



ACCESSORY DWELLING UNIT PLANNING PROCESS

What We Heard

APRIL 2026



What We Heard: Key Takeaways

In October 2025, the Regional District of East Kootenay (RDEK) began engaging residents and property owners across all six electoral areas on the topic of Accessory Dwelling Units (ADUs). For the purposes of this project, ADUs are defined as independent, self-contained living spaces located on the same property as a principal dwelling. These may include interior, attached, or detached units (Appendix 3).

This engagement was initiated in response to provincial legislation introduced in 2023 that requires local governments to update their bylaws to allow more opportunities for small-scale housing on residentially zoned parcels. In 2024, the RDEK amended eight zoning bylaws to meet the minimum requirements of the new legislation. The RDEK is now seeking input from residents and property owners on whether further amendments should be considered to allow small/additional homes, and what regulations should apply to them.

This *What We Heard Report* summarizes what the RDEK learned through an initial round of public engagement conducted from October 2025 to January 2026. Engagement activities included an online survey, three online workshops, 13 in-person open houses, and one-to-one communications held in communities across all six electoral areas. Feedback gathered through each these activities is presented separately in the chapters that follow.

Key Takeaways at the Regional District Level

Understanding the key takeaways at the regional district-level from engagement completed to date involved combining feedback from multiple sources. This included community- and electoral area-level input gathered through in-person open houses, as well as RDEK-wide feedback collected through the online survey and online workshops. The summary below presents the overall themes and insights at the regional district-level that emerged from bringing these sources of information together.

Overall Direction: Changing existing bylaws to enable additional housing opportunities was supported by over three-quarters of participants across the RDEK. However, this support was conditional rather than blanket. Participants consistently emphasized that any expansion of housing opportunities should be guided by the following principles:

- 1) Improving housing affordability and the availability of safe homes for long-term residents by:
 - Enabling property owners to stay on their land as they age
 - Focusing on creating opportunities for family to return to the area
- 2) Sustaining the rural character of the area by:
 - Adding density based on lot size, including the type, number and size additional homes
 - Subdividing land cautiously
 - Protecting ecosystems, especially in areas with known environmental sensitivities
- 3) Preserving a high quality of life by:
 - Protecting water and sewer infrastructure and supply
 - Maintaining fire protection and emergency access

- Avoiding additional traffic and parking congestion

Definition of ADUs: Participants recommended that a more intuitive, easy-to-understand term should be used instead of “Accessory Dwelling Units” to mean the homes on properties that are in addition to the main residence.

Uses of ADUs: Participants most strongly supported ADUs being used to meet long-term housing needs rather than tourist accommodation, including:

- Housing for family members or extended family
- Aging in place
- People needing care and caregivers
- Farm workers or local employees
- Long-term rental housing

Types of ADUs: Participants expressed the need for flexibility in the types of ADUs that are permitted to reflect site constraints (servicing, emergency services, and environmental protections), and to accommodate diverse household needs:

- ADUs on all parcel sizes, but especially smaller parcels, should include:
 - inside (any floor) or attached to main homes
 - above or attached to (ground level) garages
- Detached ADUs and ADUs above, inside, or attached to other outbuildings such as barns or shops were increasingly supported on parcels larger than 2.5 to 5 acres.

Numbers of ADUs: Across the regional district, participants generally supported scaling allowable density in proportion to parcel size, although there were differences of opinion regarding specific thresholds for the number of ADUs permitted:

- 0 to 1 ADU on smaller parcels (under approximately 1 to 2.5 acres)
- 2 ADUs on medium-sized parcels (approximately 2.5 to 20 acres), with some participants preferring a minimum threshold of 5 acres and a maximum threshold of about 12 acres
- 3 or more ADUs on parcels larger than approximately 12 to 20 acres
- Support for permitting no ADUs at all generally decreased as parcel size increased.

Locations of ADUs: Participants consistently identified certain areas as higher risk for ADU development unless strong safeguards are implemented. These areas include:

- Locations with limited or uncertain groundwater supply
- Areas with stressed water systems
- Properties with septic or sewer capacity constraints
- Sites with limited emergency access
- Areas with elevated wildfire risk
- Environmentally sensitive areas, including critical wildlife habitat and shorelines or lake systems
- Locations already experiencing parking constraints or traffic congestion

Sizes of ADUs: Many participants preferred a graduated approach in which allowable ADU size increases with parcel size to accommodate homes with more bedrooms on larger parcels. Opinions on maximum sizes ranged from 968 ft² (90 m²) to 1345 ft² (125 m²) on smaller parcels and larger sizes for larger parcels.

Heights of Detached ADUs: Participants supported a range of height options, with the strongest support for detached ADUs up to two storeys or matching the height of the single-family home on the property.

Setbacks: Participants expressed strong support for applying the same setback rules to ADUs as to principal dwellings.

Spacing between Dwellings (Clustering): Greater spacing between dwellings was generally supported on larger parcels. However, due to concerns that ADUs could be used to facilitate future subdivision, participants preferred placing limits on the total area of a property within which dwellings may be sited.

Parcel Coverage: Participants expressed a wide range of opinions regarding the proportion of a property that buildings and structures should occupy, with suggested limits ranging from approximately 25% to over 50% of parcel area. These perspectives reflected a desire to balance the preservation of rural character with sufficient flexibility to support practical building design and household functionality.

Rules of ADUs Within and Outside the Agricultural Land Reserve (ALR): Participants generally supported applying provincial rules to lands located in the ALR and different rules to lands outside the ALR.

Parking Spaces: Participants expressed strong support for more than one parking space per ADU on a property.

Using Manufactured Homes as ADUs:

- Participants supported the use of manufactured homes as ADUs, provided that buildings standards are met and limits are established on their number and concentration on a single property to maintain site quality, neighborhood character, and orderly development.
- Participants expressed strong support for allowing property owners to choose whether to place manufactured homes on temporary or permanent foundations.

ADUs in Non-Residential Zones: Participants expressed:

- Moderate support for allowing ADUs in commercial, light industrial, and manufacturing zones
- Limited support for allowing ADUs in parks, recreation areas, and conservation-designated lands unless the ADUs supported the preservation and maintenance of those areas

ADUs as Short-Term Rentals: Participants expressed mixed views on the use of ADUs as short-term rentals (STRs), with opinions ranging from allowing them under certain conditions to prohibiting them entirely. Where STR use was supported, there was variation in views on which types of ADUs should be eligible. Many participants emphasized that ADUs used as STRs should be located within fire protection zones, though some support was noted for STR use outside these zones if the homeowner is present on-site.

Key Takeaways at the Electoral Area Level

Table 1 below summarizes the key takeaways at the electoral area level based on feedback gathered through the in-person open houses.

Table 1 – Key Takeaways at the Electoral Area Level

Topic	Electoral Area A	Electoral Area B	Electoral Area C	Electoral Area E	Electoral Area F	Electoral Area G
Overall Direction	General support for allowing more ADUs, with safeguards to protect water, infrastructure, and neighbourhood character.	Strong support for expanding ADUs to increase housing supply, with some infrastructure and environmental concerns.	General support for expanding ADUs, balanced with desire for reasonable limits and protections.	Strong support for ADUs, especially to support families and aging in place, with infrastructure protection emphasized.	More divided views; some support expansion, others prefer maintaining current rules. Stronger concerns about infrastructure and neighbourhood impacts.	General support for ADUs, but cautious approach preferred, with emphasis on protecting rural character and services.
Uses of ADUs	Strong support for family housing, aging in place, and long-term rentals. Mixed support for short-term rentals.	Strong support for family housing, workforce housing, aging in place, and long-term rentals. Some support for short-term rentals.	Primarily supported for family housing, aging in place, and long-term rentals. Limited support for short-term rentals.	Strong support for family housing, aging in place, and long-term rentals. Moderate support for short-term rentals.	Support focused on family housing and long-term rentals. Mixed views on short-term rentals.	Strong support for family housing, aging in place, and long-term rentals. Mixed views on short-term rentals.
Types of ADUs	Strong support for suites within homes, above garages, and detached ADUs on larger parcels.	Strong support for suites in homes, garage suites, and detached ADUs, especially on larger parcels.	Similar to other areas, with strong support for suites in homes and detached ADUs.	Strong support for suites in homes and detached ADUs. Less support for ADUs in duplex or multi-family buildings.	Support focused on suites in homes and garage suites. Less support for detached ADUs on smaller parcels.	Strong support for suites in homes and garage suites. Moderate support for detached ADUs.
Numbers of ADUs	Most preferred 1 ADU per parcel, with additional ADUs on larger parcels.	Support for multiple ADUs, particularly on larger parcels.	Most preferred 1 ADU, with additional ADUs on larger parcels.	Support increased with parcel size, with multiple ADUs acceptable on larger parcels.	More cautious; preference for limiting number of ADUs, especially on smaller parcels.	Most preferred 1 ADU, with additional ADUs on larger parcels.

Topic	Electoral Area A	Electoral Area B	Electoral Area C	Electoral Area E	Electoral Area F	Electoral Area G
Locations of ADUs	Detached ADUs supported mainly on larger parcels; smaller parcels preferred internal or attached ADUs.	Detached ADUs supported widely, especially on larger parcels.	Detached ADUs supported more on larger parcels; smaller parcels preferred internal ADUs.	Strong support for detached ADUs on larger parcels.	Detached ADUs supported but more cautiously.	Detached ADUs supported, especially on larger parcels.
Sizes of ADUs	Support for size limits, with flexibility on larger parcels.	Strong support for increasing allowable sizes, especially on larger parcels.	Support for moderate limits, with flexibility based on parcel size.	Support for flexible sizing, particularly larger ADUs on larger parcels.	Preference for moderate size limits, with some flexibility.	Preference for moderate size limits, with flexibility on larger parcels.
Heights of Detached ADUs	Most supported heights similar to the primary dwelling, often up to two storeys.	Support for heights similar to primary homes or up to two storeys.	Support for one or two storeys, depending on parcel size and context.	Strong support for two-storey detached ADUs.	Support for heights similar to primary homes.	Support for heights similar to primary homes.
Setbacks	Most supported setbacks similar to the primary dwelling.	Majority supported same setbacks as primary dwellings.	Strong support for setbacks similar to primary dwellings.	Strong support for maintaining existing setback requirements.	Majority supported same setbacks as primary dwellings.	Strong support for setbacks similar to primary dwellings.
Spacing Between Dwellings (Clustering)	Strong support for increased spacing on larger parcels.	Moderate support for increased spacing on larger parcels.	Strong support for increased spacing on larger parcels.	Very strong support for increased spacing on larger parcels.	Strong support for increased spacing on larger parcels.	More divided; many supported maintaining existing spacing rules.
Parcel Coverage	Most supported limiting buildings to about one-third to one-half of parcel area.	Similar support for moderate parcel coverage limits.	Similar support for moderate parcel coverage limits.	Strong support for moderate parcel coverage limits.	Support for moderate parcel coverage limits.	Support for moderate parcel coverage limits.
Application of Provincial Rules within ALR	Strong support for applying provincial rules.	Majority opposed applying provincial rules within ALR.	Majority supported applying provincial rules.	Very strong support for applying provincial rules.	Strong support for applying provincial rules.	Strong support for applying provincial rules.

Topic	Electoral Area A	Electoral Area B	Electoral Area C	Electoral Area E	Electoral Area F	Electoral Area G
Application of Provincial Rules outside ALR	Strong support for applying provincial rules.	Majority opposed applying provincial rules.	Majority opposed applying provincial rules.	Very strong support for applying provincial rules.	Majority supported applying provincial rules.	Strong support for applying provincial rules.
Parking Spaces	Most supported requiring at least one parking space per ADU.	Support for one or more parking spaces per ADU.	Support for one or more parking spaces per ADU.	Strong support for requiring more than one parking space.	Support for at least one parking space per ADU.	Support for at least one parking space per ADU.
Using Manufactured Homes as ADUs	General support, especially with standards.	Strong support, especially with standards.	Strong support, especially with standards.	Strong support, especially with standards.	General support, especially with standards.	Strong support, especially with standards.
Manufactured Homes on Permanent Foundations	Strong support.	Very strong support.	Strong support.	Very strong support.	Strong support.	Strong support.
ADUs in Non-residential Zones	Moderate support, depending on zone type.	Moderate support.	Moderate support.	Moderate support.	Moderate support.	Moderate support.
ADUs as Short-Term Rentals	Mixed views; more support if owner is present or in serviced areas.	Mixed views; some support but concerns about impacts.	Limited support; long-term housing preferred.	Moderate support.	Mixed views.	Mixed views; long-term housing preferred.

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Chapter 1 – Public Engagement Overview

1.0 Planning Process Overview

In 2023, the provincial government passed a new law called *Bill 44 – Housing Statutes (Residential Development) Amendment Act* (Bill 44) in response to the housing shortage being experienced across British Columbia. This legislation required local governments, including municipalities and regional districts, to update their bylaws to allow more housing to be built more quickly.

In 2024, the Regional District of East Kootenay (RDEK) complied with Bill 44 by amending eight zoning bylaws across the regional district. Three of the key changes were:

1. Allowing secondary suites in the main home or above a detached garage on all residentially zoned parcels.
2. Increasing the maximum size of secondary suites within the main home from 40% to 49% of the home's habitable floor area.
3. Setting size limits for secondary suites above detached garages, based on lot size:
 - Up to 753 ft² (70 m²) on lots smaller than 1 acre (0.4 ha)
 - Up to 968 ft² (90 m²) on lots that are 1 acre (0.4 ha) or larger

Before considering any further bylaw changes, the RDEK wanted to hear from residents and property owners across all six electoral areas about the changes already made and whether additional updates should be considered. These updates could allow more opportunities for additional or smaller homes on private parcels, known as Accessory Dwelling Units (ADUs). ADUs are understood at this time to be any independent, self-contained living space that is in addition to the principal dwelling unit or structure on a single property, and include interior, attached, and detached dwelling units. Depending on the feedback received, the RDEK in 2026 may consider amendments to official community plans, land use bylaws, and zoning bylaws covering the entire regional district.

