follow, and longtime residents, including those on fixed incomes, find themselves under pressure to sell. The District itself acknowledges this dynamic in the staff report, which states plainly that house sizes influence taxes, and that larger houses mean higher taxes.

A reasonable cap on principal dwelling unit size is one of the few tools a small rural municipality has to slow that escalation. Bylaw 484 does not constrain modest or even generous family homes. What it does is prevent the open-ended scale that turns ordinary parcels into trophy properties and reshapes the assessment landscape for everyone around them.

In a community already facing significant affordability pressures, this is a small but

meaningful policy choice in the right direction.

2. Equity: There is also a basic equity issue between zones. Properties in RR2A, RR4, RR5, and other zones with existing principal dwelling unit limits have lived with these rules for years. Properties in 13 other zones face no such constraint. Bylaw 484 brings consistent expectations across our zoning framework - fair to existing owners, fair to future buyers, and fair to neighbours.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction. I urge Council to adopt Bylaw 484.

3. Rural Character: Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

4. Environmental stewardship: As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "reducing our contribution to the physical degradation of nature" is served directly by this kind of measured constraint.

5. Regulatory consistency: Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous, and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround.

Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

At 700 m<sup>2</sup>, the cap accommodates existing approved buildings, avoids creating non-conforming structures, and still permits homes well above regional norms.

I urge Council to adopt Bylaw 484.

Sincerely,

Rod Glover  
[REDACTED] Millstream Lake Road  
Victoria, B.C.  
[REDACTED]

## Amanda Irving

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**Subject:** FW: Bylaw 484 - limit on house sizes

----- Forwarded message -----

**From:** Jane Eert [REDACTED] >

**Date:** Wed, 6 May 2026 at 12:30

**Subject:** Bylaw 484 - limit on house sizes

**To:** <[airving@highlands.bc.ca](mailto:airving@highlands.bc.ca)>

Dear Mayor and Council,

I am writing to support approval of Bylaw No. 484, which imposes a limit of 700m<sup>2</sup> on principal dwelling unit size in the zones that currently have no cap.

I actually think that 700m<sup>2</sup> is larger than any sustainable residence should be, but I can see why some families might want a residence that large. Other issues with unlimited residence size are:

1. **Environmental stewardship**: As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

2. **Rural Character**: Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

3. **Regulatory consistency:** Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous, and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround.

Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

At 700 m<sup>2</sup>, the cap accommodates existing approved buildings, avoids creating non-conforming structures, and still permits homes well above regional norms.

I urge Council to adopt Bylaw 484.

Sincerely,

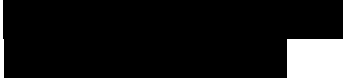
Jane Eert

█ Millstream Lake Road

Highlands, BC █

[     ]

Sarah Gose



May 8, 2026

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1

Re: Bylaw 484

Dear Mayor and Council,

I am writing to express my support for Bylaw No. 484.

Most of us chose the Highlands because of what this place is: rural, quiet, forested, and low-density. It has been shaped by a community that has made deliberate choices about how to grow. Our ICSP and OCP both reflect this vision. The absence of size limits in 13 of our zones does not support this vision, and I believe that Bylaw 484 will put things into alignment with the community vision.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the construction of enormous buildings that change the character of a rural neighbourhood.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one. I urge Council to adopt Bylaw 484.

Sincerely,

Sarah Gose

Kenn Faris  
Fork Lake Road  
Victoria, BC

May 9, 2026

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC  
V9B 6H1

**Re: Bylaw No. 484**

Dear Mayor and Council,

Please accept my input on proposed Bylaw No. 484, limiting the principal dwelling unit size to 700 m<sup>2</sup> in zones currently with no cap. I fully support the adoption of this bylaw for the following reasons.

When our family moved to the Highlands 29 years ago, partly what attracted us to this then-new municipality was its rural residential nature and the opportunity to help further shape and refine its balance of environmental stewardship, affordability and rural living. As a community we set out, and still manage, to maintain a municipality that is different from the others in the region, a unique place where modest homes are allowed and guided by zoning limits, covenants and other development tools.

Through consistent attention, directed effort by our Council, committees and staff, and a collective eye on our community values and the future as set forth in our Official Community Plan and later the Integrated Community Sustainability Plan, we continue to see the benefits of our decisions, actions and resolve.

I gather a gap in building size limits has come to the attention of staff and council for several zones and Bylaw No. 484 will close that gap and add to the future certainty of our housing approach and expectations. I fully trust and appreciate that Council, supported by the expertise of our municipal staff, have adequately weighed the information that informs Bylaw No. 484. That's the role we expect of our elected leadership and our professional staff. I also trust that our leadership has reviewed the situation with an eye towards fairness, legality and consistency.

