



Village of Burns Lake

Bylaw No. 1074, 2024

Zoning Amendment Bylaw

**THE CORPORATION OF THE VILLAGE OF BURNS LAKE**

**CORPORATION OF THE VILLAGE OF BURNS LAKE ZONING AMENDMENT BYLAW NO. 1074, 2024**

A Bylaw to Amend the "Village of Burns Lake Zoning Bylaw No. 880, 2008"

The Council of the Village of Burns Lake in an open meeting assembled, hereby enacts as follows:

**1) Citation:**

This Bylaw may be cited for all purposes as the "*Corporation of the Village of Burns Lake Zoning Amendment Bylaw No. 1074, 2024*".

That Schedule 1 of "Village of Burns Lake Zoning Bylaw No. 880, 2008" be amended as follows:

**2) Definitions:**

a) Section 2.3 "Duplex" is deleted and replaced with the following:

"**Duplex** means a principal building containing two dwelling units attached by a common wall or floor, or both, and with each unit having an independent exterior entrance."

b) Section 2.3 the following definitions are added:

"**Triplex** means a principal building containing three dwelling units attached by a common wall or floor, or both."

"**Fourplex** means a principal building containing four dwelling units attached by a common wall or floor, or both."

**3) Secondary Suite**

a) Section 4.3.3 is deleted.

b) Section 4.3.4 is deleted.

**4) Rural Residential Zone (RR1)**

a) Section 6.1.7 (a) Maximum Height is deleted and replaced with the following:

"(a) principal dwelling – 11 m;"

**5) Urban Reserve Zone (UR)**

a) Section 6.2.3 Accessory Uses the following section is added:

"(d) secondary suite, accessory to a single detached dwelling."

b) Section 6.2.7 (a) Maximum Height is deleted and replaced with the following:

"(a) principal dwelling – 11 m;"

**6) Residential Low-Density Zone (R1)**

- a) Section 7.1.6 (a) iv. Minimum Setbacks to Lot Lines is deleted and replaced with the following:  
“iv. rear yard – 6 m.”
- b) Section 7.1.7 (a) Maximum Height is deleted and replaced with the following:  
“(a) principal dwelling – 11 m;”

**7) Residential-Duplex Zone (R2)**

- a) Section 7.2.3 (d) Accessory Permitted Uses is deleted and replaced with the following:  
“(d) secondary suite”
- b) Section 7.2.8 Maximum Density is deleted and replaced with the following:  
“(a) up to two dwelling units per parcel”
- c) Section 7.2.6 (a) v. Minimum Setbacks to Lot Lines is deleted and replaced with the following:  
“v. rear yard – 6 m.”
- d) Section 7.2.7 (a) Maximum Height is deleted and replaced with the following:  
“(a) principal dwelling – 11 m;”

**8) Residential Comprehensive Development Zone (R3) *Note there are no properties with this zoning.***

- a) Section 7.3.3 (c) Accessory Permitted Uses is deleted and replaced with the following:  
“(c) secondary suite”
- b) Section 7.3.7 (a) Maximum Height is deleted and replaced with the following:  
“(a) principal dwelling – 11 m;”
- c) Section 7.3.8 Maximum Density is deleted and replaced with the following:  
“(a) up to two dwelling units per parcel.”

**9) Residential Medium Density Zone (R5)**

- a) Section 8.1.2 Principal Permitted Uses the following section is added:  
“(d) triplex”
- b) Section 8.1.3 Accessory Permitted Uses the following section is added:  
“(e) secondary suite accessory to a duplex or semi-detached dwelling.”
- c) Section 8.1.4 (c) Minimum Lot Area is deleted and replaced with the following:  
“(c) duplex, triplex, fourplex and semi-detached – 830 m<sup>2</sup>”
- d) Section 8.1.6 (a) iv. Minimum Setbacks to Lot Lines is deleted and replaced with the following:  
“iv. rear yard – 6 m.”
- e) Section 8.1.7 (a) Maximum Height is deleted and replaced with the following:  
“(a) principal buildings – 11 m;”

## 10) Central Business District Commercial Zone (C1)

- a) Section 9.1.2 (i), (hh) and (ii) Principal Permitted Uses are deleted.
- b) Section 9.1.3 (d) Accessory Permitted Uses is deleted and replaced with the following:  
“(e) dwelling unit, combined with commercial, subject to subsection 9.1.11”
- c) Section 9.1.3 Accessory Permitted Uses the following sections are added:  
“(f) single detached dwelling, subject to subsection 9.1.11”  
“(g) secondary suite, accessory to a single detached dwelling”
- d) Section 9.1.11 (a) Residential Use in C1 is deleted and replaced with the following:  
“(a) single detached dwelling use shall be permitted provided that the residential dwelling shall not be a new purpose-built structure; only the use of an existing dwelling is permitted.

## 11) Highway Commercial Zone (C2)

- a) Section 9.2.2 (k), (mm) and (nn) Principal Permitted Uses are deleted.
- b) Section 9.2.3 (c) Accessory Permitted Uses is deleted and replaced with the following:  
“(c) dwelling unit, combined with commercial, subject to subsection 9.2.11”
- c) Section 9.2.3 Accessory Permitted Uses the following sections are added:  
“(d) single detached dwelling, subject to subsection 9.2.11”  
“(e) secondary suite, accessory to a single detached dwelling”
- d) Section 9.2.11 (a) Residential Use in C2 is deleted and replaced with the following:  
“(a) single detached dwelling use shall be permitted provided that the residential dwelling shall not be a new purpose-built structure; only the use of an existing dwelling is permitted.

## 12) Light Industrial Zone (M1)

- a) Section 10.1.3 (c) Accessory Permitted Uses is deleted and replaced with the following:  
“(c) accessory dwelling unit.”

## 13) Heavy Industrial Zone (M2)

- a) Section 10.2.3 (c) Accessory Permitted Uses is deleted and replaced with the following:  
“(c) accessory dwelling unit.”

## 14) Full Force and Effect:

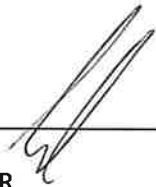
This Bylaw has full force and effect from the date of adoption until amended, repealed, or replaced.

READ A FIRST TIME THIS 21<sup>ST</sup> DAY OF MAY 2024.

READ A SECOND TIME THIS 21<sup>ST</sup> DAY OF MAY 2024.

READ A THIRD TIME THIS 21<sup>ST</sup> DAY OF MAY 2024.

ADOPTED THIS 4<sup>TH</sup> DAY OF JUNE 2024.

  
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MAYOR

  
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CORPORATE OFFICER

Certified to be a true copy of "The Corporation of the Village of Burns Lake Zoning Amendment Bylaw No. 1074, 2024".