1.1 Engagement Opportunities

Residents and property owners were invited to share their views and ideas about ADUs, both in general and on the following five key topic areas:

1. Which types of homes should be included in the definition of ADUs.
2. Regulations related to ADU location, size, and setbacks, as well as how water and sewer servicing should be addressed.
3. Whether existing regulations for dwellings used by farm workers or relatives requiring care should be updated.
4. Whether ADUs should be permitted in non-residential zones, such as commercial, light industrial, recreation, and parks and open space areas.
5. Whether ADU regulations should be the same within the Agricultural Land Reserve (ALR) and outside the ALR.

To gather this input, the RDEK employed a multi-pronged engagement approach designed to achieve the following three objectives:

A. Accommodate a wide range of schedules and communication preferences.

Property owners have varying preferences for how and when they participate. Some prefer to share their views anonymously, while others value listening to and engaging in public discussion. Availability also differs: for some, weekdays are most convenient; for others, weekends work better. Timing matters as well—early afternoon sessions can be more accessible for those with evening responsibilities, while evening sessions better accommodate people with daytime commitments. The engagement schedule was therefore designed to reflect these diverse needs.

B. Enable feedback to be gathered at multiple geographic scales.

The RDEK committed to avoiding a one-size-fits-all approach where it was not appropriate. Engagement methods were structured to collect input that could be attributed to specific communities, aggregated at the electoral area level, and synthesized to inform regional district-wide analysis and decision-making.

C. Accommodate property owners’ different locations.

In-person participation is not feasible for all property owners. Travel schedules, inclement weather, and situations where owners live outside the Regional District can limit the ability to attend in-person events. Providing online engagement options ensured that these property owners could still participate and share their perspectives.

To achieve the above three objectives, several options were provided for people to participate in the planning process:

1. Attending one or more of the 13 in-person open houses held at locations across the regional district (see Table 1).
2. Participating in one or more online workshops held on:
 - October 23, 2025 – 6 participants
 - January 12, 2026 – 23 participants
 - January 14, 2026 – 24 participants

The January online workshops were held as replacements for the December 2025 workshop, which was cancelled due to technical difficulties.

3. Completing an online survey on the RDEK Engage project page, which was open for approximately six weeks and closed on December 1. Three hundred and forty (340) online surveys were completed
4. Submitting written comments directly to Planning staff.
5. Meeting one-on-one with Planning staff, either in person or virtually.

Table 1: In-person Open House Schedule and Participant Numbers

Date & Time	Location	Number of Participants
Saturday, October 11, 10 am–noon	Elkford	2
Wednesday, October 15, 4–6 pm	Hosmer	8
Saturday, October 18, 10 am–noon	Baynes Lake	15

Tuesday, October 21, 7–9 pm	Jaffray	68
Saturday, October 25, 10 am–1 pm	Moyie	5
Monday, October 27, 4:30–7:30 pm	Cranbrook	8
Saturday, November 1, 10 am–1 pm	Cranbrook	7
Saturday, November 8, 10 am–noon	Wasa	17
Saturday, November 15, 10 am–noon	Edgewater	7
Saturday, November 22, 10 am–noon	Windermere	12
Tuesday, November 25, 4–6 pm	Fairmont	19
Thursday, November 27, 4–6 pm	Wasa	10
Saturday, November 29, 10 am–noon	Edgewater	15

1.2 What We Heard Report Format

This report summarizes what we heard from residents and property owners through each of the five ways people could participate in this planning process. As this report is read, please keep the following points in mind:

- Input from the in-person open houses is presented separately from the online workshop and online survey results. This approach preserves community-specific feedback gathered in person. Input from the online workshop and survey is combined and cannot be broken down by individual community.
- Feedback collected through Activity 8 at the in-person open houses—which asked participants to place pins on maps to identify areas where ADUs should not be permitted—is presented separately from other in-person open house results to improve readability. Most in-person open house input is shown quantitatively using pie charts, while Activity 8 results are shown visually using maps.
- Separate chapters are provided for the in-person open houses held in each electoral area. Within these chapters, input is summarized at both the community level and the electoral area level. An exception applies to Electoral Areas E and G, where open houses were held in the same communities (Wasa for Electoral Area E and Edgewater for Electoral Area G). For these areas, only electoral area-level results are shown.
- The data point for Activity 12a (applying provincial rules to parcels within the Agricultural Land Reserve) collected at the Wasa open house on November 27 is included but is considered compromised. Fourteen beads were found in one response jar, even though there were approximately 10 participants. Since participants were asked to place a single bead in one of three jars—and no beads were placed in the other two jars—the count was adjusted to 10 to match the number of participants.
- Written comments received through the online survey, in-person open houses, and directly from individuals via email or mail are included in three appendices. These comments have been minimally edited to remove personal information and profanity. The comments reflect the views of the individuals who submitted them and do not necessarily represent the views of the RDEK.

Chapter 2 – Online Survey Results and Comments

We received 340 survey responses from the online survey and the results are provided on the following pages.

Introductory Survey Summary

A new planning process is underway to identify needed updates to zoning and land use bylaws for Accessory Dwelling Units (ADUs) across the Regional District of East Kootenay (RDEK). ADUs are defined as independent, self-contained living spaces that are located on the same property. These living spaces can be:

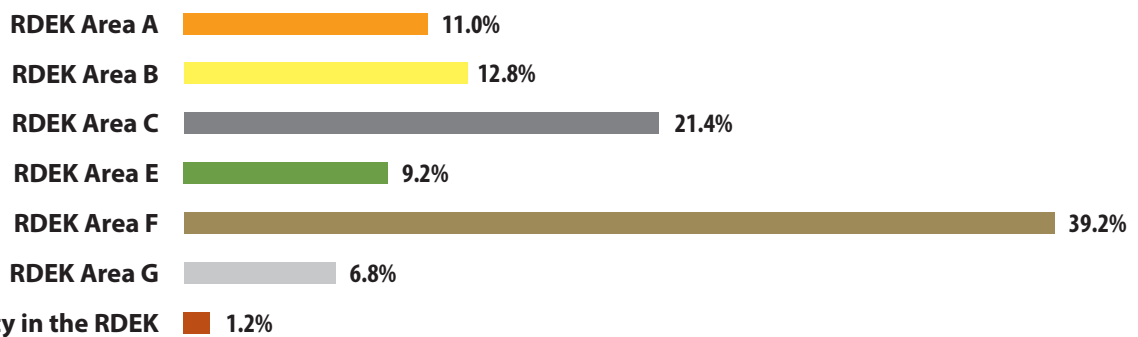
- Within or attached to the main home. The main home can be a single-family home, duplex or multifamily dwelling.
- Above or attached (ground level) to garages and other buildings (e.g., barns)
- Fully detached or stand-alone units

This document summarizes the responses to our online survey that was conducted from October 10, 2025 through January 17, 2026. The survey received 340 contributions, reflecting strong interest in how ADUs could expand housing options while responding to local conditions and community expectations. Input gathered through this engagement will help inform potential bylaw updates related to ADU types, sizes, siting, servicing requirements, and the maximum number of units that may be appropriate on a property.

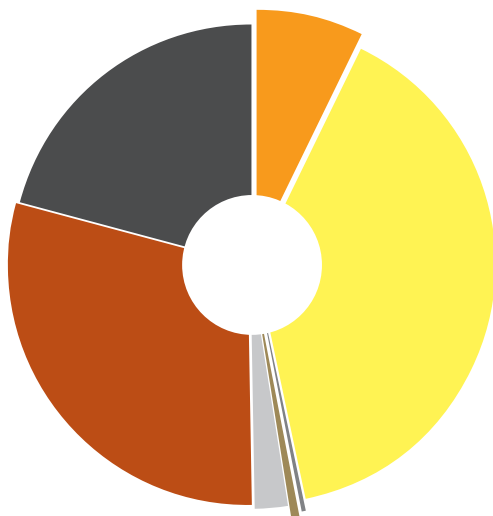
CONVERSION TABLE

1 hectare (ha) = 2.47 acres
1 m² = 10.76 ft²

1. Where do you live or own property in the RDEK? (select all that apply)

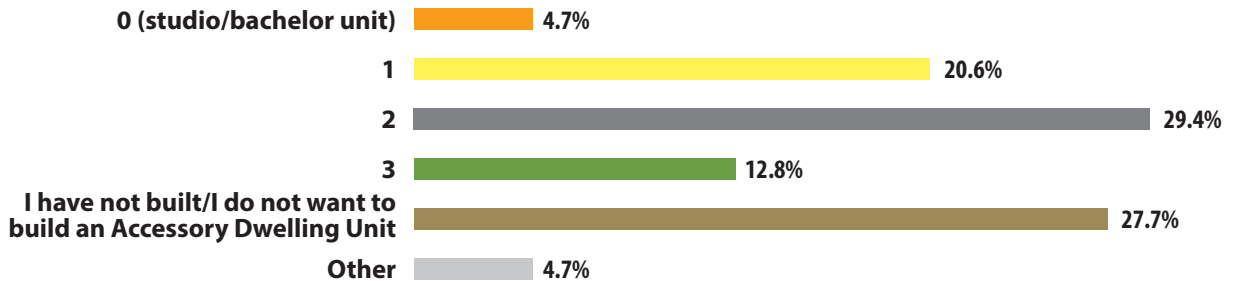


2. Which of the following best describes your current situation?

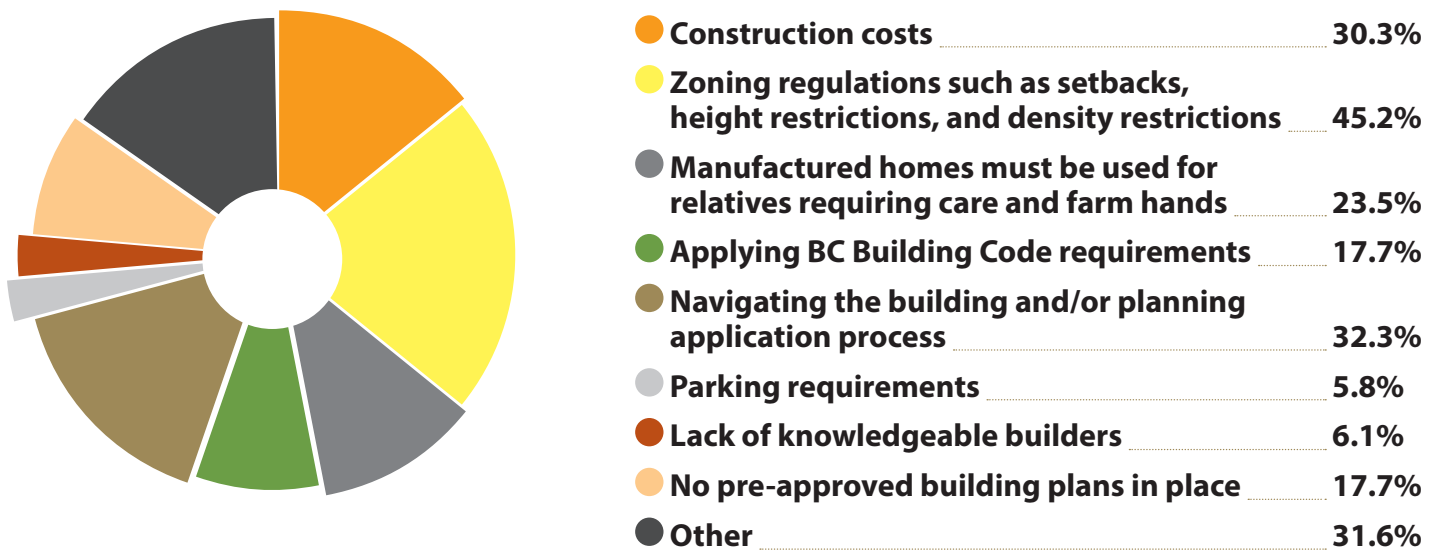


- I built/installed an Accessory Dwelling Unit on my property 7.3%
- I want to build/install an Accessory Dwelling Unit on my property 39.5%
- I am living in an Accessory Dwelling Unit on my relative's property 0.3%
- I am living in an Accessory Dwelling Unit because I am a farm hand 0.0%
- I am renting an Accessory Dwelling Unit 0.6%
- I would rent an Accessory Dwelling Unit, if there is an opportunity to do so 2.1%
- I am interested in learning about Accessory Dwelling Units 29.5%
- Other 20.7%

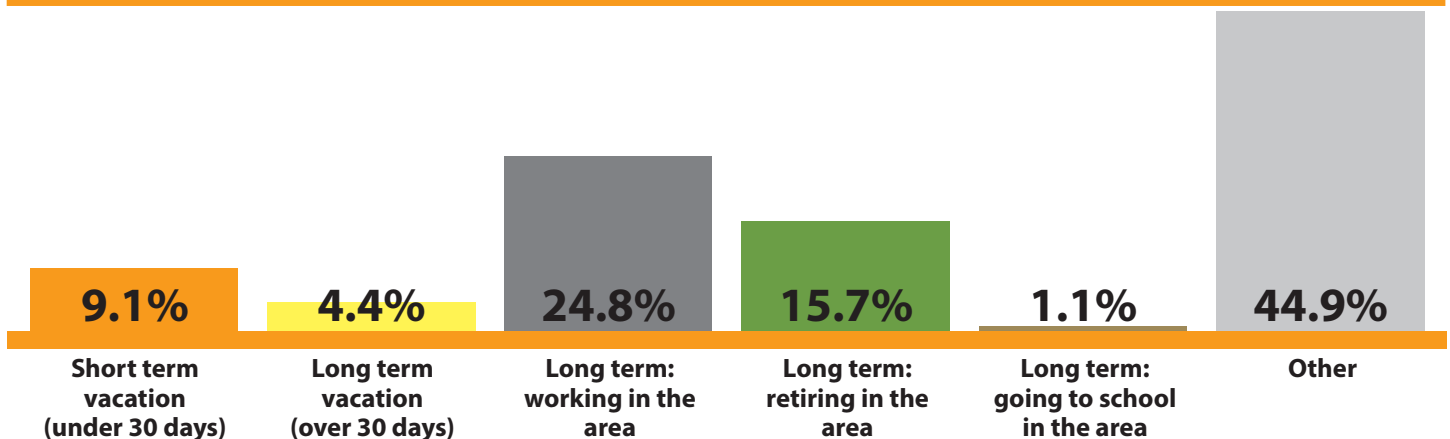
3. How many bedrooms are in the Accessory Dwelling Unit that you built/want?