It seems to me that if Bylaw No. 484 is not passed or is modified to allow an even bigger principal residence housing limit in these 'under-regulated' zones, it would expose opportunities for unanticipated and escalated growth. Once that growth begins it's a slippery slope towards a future we may live to regret.

In the face of development pressures on the District of Highlands we need to stay focused on our core values to remain a low-density, modest residential community (by comparison to outside municipalities). I believe the adoption of Bylaw No. 484 will help to strengthen the certainty needed to ensure the integrity of our beloved Highlands municipality well into the future.

Respectfully, I ask that Council give final approval to Bylaw No. 484.

Sincerely,

Kenn Faris  
██████████ Fork Lake Road,  
Victoria, BC

██████████

Vicky Husband & Patrick Pothier  
[REDACTED] Ross Durrance road  
Victoria, BC [REDACTED]

May 9, 2026  
Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:

**Rural Character:** Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

**Environmental stewardship:** As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both. The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

I urge Council to adopt Bylaw 484.

Sincerely,

Vicky Husband & Patrick Pothier

**From:** Ambrose Marsh <[REDACTED]>  
**Sent:** May 11, 2026 5:01 PM  
**To:** Amanda Irving <[Alrving@highlands.ca](mailto:Alrving@highlands.ca)>  
**Subject:** In Favour of Bylaw 484

TO: The Mayor and Council -District of Highlands  
I (Ambrose Marsh) am writing in Favour of Bylaw 484

I am writing for myself and my wife Leah Norgrove

This is regarding a maximum size for principal dwellings for zones in the Highlands that at the present time have No Cap

I have discussed this with other citizens of the Highlands to understand the History and Background that brought us to this point and the goal of this Bylaw for the future of the Highlands

Issues of Equity and the Affordability for all of us now and in the future Highlanders is important

Some people have also commented on the Rural Character that we all appreciate. To be honest...I worried about the NIMBY issue in protecting that Peaceful Character. But in fact for this issue is to restrict the maximum size of Principal dwellings so that this will maintain some reasonable level of affordability for those to come.

I gather this sort of Bylaw and the specifics of this Bylaw are not uncommon in other in other municipalities

I also gather that this size limit is not overly restrictive

Leah Norgrove and I wholly support the passing of this Bylaw

Thank you for your dedicated work

Ambrose A marsh  
Leah V A Norgrove  
[REDACTED] Hazlitt Cr Rd  
Victoria, BC  
[REDACTED]

**From:** Lauren Rumiel [REDACTED] >  
**Sent:** May 12, 2026 10:10 AM  
**To:** Amanda Irving <[Alrving@highlands.ca](mailto:Alrving@highlands.ca)>  
**Subject:** Support for Bylaw 484

Good Morning,

My name is Lauren Rumiel, I have been a Highlands resident for 5 years, and I am the Treasurer of the Highlands Park and Recreation Association. I moved to the Highlands because I shared the values of the community in wanting to preserve our amazing parks and forests, in wanting to keep our ecological impact small, and in wanting to keep this place accessible for everyone.

There are currently 6 homes listed for sale in the Highlands that are priced over 1 million dollars that have been on the market for over a month, some for over a year. No one can afford these homes- not only because they are expensive but in our current economy people cannot afford the upkeep on these homes.

We need to be moving towards a more sustainable model of development, so that we can have families moving into our neighbourhood, and have a diverse community. The Highlands should be a place for all types of people to raise their families, and not just a place for multi-millionaires to come and build their mansions and destroy our shared ecosystems.

I am 100% wholeheartedly in agreement with the bylaw proposed to keep dwellings under a certain size limit. There is so much more at stake here, and we need to protect this land, and be good stewards of this land, to ensure that this place continues to thrive, we live in a rare ecosystem and we need to protect it at all cost.

Sincerely,

Lauren Rumiel

Treasurer, Highlands community member

[REDACTED] Munn Rd.

Victoria, BC

[REDACTED]

Allison Gladwell & Stuart Duncan

Ross Durrance Road, Victoria BC,

May, 13, 2026

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1  
[info@highlands.ca](mailto:info@highlands.ca)

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:

1. **Affordability:** Affordability in the Highlands is shaped not only by what we build but by what gets built next door. When unrestricted home sizes drive teardowns and oversized rebuilds, the pattern is well-documented across the region: assessed values across a neighbourhood rise in step with the largest comparables, property taxes follow, and longtime residents, including those on fixed incomes, find themselves under pressure to sell. The District itself acknowledges this dynamic in the staff report, which states plainly that house sizes influence taxes, and that larger houses mean higher taxes.

