

**COUNCIL POLICY:  
SECOND DWELLING RURAL LANDS POLICY**

Council Approval  
Date: December 4, 2019

Department: Planning

Amended: May 3, 2023

**1. PURPOSE**

The purpose of the Second Dwelling Rural Lands Policy is to establish criteria for site specific zoning amendment applications for detached second dwellings in areas designated as "Rural" by Bylaw Official Community Plan Bylaw No. 3450.

**2. SCOPE**

This Policy applies to site specific zoning amendment applications for detached second dwellings on Rural designated lands.

**3. POLICY**

That all site specific zoning amendment applications requesting the use of a second residence or detached suite, located outside of the Urban Containment Boundary be reviewed by staff with respect to the following criteria:

- a) That size of the proposed second dwelling be restricted by covenant to 90 m<sup>2</sup> (968.75 ft<sup>2</sup>) or less of gross floor area;
- b) That subdivision be restricted by covenant to prevent subdivision including strata subdivision;
- c) That the size of the parcel be a minimum of; and
  - i. 1 ha (2.5 acres) where no Municipal sewer or water exists;
  - ii. 0.4 ha (1 acre) where no Municipal sewer exists;
  - iii. 0.2 ha (0.5 acres) where Municipal water and sewer exist; and
- d) That siting of second dwellings on agricultural lands be established and restricted by covenant to preserve agricultural land.