4. What factors are preventing you from building an Accessory Dwelling Unit on your property? (select all that apply)

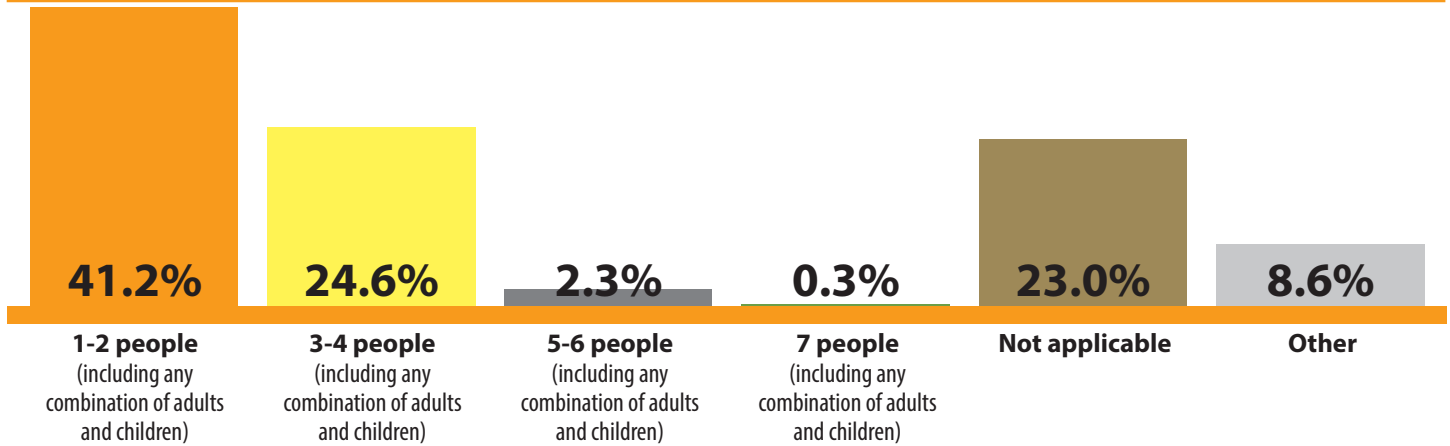


5. Why would you want to rent an Accessory Dwelling Unit?

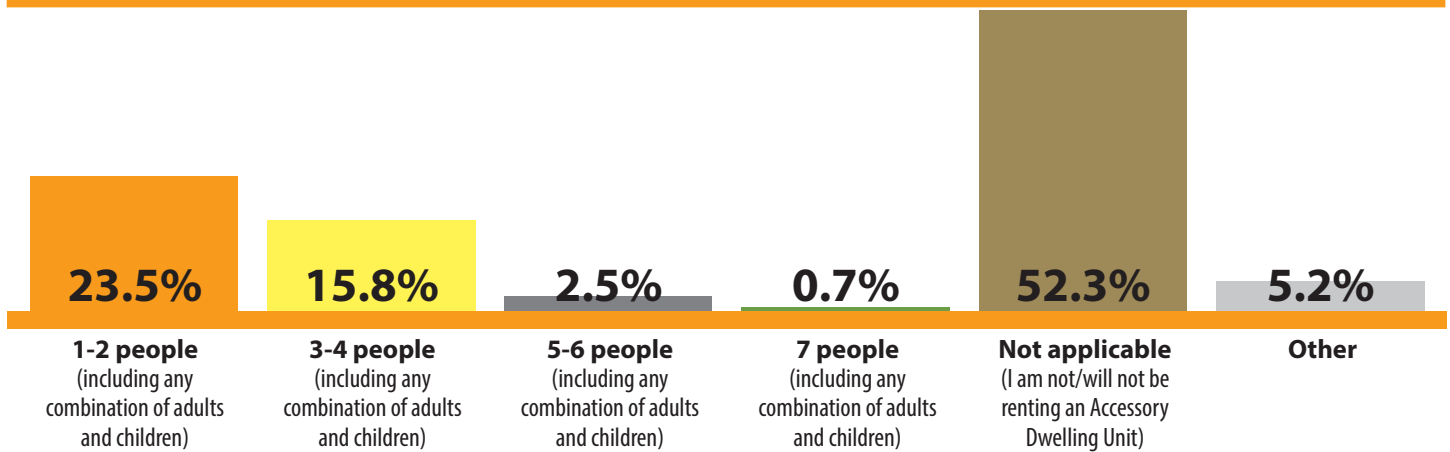


Introductory Survey Summary

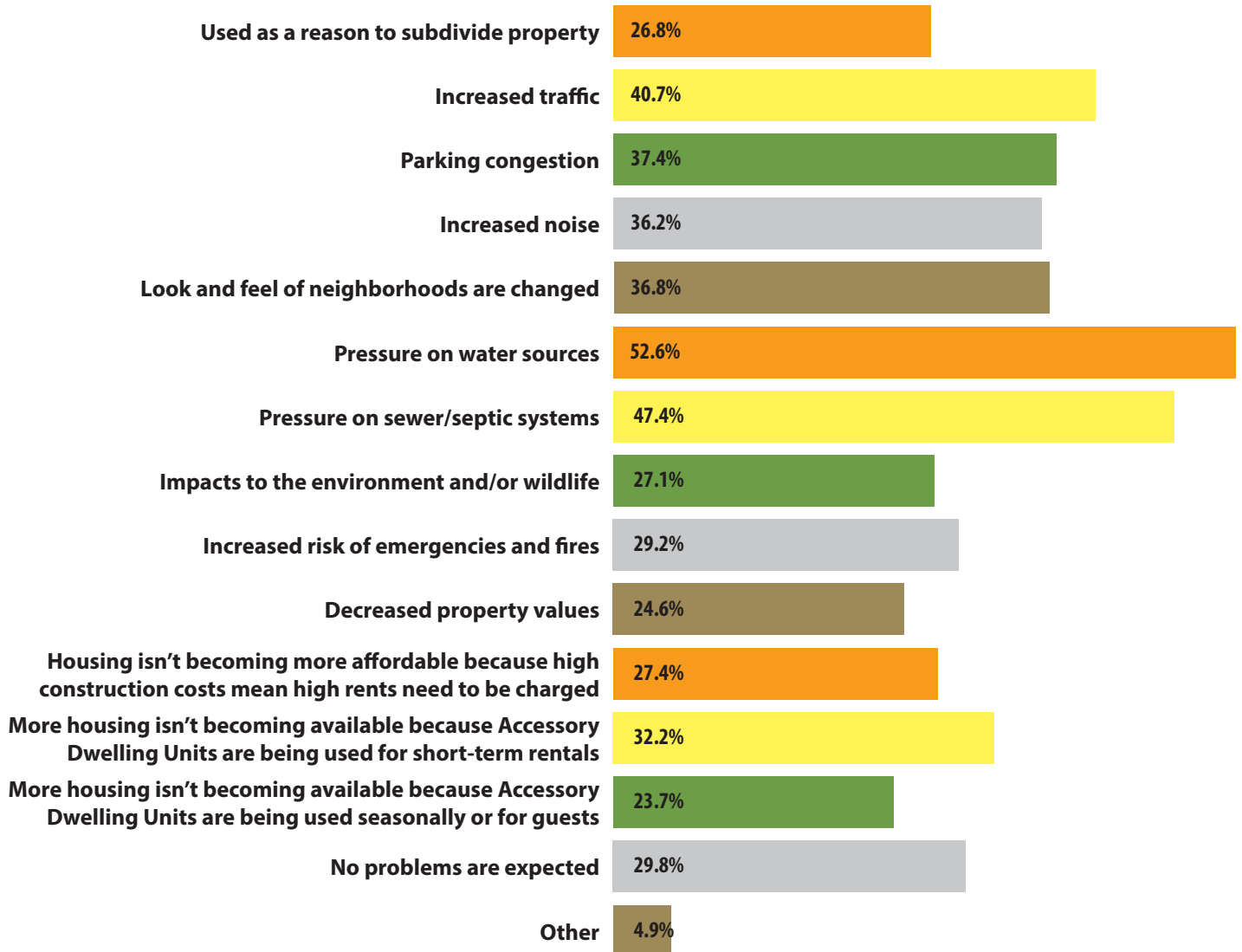
6. How many people would you want to live/are living in the Accessory Dwelling Unit on your property?



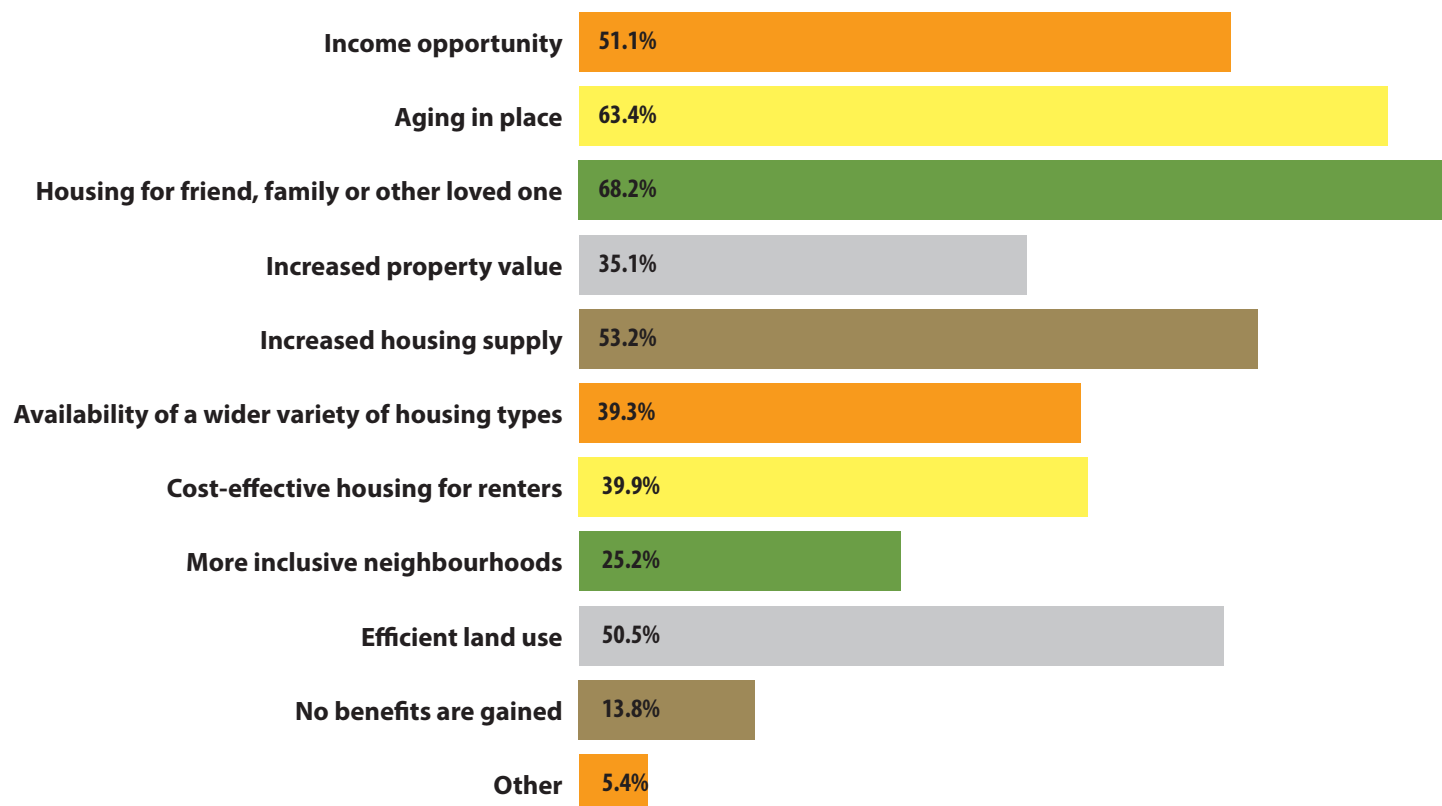
7. If you are currently renting/want to rent an Accessory Dwelling Unit, how many people, including yourself, are or would be living there?