A reasonable cap on principal dwelling unit size is one of the few tools a small rural municipality has to slow that escalation. Bylaw 484 does not constrain modest or even generous family homes. What it does is prevent the open-ended scale that turns ordinary parcels into trophy properties and reshapes the assessment landscape for everyone around them.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction.

2. **Equity:** There is also a basic equity issue between zones. Properties in RR2A, RR4, RR5, and other zones with existing principal dwelling unit limits have lived with these rules for years. Properties in 13 other zones face no such constraint. Bylaw 484 brings consistent expectations across our zoning framework - fair to existing owners, fair to future buyers, and fair to neighbours.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction. I urge Council to adopt Bylaw 484.

3. **Rural Character:** Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that

vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

**4. Environmental stewardship:** As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

**5. Regulatory consistency:** Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous, and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround.

Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

At 700 m<sup>2</sup>, the cap accommodates existing approved buildings, avoids creating non-conforming structures, and still permits homes well above regional norms.

I urge Council to adopt Bylaw 484.

Sincerely,

Allison Gladwell & Stuart Duncan

█ Ross Durrance Road, Victoria BC, █

Saving Rural Character and Community Vision  
Dorothea Hoffman  
[REDACTED] Millstream Rd.  
Victoria, BC  
[REDACTED]

May 14, 2026

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1  
[info@highlands.ca](mailto:info@highlands.ca)

Re: Protecting What Makes the Highlands the Highlands – yes to Bylaw 484

Dear Mayor and Council,

I am writing to express my support for Bylaw No. 484.

I chose the Highlands and chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

I urge Council to adopt Bylaw 484.

Sincerely,

Dorothea Hoffman

Kathy Falkiner

Ross Durrance Rd., Highlands, B.C.

May 11, 2026

Mayor and Council

[District of Highlands](#)

[1980 Millstream Road](#)

Victoria, BC V9B 6H1

[info@highlands.ca](mailto:info@highlands.ca)

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:

1. **Affordability:** Affordability in the Highlands is shaped not only by what we build but by what gets built next door. When unrestricted home sizes drive teardowns and oversized rebuilds, the pattern is well-documented across the region: assessed values across a neighbourhood rise in step with the largest comparables, property taxes follow, and longtime residents, including those on fixed incomes, find themselves under pressure to sell. The District itself acknowledges this dynamic in the staff report, which states plainly that house sizes influence taxes, and that larger houses mean higher taxes.

A reasonable cap on principal dwelling unit size is one of the few tools a small rural municipality has to slow that escalation. Bylaw 484 does not constrain modest or even generous family homes. What it does is prevent the open-ended scale that turns ordinary parcels into trophy properties and reshapes the assessment landscape for everyone around them.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction.

2. **Equity:** There is also a basic equity issue between zones. Properties in RR2A, RR4, RR5, and other zones with existing principal dwelling unit limits have lived with these rules for years. Properties in 13 other zones face no such constraint. Bylaw 484 brings consistent expectations across our zoning framework - fair to existing owners, fair to future buyers, and fair to neighbours.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction. I urge Council to adopt Bylaw 484.

3. **Rural Character:** Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

4. **Environmental stewardship:** As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

- A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

5. **Regulatory consistency:** Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous,

and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround.

Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

At 700 m<sup>2</sup>, the cap accommodates existing approved buildings, avoids creating non-conforming structures, and still permits homes well above regional norms.

I urge Council to adopt Bylaw 484.

Sincerely,

Kathy Falkiner

█ Ross Durrance Rd,  
Highlands, B.C.

Kim Cholette

Michael Place, Highlands BC

May 7, 2026

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1

info@highlands.ca

Re: Support for Bylaw No. 484 – Affordability, Equity, and Assessment Pressures

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in zones that currently have no cap. My interest in this proposal stems largely from concerns related to ecological and climate stewardship, as well as preserving the unique rural character of the Highlands.

My support for the proposed bylaw is driven by the distinctive character of Highlands within the broader Greater Victoria region, particularly its ecological significance, forested landscape, and role as one of the area's remaining rural and environmentally sensitive communities. Most of us chose the Highlands because of what this place is: forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; rather, it is a legacy gap from an earlier period, and Bylaw 484 addresses it in a measured and reasonable way.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in British Columbia. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), while our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface area, greater disruption to wildlife corridors, and increased pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Not only does the proposed bylaw advance interests related to ecological stewardship, but it also responds to broader concerns associated with climate change by helping preserve forest cover, protect carbon sinks, and limit forms of development that contribute to environmental degradation. Building size is also a climate issue. Larger homes carry significantly higher embodied carbon through the increased use of concrete, steel, lumber, and glazing, while requiring more operational energy for heating, cooling, and lighting over their lifespan. They also typically require longer

driveways, larger septic fields, and more cleared land, each carrying additional ecological and carbon costs.