8. What problems may be caused by permitting Accessory Dwelling Units on properties within the RDEK? (select all that apply)



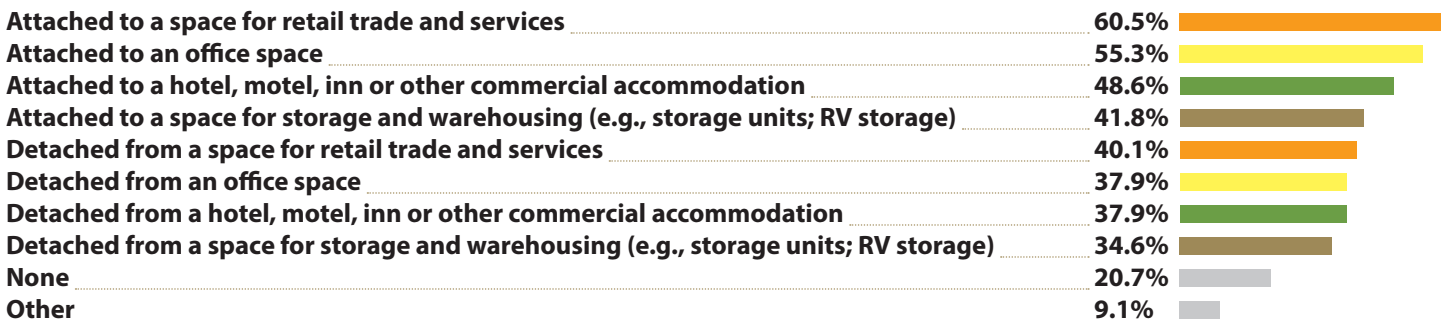
9. What are the benefits of permitting Accessory Dwelling Units on properties within the RDEK? (select all that apply)



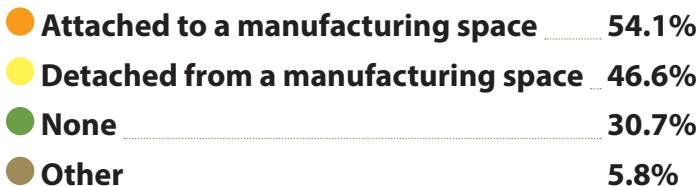
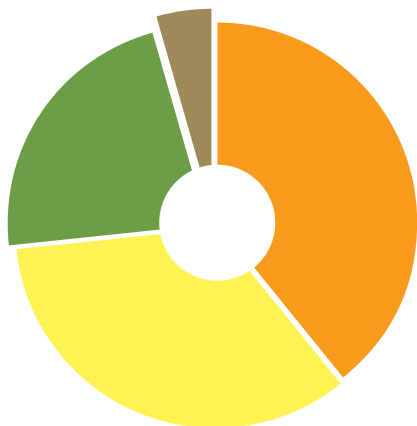
10. Which of the following types of Accessory Dwelling Units should be permitted on properties zoned for residential uses? (select all that apply)



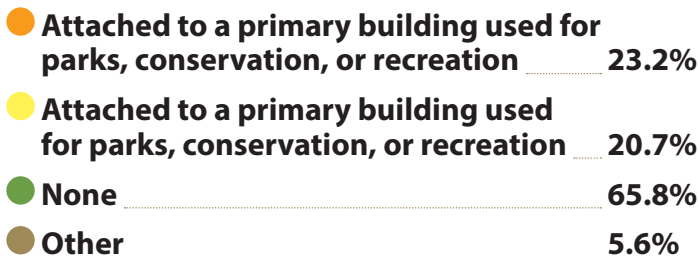
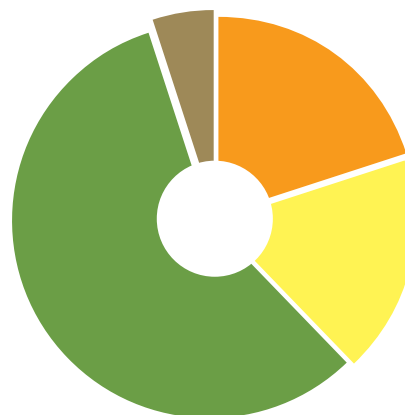
11. Which of the following types of Accessory Dwelling Units should be allowed on properties zoned for commercial uses? (select all that apply)



12. Which of the following types of Accessory Dwelling Units should be allowed on properties zoned for manufacturing uses (e.g., bakery, machine shop)? (select all that apply)



13. Which of the following types of Accessory Dwelling Units should be allowed on properties zoned for parks, conservation, or recreation uses? (select all that apply)



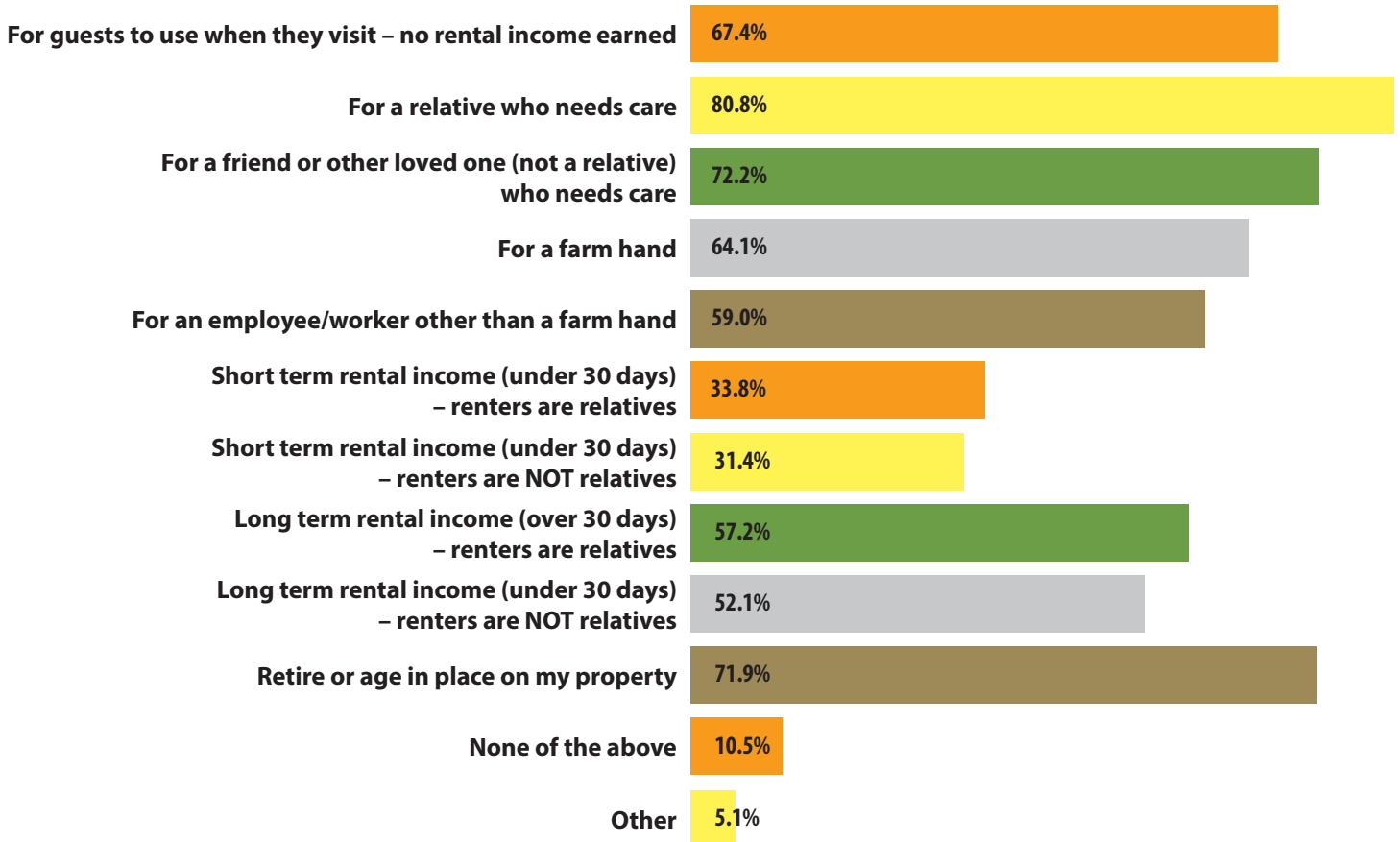
14. Is there any other information, concerns, ideas, or preferences that you would like to share with us about types of Accessory Dwelling Units?

Below is a summary of key sentiments that were received through the open-ended question.

- 1. General support for ADUs to address the housing shortage:** Many respondents see ADUs as a practical way to increase housing supply in the East Kootenay, especially where new builds and rentals are scarce.
 - 2. Strong preference for long-term rentals over short-term rentals (STRs):** A major sentiment is that ADUs should primarily (or only) serve local residents – workers, families, seniors, and students – not tourism demand.
 - 3. Fear that ADUs will become “STR amplification”:** Even among ADU supporters, there’s concern that without clear limits and enforcement, ADUs will mostly turn into STRs, increasing neighbourhood impacts and not improving local housing availability.
 - 4. Infrastructure capacity is a limiting factor (water/septic/power):** Many comments stress that additional units must be tied to proven servicing capacity, especially water supply and septic capacity in rural areas and on constrained community systems.
 - 5. Desire for more flexibility on large rural and ALR parcels:** A frequent view is that larger acreages (including ALR land) should be allowed more than “one-size-fits-all” rules, potentially with permissions scaled to parcel size.
 - 6. Aging-in-place and multigenerational living is a key driver:** ADUs are widely supported to house aging parents, adult children, caregivers, and farmhands. Therefore keeping families together and supporting seniors locally.
 - 7. Pushback on “above-garage only” and inaccessible forms:** Several respondents argue that forcing secondary units above garages is impractical and discriminatory for seniors and people with mobility limitations; ground-oriented, accessible units are requested.
 - 8. Neighbourhood character, aesthetics, and property value concerns:** Opponents (and cautious supporters) worry ADUs could change the look and feel of established neighbourhoods with properties less than 1 ha, leading to overcrowding, and reduced property values.
 - 9. Parking, noise, and enforcement are central operational concerns:** People want clear standards and real enforcement, especially around parking supply, nuisance behaviour, occupancy limits, and compliance, rather than “rubber stamp” approvals.
 - 10. Demand for simpler, clearer rules and frustration with process/costs:** Many find the information and requirements confusing; some cite high construction costs due to code changes and/or high licensing fees, and they want a more straightforward, transparent, reasonable regulatory path.
-

15. Which of the following uses should be allowed for Accessory Dwelling Units?

(select all that apply)



16. Should manufactured homes be allowed as Accessory Dwelling Units?



Yes, on all types of lots	22.2%
Yes, but only in certain zones	4.8%
Yes, with design or quality standards	15.6%
Yes, on all types of lots with design or quality standards	13.2%
Yes, only in certain zones and with design/quality standards	18.3%
No, they should not be allowed as Accessory Dwelling Units	22.8%
Other	3.3%

17. Please tell us why you selected the response to the above question about manufactured homes.

Below is a summary of key sentiments that were received through the open-ended question.

1. **Affordability is the main driver:** Manufactured/modular homes are widely seen as one of the few remaining realistic ways to add an ADU at a cost people can manage, given high construction costs and long build timelines.
2. **“Quality has improved,” modern units are often acceptable:** Many comments argue new manufactured homes can be high-quality, code-compliant, energy efficient, and visually similar to site-built homes.
3. **Neighbourhood character and property values are the main objections:** A strong counter-sentiment is that manufactured homes (especially older types) will devalue properties and change the look/feel of established single-family or recreation communities (e.g., Fairmont / Timber Ridge).
4. **Allow them, but only with clear design/appearance standards:** Even supporters commonly want rules so units must “blend in” (materials, siding, rooflines, form) and not become eyesores.
5. **Age/condition restrictions are frequently requested:** Many want to prevent older, run-down units (e.g., 1970s-era or derelict mobiles) from being moved in unless upgraded to meet modern standards.
6. **Lot size and context should determine permission:** A repeated theme is “yes on large rural/acreage/ALR parcels, no (or more restricted) in tighter residential neighbourhoods.”
7. **Servicing capacity still matters:** Respondents repeatedly link acceptability to water, septic/sewer, electricity capacity and concerns about overloading rural systems or wells/aquifers.
8. **Fear of unsightly outcomes and incremental overcrowding:** Many worry manufactured ADUs could lead to cluttered lots, and a pattern of encampment-style living, especially if not tightly regulated.
9. **Equity and anti-discrimination sentiment:** Some explicitly object to “snobbery” and argue it’s unfair to restrict manufactured homes when they may be the only attainable housing option for local residents.
10. **Enforcement/monitoring capacity is a concern:** There’s skepticism that RDEK can practically enforce ongoing compliance (appearance, safety, occupancy, relocation/replacement), with fears of overworking bylaw enforcement officers and people gaming “temporary” placement rules.

18. Should permanent foundations be allowed if a manufactured home is used as an Accessory Dwelling Unit?

Yes 62.3%

No 28.2%

Other 9.5%

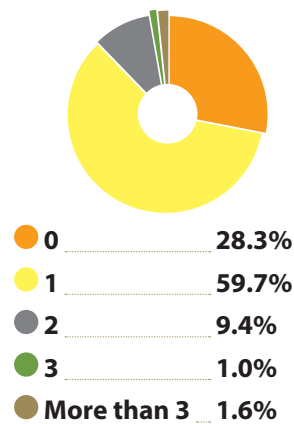
19. Is there any other information, concerns, ideas, or preferences that you would like to share with us about the uses of Accessory Dwelling Units?