I appreciate that staff have designed this amendment in a manner that avoids creating non-conforming structures. Existing homes are protected. This is a forward-looking policy change rather than a retroactive one.

I value this community's longstanding commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step toward honouring those commitments. The ICSP's third Natural Step objective — "*reducing our contribution to the physical degradation of nature*"—is directly advanced through this kind of measured and thoughtful constraint.

Sincerely,

Kim Cholette



Michael Place

Ingo Lambrecht  
██████ Lakeridge Place  
Highlands, BC ██████  
Email: ██████████  
Tel: ██████████

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1  
Via email: info@highlands.ca

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:

1. **Affordability:** Affordability in the Highlands is shaped not only by what we build but by what gets built next door. When unrestricted home sizes drive teardowns and oversized rebuilds, the pattern is well-documented across the region: assessed values across a neighbourhood rise in step with the largest comparables, property taxes follow, and longtime residents, including those on fixed incomes, find themselves under pressure to sell. The District itself acknowledges this dynamic in the staff report, which states plainly that house sizes influence taxes, and that larger houses mean higher taxes.

A reasonable cap on principal dwelling unit size is one of the few tools a small rural municipality has to slow that escalation. Bylaw 484 does not constrain modest or even generous family homes. What it does is prevent the open-ended scale that turns ordinary parcels into trophy properties and reshapes the assessment landscape for everyone around them.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction.

2. **Equity:** There is also a basic equity issue between zones. Properties in RR2A, RR4, RR5, and other zones with existing principal dwelling unit limits have lived with these rules for years. Properties in 13 other zones face no such constraint. Bylaw 484 brings consistent expectations across our zoning framework - fair to existing owners, fair to future buyers, and fair to neighbours.

3. **Rural Character:** Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

## Support for Bylaw No. 484

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4. **Environmental stewardship:** As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

5. **Regulatory consistency:** Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous, and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround.

Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

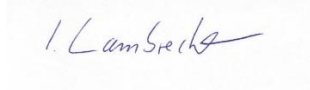
At 700 m<sup>2</sup>, the proposed cap accommodates existing approved buildings, avoids creating non-conforming structures, and still permits homes well above regional norms.

**Support for Bylaw No. 484**

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Based on the above, I welcome staff preparing the draft bylaw and strongly encourage Council to adopt Bylaw 484.

Sincerely,



Ingo Lambrecht  
[REDACTED] Lakeridge Place  
Victoria, BC [REDACTED]

*Kelly Pearson*  
Kelly Pearson

**From:** Greg Engels <[REDACTED]>  
**Sent:** May 19, 2026 10:04 AM  
**To:** Info <info@highlands.ca>  
**Subject:** Do not support Bylaw 484

To Mayor and Council,

My Name is Greg Engel,  
I am writing you today on behalf of myself and family in regards to not supporting Bylaw 484.

The Engel family has been a property owner in the Highlands since 2003. My wife Fawn and I have raised two boys in the house we built in 2004.

At this point our boys still live with us, and plan to live on the property for as long as they can.

With the housing prices becoming more unaffordable along with general cost increasing in day to day living living on family property has become more and more common.

Although if you look back to the past it was very common to have multiple families living on farms and rural property's throughout Canada.

For this reason we cannot support this Bylaw 484 of restricting principle dwelling size as we feel this could affect how individuals will be able to raise families in the Highlands in the future.

Sincerely ,  
Greg Engel  
Fawn Engel  
Bryden Engel  
Owen Engel  
[REDACTED] Taylor way Highlands BC

**From:** [REDACTED] >  
**Sent:** May 16, 2026 12:30 PM  
**To:** Amanda Irving <[Alrving@highlands.ca](mailto:Alrving@highlands.ca)>  
**Subject:** Support of Bylaw No. 484

May 16, 2026

Dear Mayor and Council,  
Re: Support for Bylaw No. 484

I am writing in support of Zoning Bylaw Amendment Bylaw No. 484. As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

Building size is a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

Climate change and the decrease in precipitation makes well water an increasing concern for most Highlanders. The larger the building the greater the concern. During the building phase of a large home excavation and blasting can directly intersect aquifers, divert underground streams, introduce sediments, chemical and sewage pollutants into nearby drinking water supplies. Massive roofs, patios, and driveways can prevent natural rain and snowmelt from soaking into the ground and prevent water from naturally replenishing the local aquifer and thus impacting neighbouring wells. Larger houses generally come with more bathroom increasing the sudden draw of massive amounts of water at one time which results in heavy pumping which can draw down the water table, creating a "cone of depression" that causes neighboring shallow wells to run dry.

A home larger than the proposed limit of 700 square meters seems beyond any families' requirements. Is this a home or a guest house?

I support Bylaw Number 484

Margaret Burrell  
[REDACTED] Millstream Road  
Victoria, B.C.

**From:** Marlene Tyshynski <[REDACTED]>  
**Sent:** May 16, 2026 8:21 AM  
**To:** Amanda Irving <[Alrving@highlands.ca](mailto:Alrving@highlands.ca)>  
**Subject:** Bylaw concerning house size

Hi Amanda,

I strongly support the by law restricting the size of houses built in the Highlands to 7,500 square feet. My vision for the future of Highlands does Not include a haven for mansions.

Sincerely,

Marlene Tyshynski  
[REDACTED] Munn Rd

**From:** Janis Hoffmann [REDACTED]  
**Sent:** May 16, 2026 1:49 PM  
**To:** Amanda Irving <[Alrving@highlands.ca](mailto:Alrving@highlands.ca)>  
**Cc:** Info <[info@highlands.ca](mailto:info@highlands.ca)>  
**Subject:** My support for Bylaw No. 484.

**May 17, 2026**

**Mayor and Council**  
**District of Highlands**  
**1980 Millstream Road**  
**Victoria, BC V9B 6H1**  
[info@highlands.ca](mailto:info@highlands.ca)

**Dear Mayor and Council,**

**I am writing to express my support for Bylaw No. 484.**

**Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow.**

**The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.**

**Sincerely,**

**Janis Hoffmann**  
[REDACTED] **Millstream Road**  
**Victoria BC V9B 6J3**  
[REDACTED]

**From:** hoffmanerich12 <[REDACTED]>  
**Sent:** May 17, 2026 7:56 PM  
**To:** Amanda Irving <[Alrving@highlands.ca](mailto:Alrving@highlands.ca)>  
**Subject:** FW: Bylaw No. 484

To the Mayor of the Highlands and the Highlands Council members,

I am writing to express my support for Bylaw No. 484.

I grew up in the Highlands and I am fortunate to call it my home. It is one of the few remaining untouched areas in the West shore. It is quiet, forested, rural, and its future has always been in the hands by people who have made deliberate choices about how it should grow. Our ICSP and OCP both reflect that vision. The exclusion of size limits in 13 zones is not in alignment with that vision. It is a gap from earlier days, and one that Bylaw rightfully 484 corrects.

700 m<sup>2</sup> is plenty of space to raise a family. The bylaw does not prevent this, agricultural use, or detached units for multi-generational households. What it does prevent are oversized McMansions, unattainable for young people looking to put down roots and start families. These types of buildings forever change the character of a neighbourhood, and the identity that residents of the Highlands have spent generations cultivating.

I understand that this bylaw has been designed to protect existing homes, a move that is progressive, not retroactive.

I hope that the Council agrees, and votes to adopt Bylaw 484.

Erich Hoffman

**From:** email4us <[REDACTED]>  
**Sent:** May 19, 2026 11:21 AM  
**To:** Info <info@highlands.ca>  
**Subject:** Re: Public Hearing - Bylaw 484

We are writing to express our support for Bylaw 484.

Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual and in our opinion needs to be corrected. Some Highlands zones already have principal dwelling unit size limits. The absence of any limit in the remaining zones has the potential to allow structures of unlimited size to be built which could be problematic for us, our neighbours and the District of Highlands.

Also, as staff notes, some Highlands properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit would at least regulate the maximum size of what's possible to build rather than the currently unlimited situation.

At 700 m<sup>2</sup>, the proposed cap accommodates existing approved buildings in Highlands, avoids creating non-conforming structures, and still permits home sizes well above regional norms. This seems to be a reasonable approach for all concerned.

We urge Council to adopt Bylaw 484.

Rick & Carol Lester

Karen Burns

██████████ Caleb Pike Road, Highlands BC

May 19, 2026

Mayor and Council

District of Highlands

1980 Millstream Road

Victoria, BC V9B 6H1

[info@highlands.ca](mailto:info@highlands.ca)

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:

1. Fairness and Equity

The District of Highlands has many neighbourhoods with housing restriction sizes and some that have none at all. This bylaw will close this gap and make it fair and equitable for everyone living in the Highlands. It also ensures that neighbours won't be impacted through increased taxes and resource use by having oversized houses built next to them.

2. Conservation

We moved to the Highlands 25 years ago because of the community values of conservation and ecological protection. Having a cap on housing size supports that community vision of environmental protection and preserves the rural character of the Highlands.