Below is a summary of key sentiments that were received through the open-ended question.

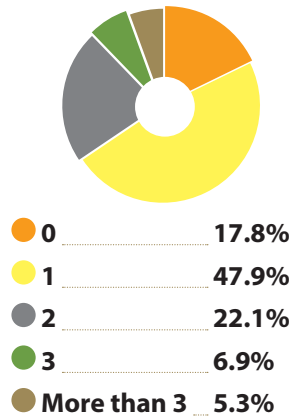
- Broad recognition that more housing options are needed:** Many respondents explicitly state ADUs are needed to increase supply and support affordability.
- Resistance to ADUs being used as STRs:** A dominant sentiment is “no STR ADUs,” with repeated calls to keep ADUs for long-term housing or family use, not tourism/commercial use.
- If STRs are allowed at all, they should be tightly controlled:** Where people tolerate STRs, they typically want owner-occupied / permanent resident oversight, limits (e.g., 1 STR per property), and policing that is self-funded/cash-positive for the district.
- Neighbourhood compatibility is essential:** ADUs should blend into the neighbourhood, avoid infringing on neighbours (privacy/noise/light), and include adequate on-site parking because street capacity is already constrained.
- “One size fits all” rules won’t work across the RDEK:** Respondents want regulations scaled to sub-region context (resort communities vs. rural areas vs. hamlets) and to property size, rather than blanket RDEK-wide standards.
- Infrastructure and services are a key constraint:** Water (aquifers/water table), sewer/septic, roads, electricity, and road maintenance are repeatedly cited as limiting factors.
- Strong protectionist sentiment for certain communities/zones:** Some submissions say ADUs should not be allowed in specific areas (e.g., Timber Ridge, Fairmont Hot Springs) to preserve the implicit expectations of low density and community character.
- Aging-in-place and multi-generational living is a key “acceptable use”:** Many support ADUs primarily to keep aging family on the land and enable extended family living, including on ALR parcels; this is framed as strengthening community resilience and “generational wealth.”
- Frustration with red tape and inconsistent/ineffective enforcement:** People want fewer costly requirements (engineers/technical reports). At the same time they also want stronger enforcement against bad actors, junky lots, and unsafe/unfinished units.
- Concerns about “abuse” and community decline if standards are weak:** Respondents fear proliferation of makeshift dwellings (trailers, buses, “firetraps”), garbage/rodents, and cluttered lots, leading to calls for minimum building/safety standards, completion deadlines (e.g., exterior finished/sided), and clear bylaw enforcement tools.

20. How many Accessory Dwelling Units of any type should be allowed on properties of the following sizes:

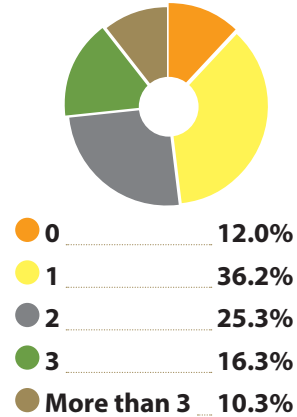
Properties less than 0.4 ha



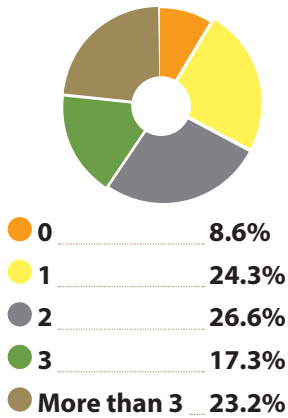
Properties greater than 0.4 ha to 1 ha



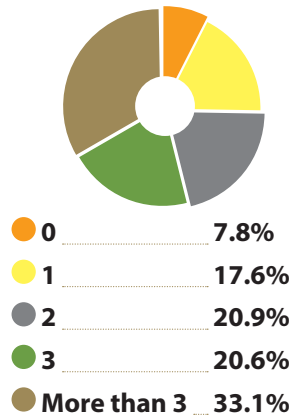
Properties greater than 1 ha to 2 ha



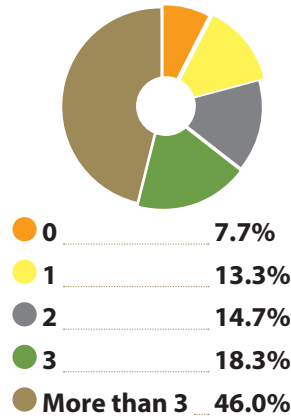
Properties greater than 2 ha to 5 ha



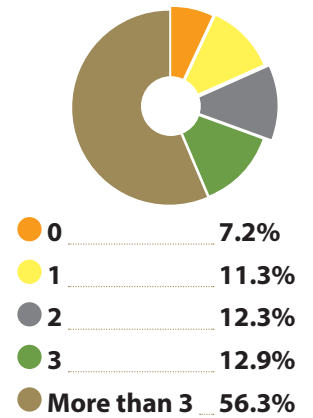
Properties greater than 5 ha to 8 ha



Properties greater than 8 ha to 16 ha



Properties greater than 16 ha



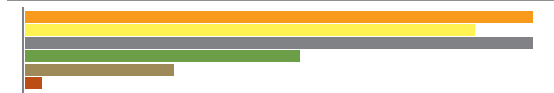
21. Is there any other information, concerns, ideas, or preferences that you would like to share with us about the number of Accessory Dwelling Units that should be allowed on individual properties?

Below is a summary of key sentiments that were received through the open-ended question.

- 1. Strong “no STR” position, with meaningful penalties if violated:** Many respondents insist ADUs must not operate as short-term rentals, and that enforcement should include substantial fines and minimum rental terms (e.g., 3 months) to prevent loopholes.
- 2. Capacity of water and wastewater systems is the primary limiting factor:** Repeated concern that aquifers, wells, and septic systems are already stressed; ADU permissions should be contingent on demonstrated servicing capacity and conservation realities.
- 3. Parking, traffic, and road impacts must be addressed up front:** A common sentiment is that ADUs should require adequate on-site parking and consideration of congestion and road maintenance, especially where street parking is already constrained.
- 4. Different rules for small residential lots vs. larger rural/acreage parcels:** Many argue “one size fits all” doesn’t work; small lots may be limited to internal suites/basement suites, while larger lots could support detached units or more flexibility.
- 5. Support for scaling ADU count/size to parcel size (with thresholds):** Several propose per-hectare rules, and that ADU size limits should be adjusted on large properties.
- 6. Neighbourhood character and neighbour impacts should be explicit decision criteria:** Respondents repeatedly call for considering visibility, setbacks/spacing, aesthetics, privacy, and “transient feel,” not just whether a unit can physically fit.
- 7. Preference for family/aging-in-place outcomes over general rental commercialization:** Many support ADUs to enable multi-generational living, with suggestions like: owners downsizing into the ADU while children occupy the main home; additional units beyond the first reserved for family.
- 8. Opposition concentrated in certain resort/vacation communities and established neighbourhoods:** Some submissions explicitly reject ADUs in places like Fairmont Hot Springs (and “vacation property communities”), citing expectations of low density and avoiding additional commercialization.
- 9. Case-by-case decision-making is preferred over blanket permissions:** Many want decisions for permitted ADUs to be based on site-specific facts (services, access/egress for emergency response, fire safety spacing, neighbour proximity) rather than an automatic, district-wide allowance.
- 10. Polarization: calls to “just allow them” vs. fears of uncontrolled expansion and lifestyle loss:** Some urge RDEK to stop delaying and reduce restrictions (“let property owners decide”), while others predict people will “take this and run,” leading to overcrowding, enforcement problems, and loss of rural quiet.

22 – 28. Which type of Accessory Dwelling Units should be allowed? (select all that apply)

For properties less than 0.4 ha



- Inside the primary home 67.1%
- Attached to the primary home 59.4%
- Above a detached garage 67.1%
- Detached from the primary home 36.3%
- None 19.7%
- Other 2.2%

For properties greater than 0.4 ha to 1 ha



- Inside the primary home 70.2%
- Attached to the primary home 67.1%
- Above a detached garage 71.5%
- Detached from the primary home 59.6%
- None 12.5%
- Other 2.8%

For properties greater than 1 ha to 2 ha



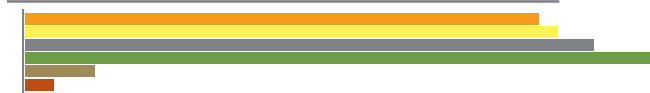
- Inside the primary home 66.6%
- Attached to the primary home 68.8%
- Above a detached garage 75.1%
- Detached from the primary home 75.7%
- None 10.4%
- Other 2.8%

For properties greater than 2 ha to 5 ha



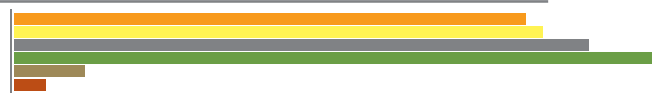
- Inside the primary home 67.7%
- Attached to the primary home 71.5%
- Above a detached garage 77.2%
- Detached from the primary home 82.6%
- None 9.5%
- Other 3.5%

For properties greater than 5 ha to 8 ha



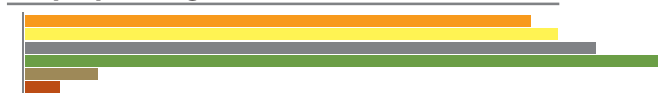
- Inside the primary home 67.9%
- Attached to the primary home 70.5%
- Above a detached garage 75.2%
- Detached from the primary home 83.2%
- None 9.2%
- Other 3.8%

For properties greater than 8 ha to 16 ha



- Inside the primary home 67.7%
- Attached to the primary home 69.9%
- Above a detached garage 76.0%
- Detached from the primary home 84.4%
- None 9.3%
- Other 4.2%

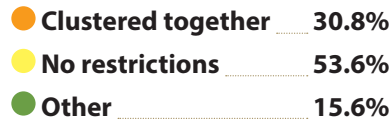
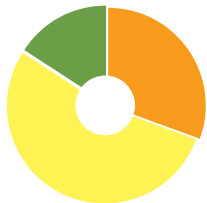
For properties greater than 16 ha



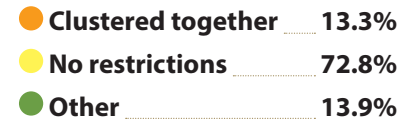
- Inside the primary home 66.9%
- Attached to the primary home 70.4%
- Above a detached garage 75.5%
- Detached from the primary home 84.4%
- None 9.6%
- Other 4.5%

29. How close should Accessory Dwelling Units be to the primary home and other main buildings on a property on properties of the following sizes:

Properties equal to or less than 2 ha



Properties greater than 2 ha

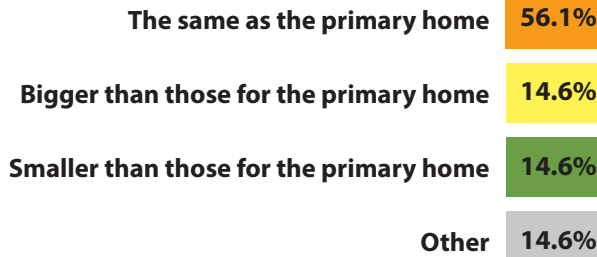


30. If you selected “other” for question 29, please specify.

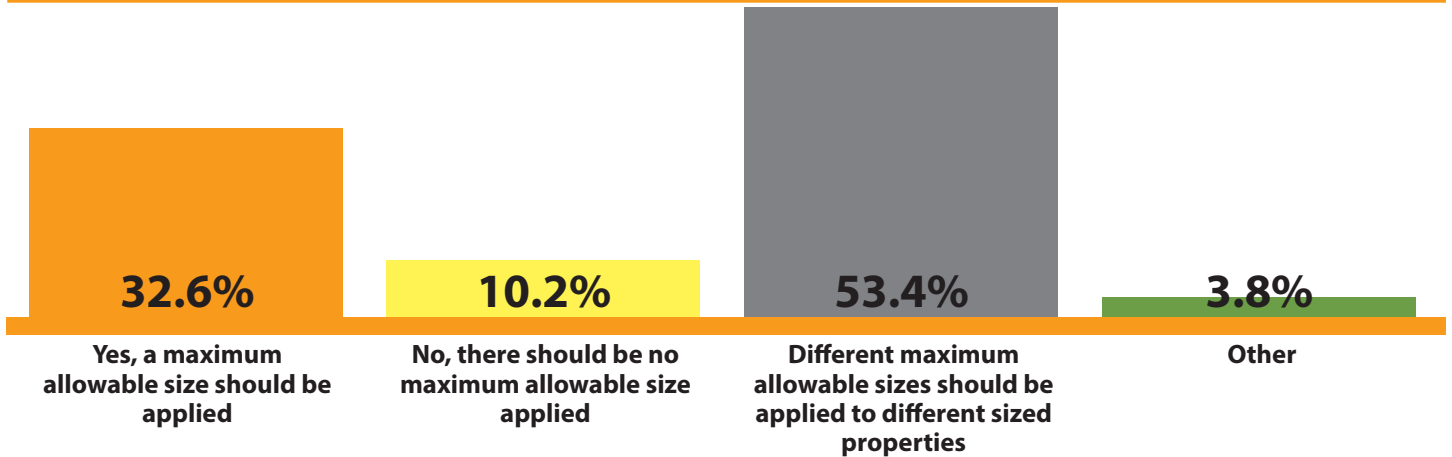
Below is a summary of key sentiments that were received through the open-ended question.