I fully support this bylaw and cap on principle dwelling unit size and respectfully request that Council adopt Bylaw 484.

Sincerely,

Karen Burns

█ Caleb Pike Road,

Highlands BC

**From:** Peter/Pam Martin <[REDACTED]>

**Sent:** May 19, 2026 11:51 AM

**To:** Info <info@highlands.ca>

**Subject:** Re: May 19, 2026 Public Hearing – Written Submission Regarding Bylaw 484

**Importance:** High

Dear Mayor and Council,

Please see our comments in italics interspersed in the draft letter which includes several reasons to support Bylaw 484 below with our conclusions supporting it, with amendments, at the end.

**Re: Support for Bylaw No. 484**

Dear Mayor and Council,

I am writing in support of Bylaw No. 484, the proposed 700 m<sup>2</sup> limit on principal dwelling unit size in the zones that currently have no cap for the following reasons:

1. **Affordability:** Affordability in the Highlands is shaped not only by what we build but by what gets built next door. When unrestricted home sizes drive teardowns and oversized rebuilds, the pattern is well-documented across the region: assessed values across a neighbourhood rise in step with the largest comparables, property taxes follow, and longtime residents, including those on fixed incomes, find themselves under pressure to sell. The District itself acknowledges this dynamic in the staff report, which states plainly that house sizes influence taxes, and that larger houses mean higher taxes.

A reasonable cap on principal dwelling unit size is one of the few tools a small rural municipality has to slow that escalation. Bylaw 484 does not constrain modest or even generous family homes. What it does is prevent the open-ended scale that turns ordinary parcels into trophy properties and reshapes the assessment landscape for everyone around them.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction.

*Affordability is not shaped by what gets built but by central bank money-printing which causes asset prices to rise far faster than incomes thereby inexorably shifting nominal societal wealth to asset holders and especially highly leveraged speculators who take advantage of artificially low interest rates. Money printing ends up bidding up the price of housing units and especially the price of scarce land. We don't understand the 'rising assessed value of the largest houses resulting in rising taxes for all' reasoning. Although imperfectly applied, assessed values are determined by sales so comparably sized houses will have the same assessment, all other factors being the same. In other words, the house*

*size influences the taxes for that particular house, not for houses of different sizes. If the average municipal assessed values rise overall due to an increase in assessed values of large houses and municipal costs stay the same, the mil rate can be reduced with decreases in taxes, especially smaller ones. This faulty reasoning is similar to an argument made by many municipal politicians that development is desirable because it 'increases the tax base' with the implication that taxes will decrease, or at least will rise less. There is more tax revenue but the demand for services and administrative costs increase so there is never a reduction of taxes. Indeed the most desirable property for municipalities is raw land because the owner pays taxes but requires no municipal services and no extra costs are imposed on the municipality. We predict this bylaw will have no effect on affordability. The fact, as mentioned in the draft letter below, that most BC municipalities have limits on dwelling sizes and there have been no affordability improvements, indicates that affordability is not improved by having limits on dwelling sizes.*

*A way that house size may impact municipal costs is if there are large numbers of occupants in the large house who have a disproportionate demand for services.*

2. **Equity:** There is also a basic equity issue between zones. Properties in RR2A, RR4, RR5, and other zones with existing principal dwelling unit limits have lived with these rules for years. Properties in 13 other zones face no such constraint. Bylaw 484 brings consistent expectations across our zoning framework - fair to existing owners, fair to future buyers, and fair to neighbours.

In a community already facing significant affordability pressures, this is a small but meaningful policy choice in the right direction. I urge Council to adopt Bylaw 484. *We agree with the equity argument. We think a better way of dealing with house sizes in all zones is to link them to land area. Total lot coverage by all buildings would be determined by a percentage formula for dwelling units and accessory buildings coupled with a maximum height. We'd also propose limiting the building footprints, not the area.*

3. **Rural Character:** Most of us chose the Highlands, or chose to stay, because of what this place is: rural, quiet, forested, low-density, and shaped by a community that has, for decades, made deliberate choices about how to grow. Our ICSP and OCP both reflect that vision. The absence of size limits in 13 of our zones is not an expression of that vision; it is a gap from earlier days, and Bylaw 484 closes it sensibly.

A 700 m<sup>2</sup> principal dwelling unit is a very large home by any reasonable measure. The bylaw does not prevent comfortable family living, agricultural use, or accessory dwelling units for multi-generational households. What it prevents is the kind of outsized construction that can change the character of a rural neighbourhood overnight, and that, once built, cannot be undone.

I appreciate that staff have designed this amendment to avoid creating non-conforming structures. Existing homes are protected. This is a forward-looking change, not a retroactive one.

The Highlands has always asked the question: what kind of community do we want to be in 20, 50, 100 years? Bylaw 484 is a thoughtful answer to that question.

*We doubt the rural character of Highlands will be compromised in the short run by the construction of a few large houses but could, as you intimate, influence it over the long term if most existing houses are replaced by larger ones. More of an impact on the rural character has been realised by Councils' past inabilities or unwillingness to restrict illegal suites, carriage houses and second houses on lots and the present Provincial laws regulating such accommodation than house sizes have done, or will do, in the future. We agree that restricting house size will positively affect the rural character to a very small extent. Unlike staff, we are not concerned with creating non-conforming structures as long as legal non-conforming rights are retained for the property owner, including replacement of structures if they are destroyed. We would favour altering the size limit by proportionally restricting the footprint. Individual owners could always apply for a variance if they wanted to construct larger buildings than the bylaw allowed.*

4. **Environmental stewardship:** As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

*In terms of ecological stewardship, this is of little consequence; the increase in building footprints due to large houses is no more than a rounding error compared to the total land area of Highlands. If one is concerned with footprint, one might consider the total footprint of all structures on the land (as is the case now for accessory buildings except floor area is the limiting factor). Also the footprint is not necessarily determined by the floor area; a two storey house with a particular area will have half the footprint of a single storey house with the same area. A more immediate concern is the impact on groundwater and increased traffic if large houses result in larger occupancies.*

*In terms of climate stewardship, this is of no consequence because there is no anthropogenic climate change, or "climate burden" as the draft letter puts it, and even if there were, what happens in Highlands or even Canada is irrelevant to the planet. Indeed there has been an increase in CO<sub>2</sub> in recent years with consequent global greening. We think it is misguided to use scarce resources to quixotically address natural climate change when those funds could be better used to preserve sensitive habitat and address other environmental issues. It is also not necessarily true that larger houses require more energy to operate; this depends on the energy quality of the building. Ultra energy efficient houses can be built with existing technology at a relatively small premium; unfortunately there are virtually no houses like this being built here. Likewise it is also not necessarily true that larger houses carry significantly higher embodied carbon when one considers the lifespan of the structure; many newly built houses seem designed to fail within a couple of decades. These issues could be mitigated by a made-in-Highlands building code; the present building code is not fit for service.*

**5. Regulatory consistency:** Most BC municipalities place limits on principal dwelling unit size. The fact that 13 of the Highlands' zones currently have none is unusual, not virtuous, and frankly outdated. Some Highlands zones already have limits like RR2A (420 m<sup>2</sup>), RR4 (420 m<sup>2</sup>), RR5 (322 m<sup>2</sup>), among others. The absence of any limit in the remaining zones creates inequity between similarly situated property owners.

As staff note, properties that have reached the maximum total floor area for accessory buildings have, in some cases, joined further structures to the principal dwelling unit to circumvent that cap. A principal dwelling size limit closes that workaround. Without a house-size limit, there is also no effective control on how much of a home can be dedicated to home-based business. Bylaw 484 is a logical and necessary first step before that program comes forward.

At 700 m<sup>2</sup>, the cap accommodates existing approved buildings, avoids creating Herring non-conforming structures, and still permits homes well above regional norms. *We have little interest in what other municipalities do regarding dwelling unit size, only what Highlands does. And in general we think it unwise for Highlands council to make decisions just because most other municipalities make them.*

*Normally we would oppose such a bylaw as a restriction of personal freedom but we would \*only\* agree with Bylaw 484 with the following amendments. Instead of maximum limits on dwelling unit and accessory building areas, we propose having limits on the total footprint of all buildings on the property (with concomitant restrictions on building height). Additionally, we would make these footprint restrictions proportional to the lot area, say 5%, with a maximum footprint for all buildings of 1500 m<sup>2</sup>. We would also link the setbacks to the lot size with the larger the lot size, the greater the setbacks. These proposals would help to address the rural character and ecological stewardship concerns. The affordability and regulatory consistency with other municipalities reasons are not at all persuasive so we have not considered these in our proposals. We are convinced by the equity reason; if it is a good idea for some zones, it should be good for all.*

Peter & Pam Martin  
[REDACTED] Millstream Rd.  
[REDACTED]

May 18th, 2026

To: District of Highlands Mayor and Council

Re: public hearing for Highlands Zoning Bylaw No. 100, 1998,  
Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026

I am the owner of a property located in the R1 zone and **I wish to record my objection to the proposed bylaw.** I am concerned about both the lack of public consultation for this change - it seems very “un-Highland-like” - and the speed at which this amendment is being processed.

It seems to me that community discussion about the merits of including or excluding a garage within the principal dwelling footprint is important. Also, there is likely value in considering aspects of building sizes in relation to parcel size.