- Strong preference for case-by-case placement decisions:** Many respondents emphasize that setbacks and spacing depend on the specific parcel’s layout (“lay of the land”), intended use, and existing development, rather than a single numeric standard.
- Split between “some restrictions” and “no ADUs at all”:** A significant sentiment is outright opposition (“none,” “not allowed period”), while others accept ADUs but only with defined rules.
- Residential/neighbourhood ADUs should be attached or closely associated with the main home:** In small-lot/residential contexts, the preferred form is within/attached to the primary dwelling or above a garage, not standalone units.
- Large rural and ALR parcels seen as more appropriate for detached units, with agricultural context in mind:** Several comments note larger parcels are often ALR, with farming intent; they support more flexibility there, including separate access where parcels have multiple frontages to the road.
- Minimum parcel-size thresholds are a recurring idea:** Some propose no standalone ADUs on parcels under 4–6 ha, or tighter limitations for parcels 0.4–2 ha (e.g., garage apartments only), reflecting concerns about septic capacity, wells, and congestion.
- Fire safety and privacy drive separation preferences:** Respondents frequently cite the need for enough distance for fire separation and privacy, and to avoid crowding that could create hazards.
- Setbacks and building envelopes should be clear and enforceable:** Many want siting constrained based on clear parcel coverage limits and setbacks from property lines and streets, and attention to impacts like tree canopy loss in denser areas.
- Neighbour impacts and consultation matter:** A common sentiment is that neighbours should have input, and that ADUs should not be placed too close to adjoining properties, especially if rented to non-family.
- Owner oversight is viewed as a management tool:** Where detached units are allowed, some want them close enough to the primary residence so the owner can monitor noise/disturbances.
- Place-based exclusions and STR linkage:** Some explicitly reject ADUs in Fairmont Hot Springs / Timber Ridge and/or support them only if not used as STRs, reflecting concerns about maintaining community character and preventing additional commercialization.

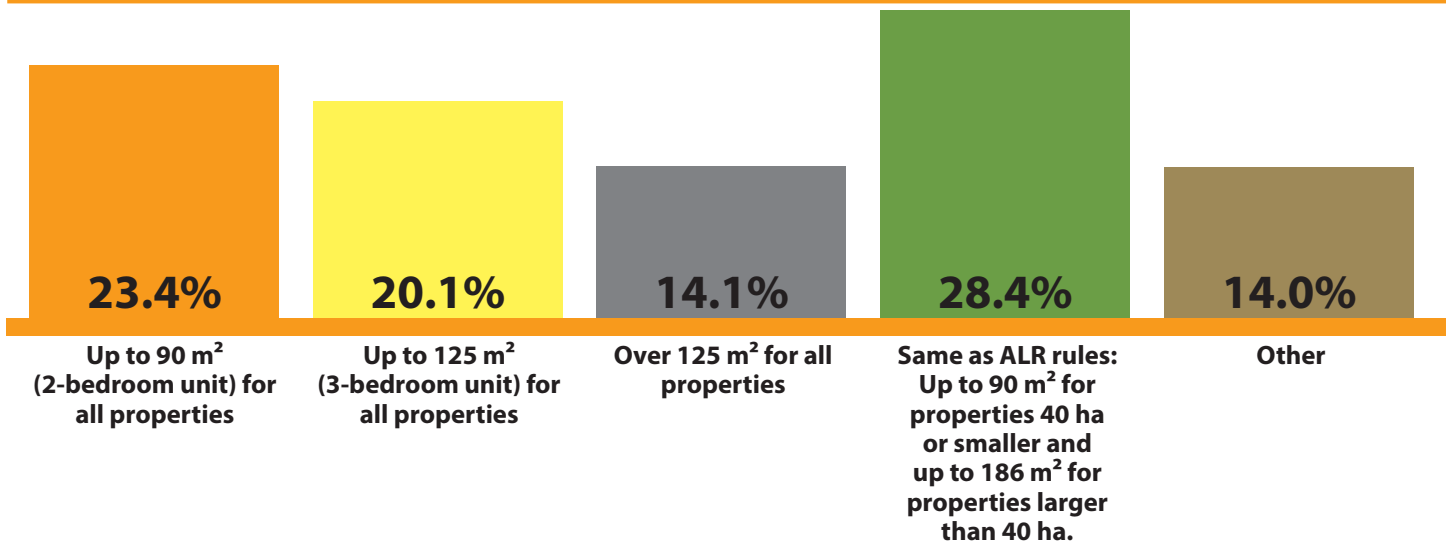
31. If you selected “other” for question 29, what do you feel minimum setbacks from property lines for Accessory Dwelling Units should be?



32. Should there be a maximum allowable size for detached Accessory Dwelling Units?



33. What should be the maximum allowable sizes for detached Accessory Dwelling Units?



34. Please tell us how much you agree or disagree with this statement: The maximum floor area of Accessory Dwelling Units located within detached garages must be 70 m² on properties less than 0.4 ha in size and 90 m² when located on properties 0.4 ha or larger in size.

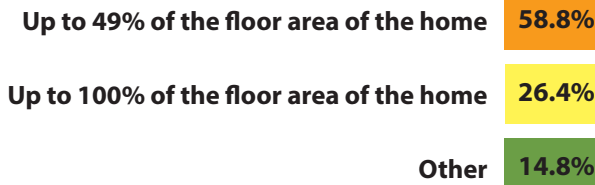


35. Please tell us more about why you chose your answer above about the sizes of Accessory Dwelling Units in detached garages.

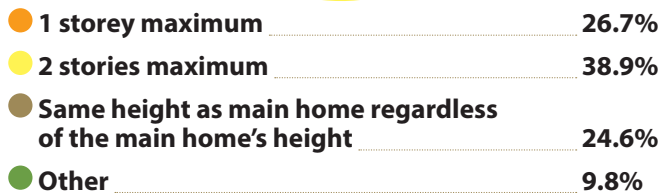
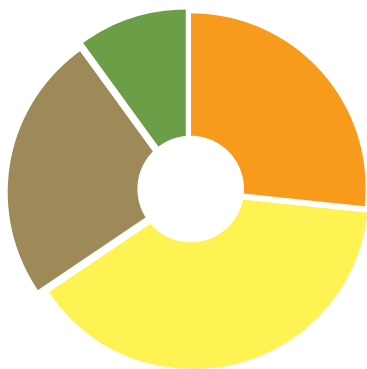
Below is a summary of key sentiments that were received through the open-ended question.

- Flexibility is important, owners want to build what works for their needs:** Many respondents feel ADU size should be driven by real household needs (family, employees, aging parents) rather than rigid one-size limits.
- Size caps feel arbitrary and too small:** A common sentiment is that these numbers don't align with practical layouts (stairs, storage, basic room sizes) and encourage "design workarounds."
- Prefer occupancy/bedroom limits over strict floor-area limits:** Several comments suggest controlling impacts (people/cars/water use) by limiting bedrooms or occupants, while allowing flexible internal space.
- Scale ADU size (and sometimes permission) to parcel size:** Repeated requests to allow larger ADUs on larger lots/acreages, while keeping tighter limits on small lots.
- Small lots should have attached/internal suites only:** Many argue that on suburban-style lots, detached garage ADUs can overcrowd sites and impact neighbours; basement/attached suites are preferred.
- Keep ADUs from becoming too large and altering the feel of the neighbourhood:** Even among supporters, there's a sentiment that size limits (or proportional limits) are needed so ADUs don't become principal dwellings and change neighbourhood character.
- Garage footprint should determine the suite-above size:** A frequent view is: if a garage is permitted at a certain footprint (e.g., 3–4 car), the livable area above should be allowed to match that footprint (otherwise the limit feels illogical).
- Accessibility/aging-in-place needs conflict with tight size caps:** Some note that wider halls/doors, mobility-aid turning space, and accessible bathrooms require more area, so small caps can unintentionally block age-in-place designs.
- Neighbourhood impacts (privacy, congestion, aesthetics) matter as much as floor area:** Respondents link bigger units to more vehicles/traffic and privacy impacts; many also want units to remain visually compatible and not create "junkyard" outcomes.
- STR concerns persist:** ADUs should serve local housing, not short-term rentals: Multiple comments reiterate that ADUs should be for residents/longer-term housing; with support for ADUs conditional on not operating as STRs.

36. The maximum size of Accessory Dwelling Units located inside the primary home (e.g., secondary suite) should be:



37. What should the maximum height be for detached Accessory Dwelling Units?



38. How much area should all buildings, including Accessory Dwelling Units, take up on a property?

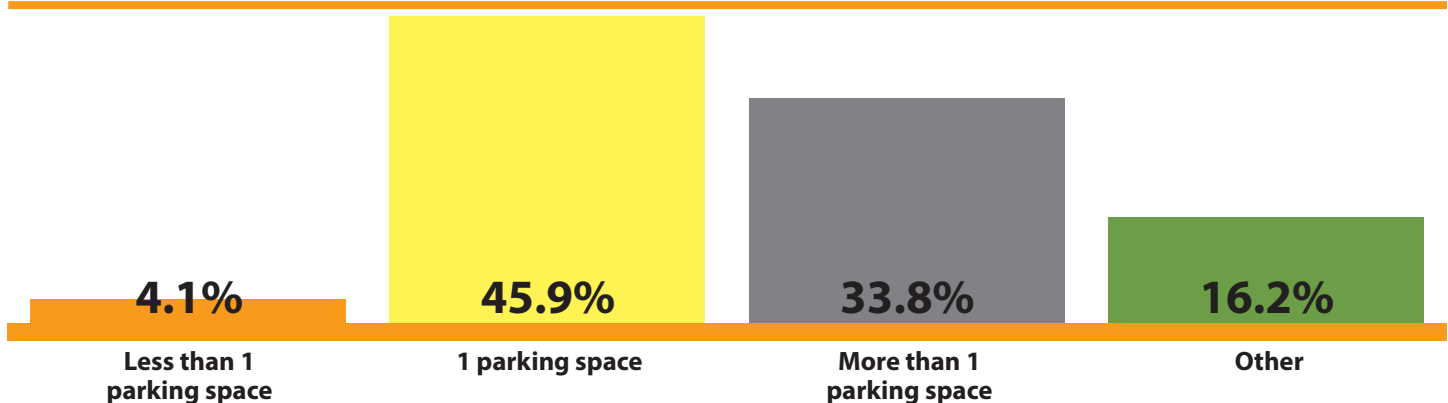


39. Is there any other information, concerns, ideas, or preferences that you would like to share with us about the sizes of Accessory Dwelling Units?

Below is a summary of key sentiments that were received through the open-ended question.

1. **Strong polarization: some support flexibility, others oppose ADUs outright:** Several respondents say “No/ OPPOSED/scrap the policy;” while others emphasize the need for more housing and property-owner choice.
2. **Property-owner freedom is a recurring pro-ADU sentiment, within neighbourhood character limits:** Supporters argue restrictions reduce investment and owners should be able to “make things work;” provided community character is maintained and neighbours aren’t harmed.
3. **Maintain existing zoning expectations (setbacks, height rules):** A common view is that existing subdivision/community standards (e.g., setbacks and maximum height) should continue to apply to ADUs.
4. **Small lots = “no detached ADU” is a frequent line:** Many support limiting ADUs on smaller parcels to within the home or above a garage, and keeping detached units for larger/rural properties only (if at all).
5. **Size limits should be practical, many think current sizes are too small for real housing needs:** There are repeated concerns that small units won’t work for families, roommates, or functional layouts; calls to increase maximum size and avoid overly tiny units.
6. **Scale regulation to lot size, and relative to the primary dwelling:** Many propose proportional rules (e.g., ADU not exceeding a % of the main dwelling, or scaled with lot size), and mention site coverage targets (e.g., ~40–45%) to preserve open space.
7. **Servicing capacity (water/septic):** Numerous comments say decisions should hinge on wells/aquifers, septic fields, and infrastructure capacity; fears include water-table depletion and wells running dry.
8. **Parking and site impacts need explicit requirements:** Respondents repeatedly flag off-street parking, driveway/access conflicts, and general site functionality as conditions that should be required before approval.
9. **Governance, enforceability, and fairness concerns are prominent:** Many cite the RDEK’s perceived inability to control STRs (and nuisance properties) as a reason to doubt ADU regulation will be effective; calls include inspections, permits, and clear enforcement resources.
10. **Principal-residence and no STR use:** Some advocate restricting ADUs to owner-occupied / BC-resident properties to ensure supervision and reduce disturbances, and reiterate support only if not operating as STRs.

40. How many parking spaces should be required for each Accessory Dwelling Unit?



41. What types of Accessory Dwelling Units should be allowed to be used as short-term rentals? (select all that apply)



● Inside the main home	45.6%
● Attached to the main home	44.1%
● Attached to a garage	43.5%
● Above a garage	48.0%
● Detached Accessory Dwelling Units	45.9%
● None	39.5%
● Other	5.5%

42. Should the same size rules be applied to Accessory Dwelling Units used as short-term rentals and those used for other purposes?



43. Please tell us what size rules are appropriate and why.

Below is a summary of key sentiments that were received through the open-ended question.