The current process is not allowing for any community discussion or compromise, and seems heavy-handed to me.

I ask that you defer consideration of the proposed bylaw amendment and design a plan to consult residents on this issue instead.

Sincerely,

Rob Justice

████ Millstream Lake Road

District of Highlands, BC ██████████

18 May, 2026

To: District of Highlands Mayor and Council

Re: public hearing for Highlands Zoning Bylaw No. 100, 1998,  
Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026

I am writing to express my opposition to this proposed bylaw. I was disappointed when council chose not to pursue public consultation on this issue, as suggested by a council member. The proposed dwelling unit limit applies to many land parcels and I feel is worthy of fulsome discussion in the community. The timeline for the proposed bylaw is incredibly short and the method formal - this is unusual for the Highlands.

When I moved to Highlands in 1981, a large structure for private use had been constructed on a residential parcel a few years earlier. In all the time since, I have never heard any complaint or concern with it. I estimate its size at around 1400 square metres.

Historically, a group of concerned residents known as the large lot owners engaged with council from time to time, and in turn, council was known to have reached out regarding issues as well. No such consideration is being afforded to any landowners at this time and I can't help but wonder what opportunities in the way of ideas, wisdom or compromise might have come forward.

It has been said that the best public hearing outcomes are those where no one attends - that a council will then know that consultation has been meaningful and that governance is in step with those they represent.

I urge council to defer further readings of the proposed bylaw at this time and instead turn its mind to seeking public discussion and input.

Thank you for your consideration.

Jane Mendum  
[REDACTED] Millstream Lake Rd  
Victoria BC

**From:** Meaghan Symes <[REDACTED]>  
**Sent:** Tuesday, May 19, 2026 3:26:58 PM  
**To:** Amanda Irving <[Alrving@highlands.ca](mailto:Alrving@highlands.ca)>  
**Subject:** Proposed bylaw 484

Dear Mayor and Council,

I am writing in support of Zoning Bylaw Amendment Bylaw No. 484. As a resident of the Highlands, I value this community's commitment to ecological and climate stewardship, and I see this bylaw as a small but meaningful step in honouring both.

Protecting our rare ecosystems. The Highlands sits within the Coastal Douglas-fir biogeoclimatic zone, one of the most threatened ecosystems in BC. Our OCP recognizes this through Development Permit Area 3 (Sensitive Vegetation), and our Sustainable Highlands ICSP commits the District to protecting sensitive ecosystems and ecological connectivity. Larger building footprints mean more land clearing, more impervious surface, more disruption to wildlife corridors, and more pressure on the older forests, woodlands, and coastal bluffs that DPA 3 was created to safeguard.

Acting on climate. Building size is also a climate issue. Larger homes carry significantly higher embodied carbon - concrete, steel, lumber, glazing - and demand more operational energy for heating, cooling, and lighting over their decades-long lifespan. They also typically require longer driveways, larger septic fields, and more cleared land, each with its own carbon and ecological cost.

A 700 m<sup>2</sup> cap is generous as it accommodates virtually all existing approved structures and still permits homes far larger than the regional average. What it prevents is the unbounded expansion that, parcel by parcel, erodes the natural areas this community has worked for decades to protect and adds to a climate burden we are committing to reduce. The ICSP's third Natural Step objective "*reducing our contribution to the physical degradation of nature*" is served directly by this kind of measured constraint.

I support Council in adoption of Bylaw 484

Sincerely,  
Meaghan Symes and Jon Symes  
[REDACTED] Millstream Road  
District of Highlands

May 15, 2026

**To: District of Highlands**

**Attn: Sarah Jones**

**Chief Administrative Officer**

**Re: Zoning bylaw amendment Bylaw No. 484 – Limits to sizes for principal dwelling units**

I, Fred York, do not support Bylaw No. 484.

I see this as a down zoning of personal property that may have been purchased for the existing zoning.

I believe the creation of the Business Licensing Program should be presented prior to adopting Bylaw No. 484 so the land owners can see the full extent of these two changes to their existing zoning.

Home ownership costs are becoming prohibitive for children to afford so they are staying in the family home longer.

Parents wanting to age out in the family home require children to buy in for their retirement. All of this requires a larger principal residence as house size is reduced by garages included in the total footprint.

Considering this down zoning for these zones to 700 m<sup>2</sup>, you should also consider up zoning areas such as AM1 to 700 m<sup>2</sup> to create a level playing field for all zones.

I request that Bylaw No. 484 not be approved until the Business Licensing Program has been presented for a public hearing.

Regards,



Fred York

█ Millstream Road

Victoria BC

█