1. **ADU purpose should drive the rules:** Many respondents distinguish between ADUs for relatives/family, long-term tenants, or workers (full-time living) versus short-term visitor use.
2. **Strong sentiment against STR use of ADUs (or STRs generally):** The most consistent theme is “no STR ADUs,” including explicit opposition in specific communities (e.g., Timber Ridge).
3. **STRs are seen as harming local housing and labour supply:** Respondents link STR prevalence to reduced long-term rental availability for local residents and to staffing shortages for local employers.
4. **If STRs are permitted, keep them small and low-impact:** Where people accept STRs at all, they argue STR ADUs should be cabin/cottage style, typically one bedroom, designed for 1–2 people, with reduced kitchen intensity and fewer party/occupancy impacts.
5. **Long-term/family ADUs should be allowed to be larger:** Many support larger sizes for full-time living, family members, workers, farmhands, or long-term tenants.
6. **Use size as an enforceable STR control:** Some propose a clear rule such as ≤ 70 m² eligible for STR, and > 70 m² permanently ineligible for STR, to prevent “large STR suites” from emerging.
7. **Owner-occupancy is viewed as a key STR safeguard:** A recurring view is that STRs are only tolerable when the owner is present/on-site; absent owners are associated with nuisance and weak oversight.
8. **Neighbourhood impact concerns dominate:** People want STR-related design/size controls to reduce disturbances and protect community character.
9. **Operational management issues matter (garbage, snow removal, servicing):** Respondents note STRs create different waste and property-management pressures; guidelines/standards are requested to prevent garbage and upkeep problems.
10. **Mixed views on whether STR should affect size regulation at all:** Some say STR use should not dictate unit sizing (same size standards, but add licensing/fees), while others say the simplest path is no size rules, because STRs should be prohibited outright.

44. Should Accessory Dwelling Units be used as short-term rentals if they are outside of the fire protection zone?



45. Please share any other information, concerns, ideas, or preferences with us that we should know about Accessory Dwelling Units.

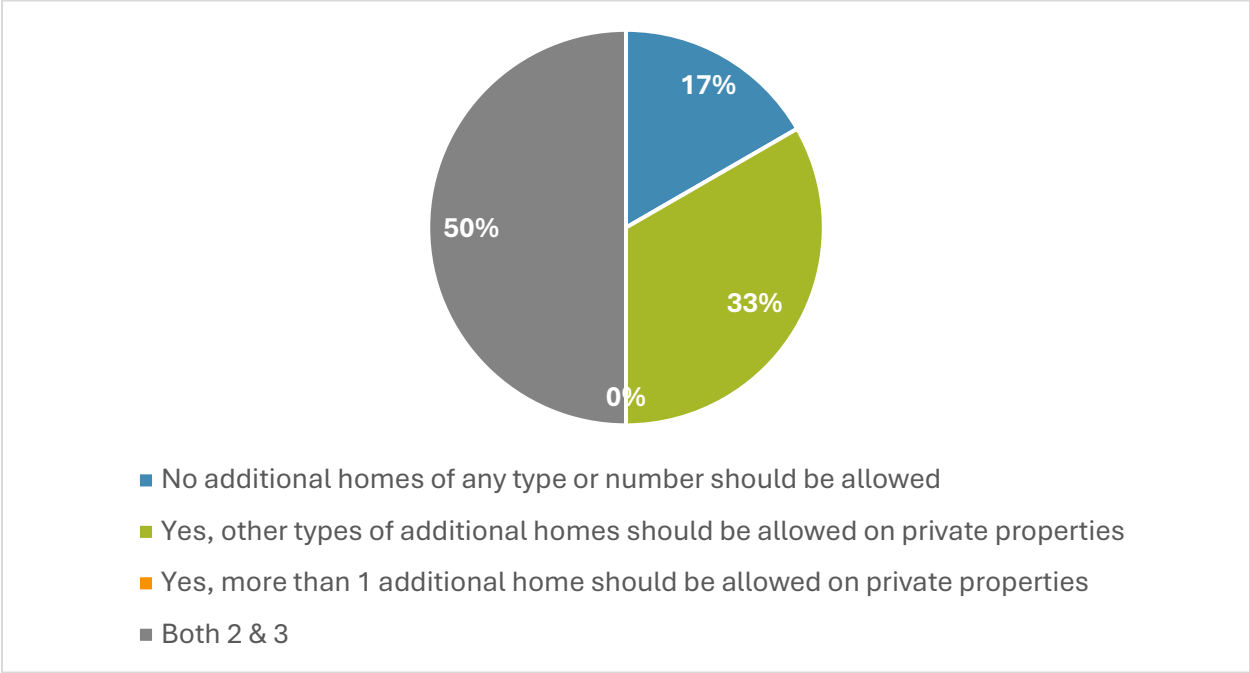
Below is a summary of key sentiments that were received through the open-ended question.

- 1. ADUs are widely seen as a necessary tool for affordability and housing supply:** This includes helping seniors stay housed and creating options where rentals are scarce.
- 2. Strong preference for long-term housing outcomes (family, caregivers, workers) over STRs:** Many say ADUs should primarily support local residents, relatives, aging parents, seasonal workers, and long-term tenants.
- 3. STR opposition is a dominant theme, driven by perceived local harm:** Respondents link STRs to reduced long-term rentals for local children/residents, workforce shortages, and loss of community stability, often citing past negative experiences in other BC cities.
- 4. If STRs are allowed at all, many want strict conditions:** Common proposals include principal-residence/owner-occupied STRs only, caps on STRs, fees, and clearer separation between “ADU approvals” and “STR permissions.”
- 5. Calls to streamline permitting and reduce red tape:** Many want faster approvals, lower permit fees, simpler pathways to legalize existing suites, and fewer “hoops” that push people toward informal/unsafe conversions.
- 6. Neighbourhood character, rural privacy, and “not urbanizing rural areas” are major concerns:** People who chose rural living fear densification will change the “village feel,” increase congestion, and enable absentee mini-developments, especially in established communities (e.g., Timber Ridge, Fairmont).
- 7. Infrastructure and environmental carrying capacity must be the gatekeeper:** Frequent emphasis on water supply/wells, septic capacity, roads/parking, emergency services, and ecosystem/lake impacts as reasons to prohibit ADUs.
- 8. Fire risk and emergency access are repeatedly raised (especially in forested/no-fire-protection areas):** Some argue more dwellings increase wildfire risk and require stronger safety requirements and fire-route considerations.
- 9. Accessibility and aging-in-place design needs are a recurring gap in current approaches:** Restrictions that force above-garage/basement/second-floor units are seen as excluding seniors and people with mobility challenges; respondents want more ground-oriented, accessible options.
- 10. Governance and fairness concerns:** Many want tighter oversight/enforcement (especially given perceived STR enforcement failures), differentiated rules for individuals vs. corporate holdings, and stronger community engagement. A minority expressed broader frustration about growth drivers and government decision-making.

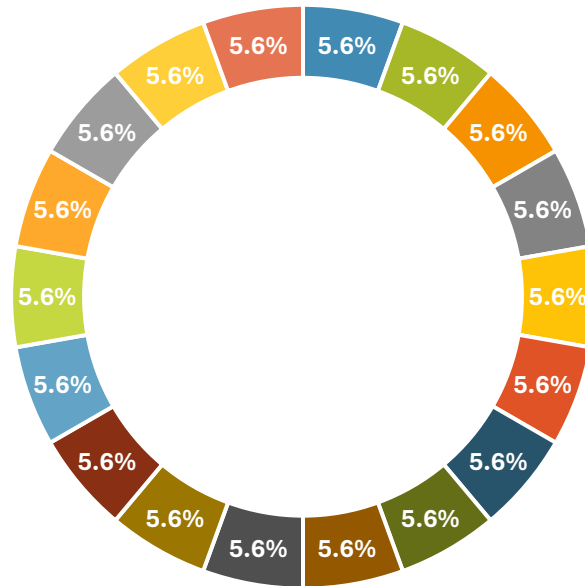
Chapter 3 – October 23, 2025 Online Workshop Results

Summarized below are the results of the 8 polls taken during the October 23, 2025 online workshop. Six participants completed the polls.

Poll 1 – Should the bylaws be changed to allow more small/additional housing opportunities?

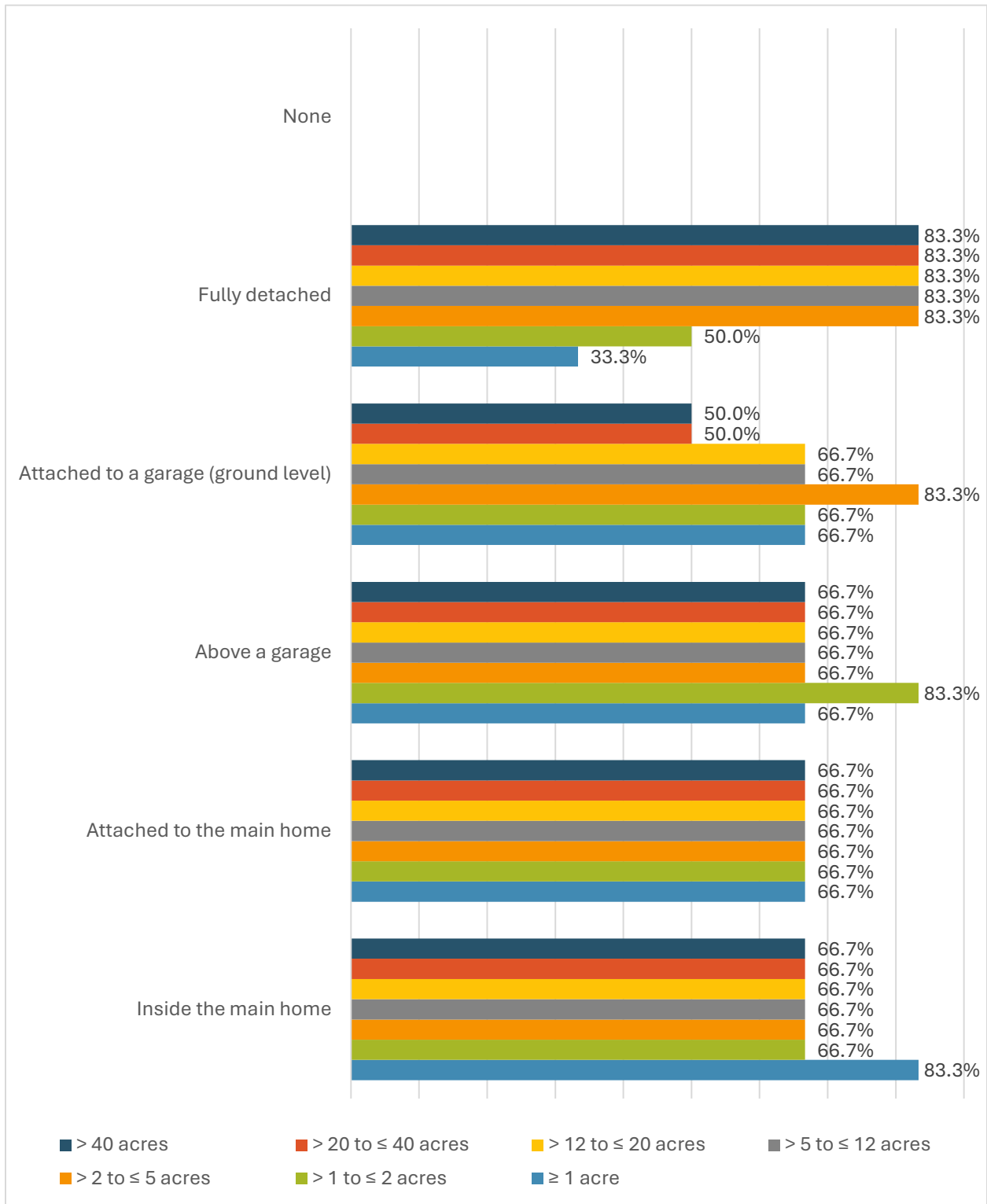


Poll 2 – What types of small/additional homes should be included in the definition of Accessory Dwelling Unit?

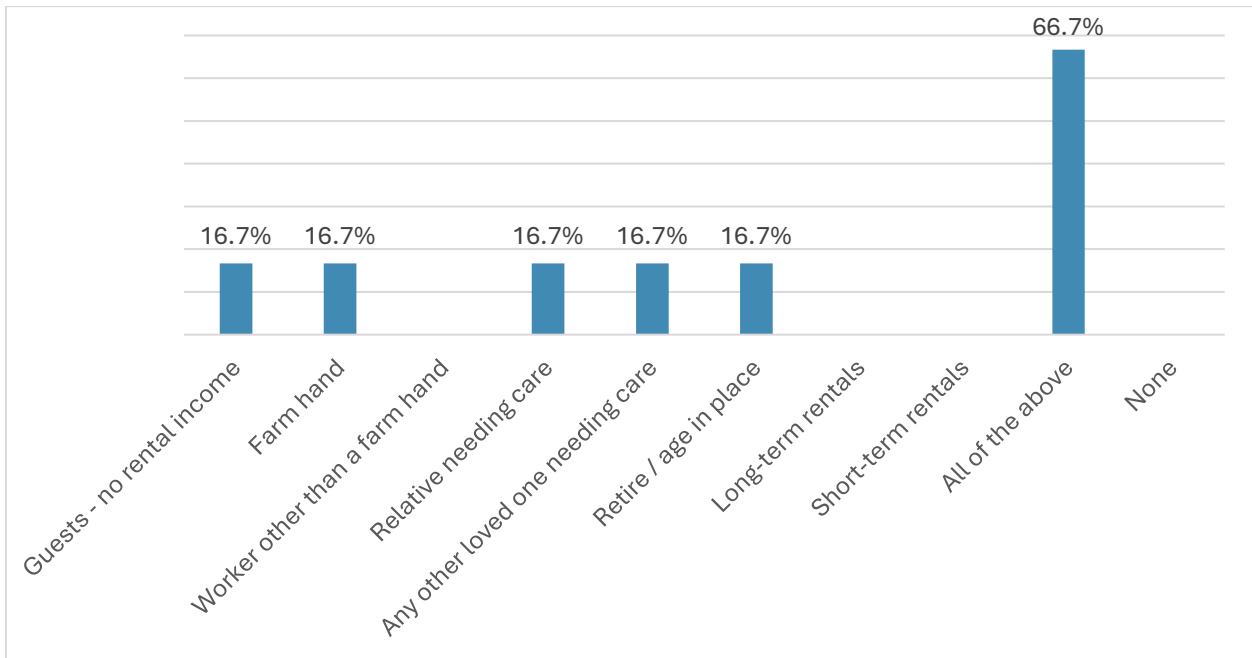


- Suite on the main floor of a single-family home
- Suite in the basement of a single-family home
- Suite on the upper floor(s) of a single-family home
- Suite attached to a single-family home
- Home that is detached from a single-family home
- Suite on the main floor of a duplex
- Suite in the basement of a duplex
- Suite on the upper floor(s) of a duplex
- Suite attached to a duplex (ground level)
- Home that is detached from a duplex
- Suite on the main floor of a multi-family dwelling
- Suite in the basement of a multi-family dwelling
- Suite on the upper floor(s) of a multi-family dwelling
- Suite attached to a multi-family dwelling (ground level)
- Home that is detached from a multi-family dwelling
- Suite above a detached garage
- Suite above an attached garage
- Suite attached to a garage (ground level)

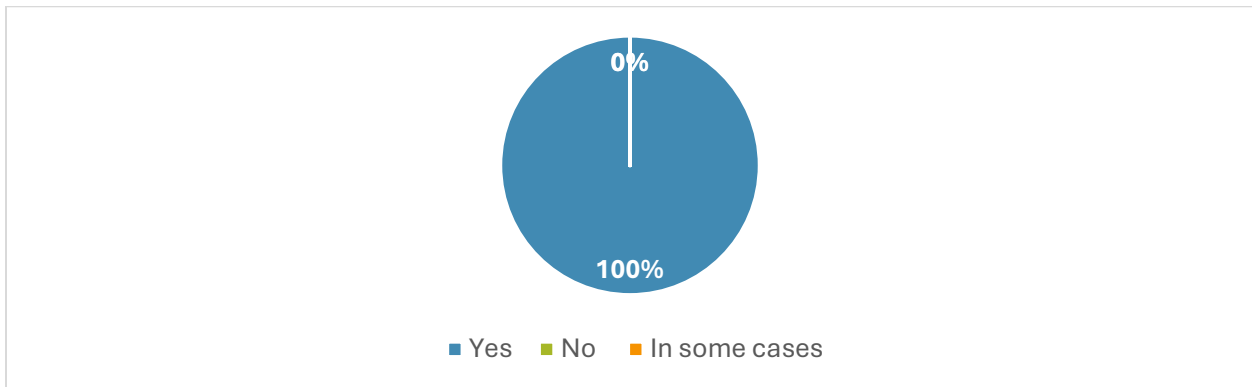
Poll 3 – What types of small/additional homes should be allowed on different sized parcels?



Poll 4 – How should small/additional homes be used?



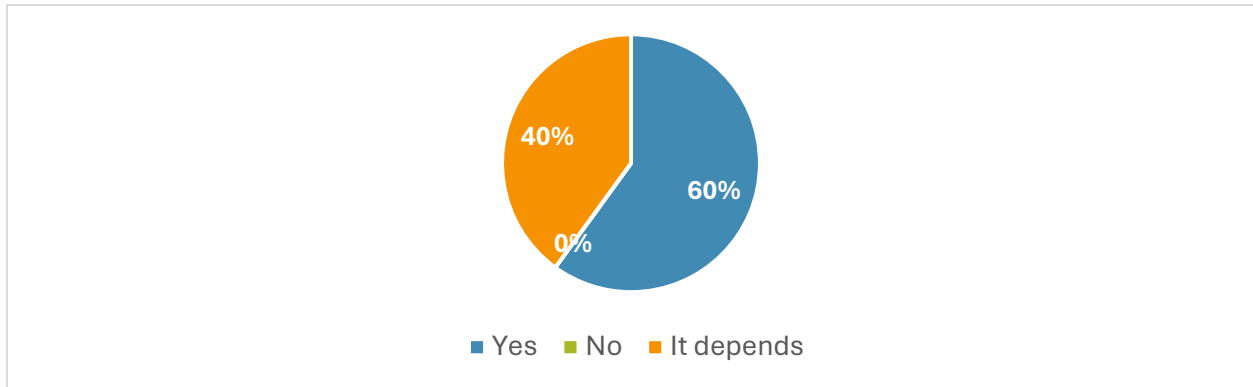
Poll 5a – Should manufactured homes be used as small/additional homes?



Poll 5b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?

Written comments received during the online workshop:

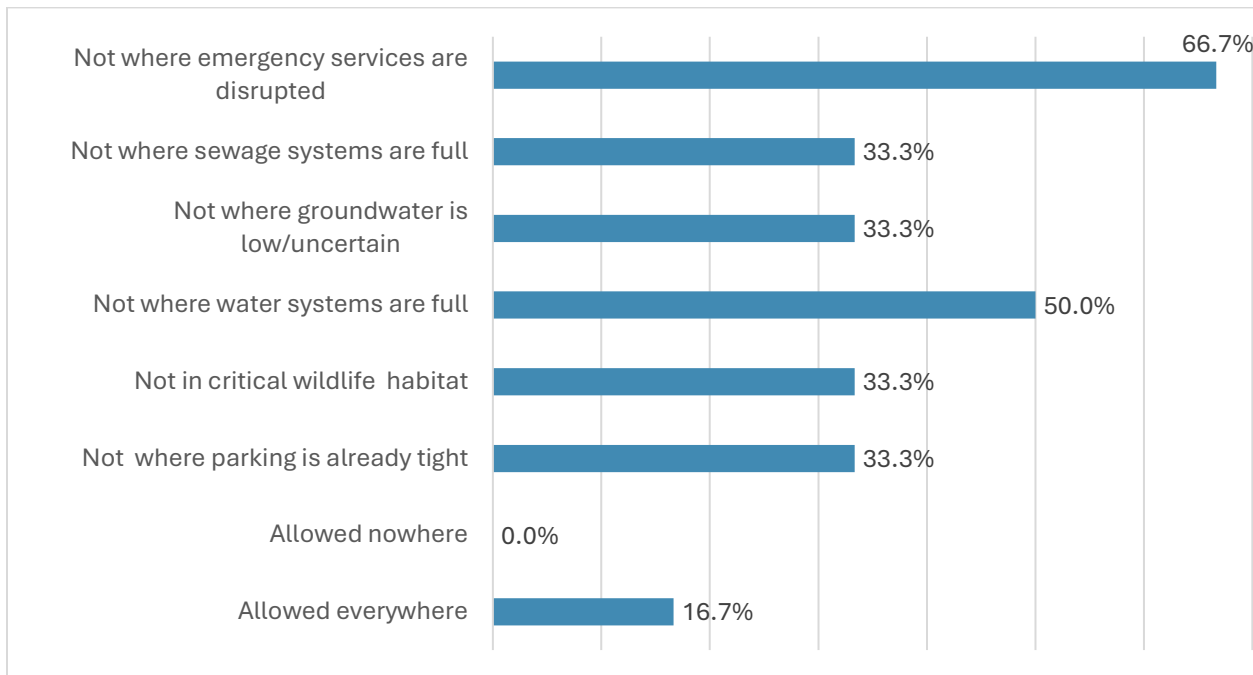
- Permanent foundation can be costly for some homeowners. Also, if they use them as rental units, it's better to be without permanent foundations



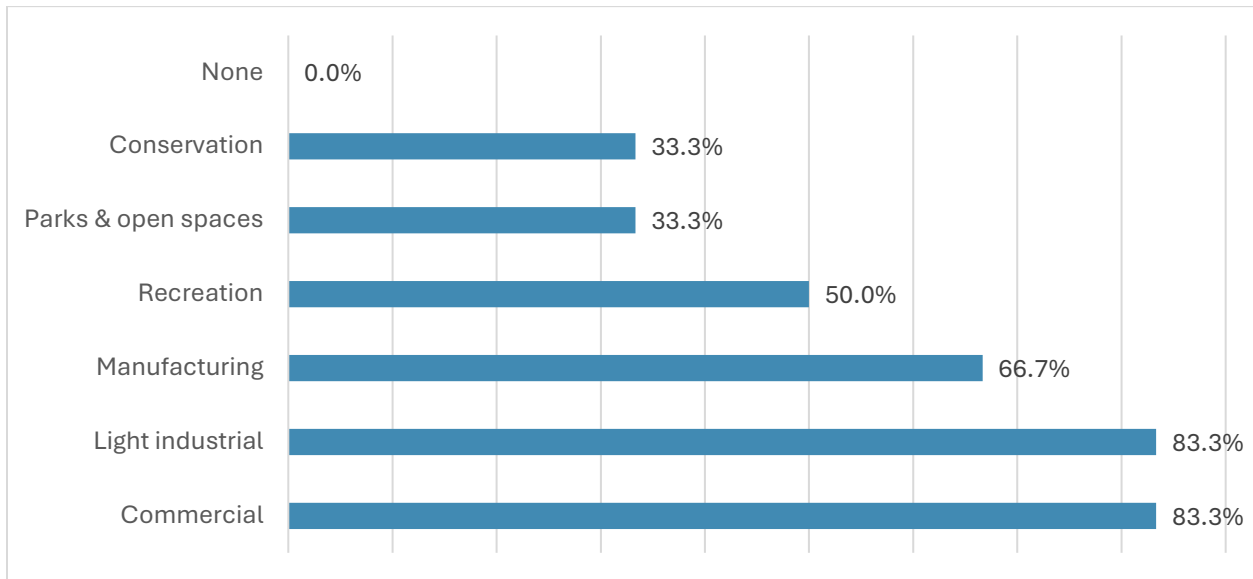
Poll 6 – In what places should small/additional homes not be allowed?

Written comments received during the online workshop:

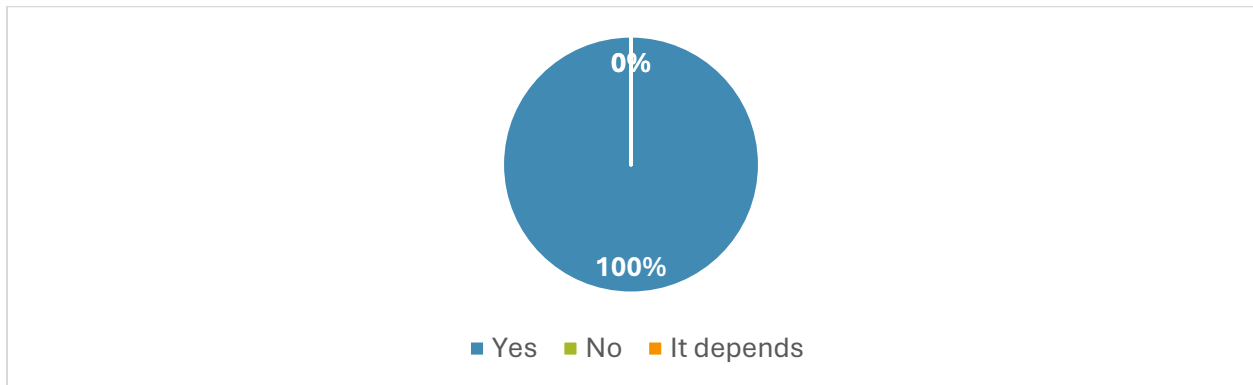
- The very first question should always be if there is adequate water and septic. Then secondary questions can be addressed.



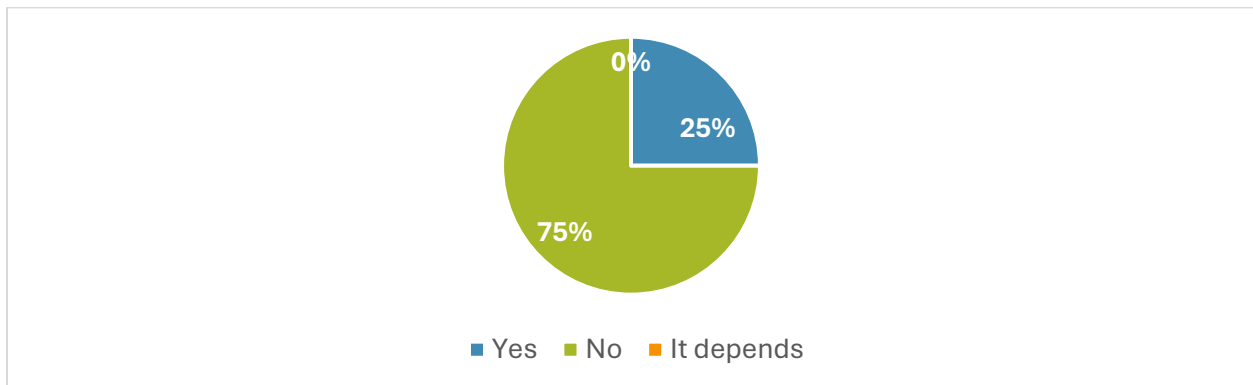
Poll 7 – In what zones should small/additional homes be allowed other than residential areas?



Poll 8a – Should the ALC rules be adopted for lands within the ALR?



Poll 8b – Should the ALC rules be applied to the parcels outside the ALR?



Chapter 4 – January 2026 Online Workshops Results

Summarized below are the results of the 8 polls taken during the January 12th and 14th online workshops. Forty–seven participants participated in the two workshops.

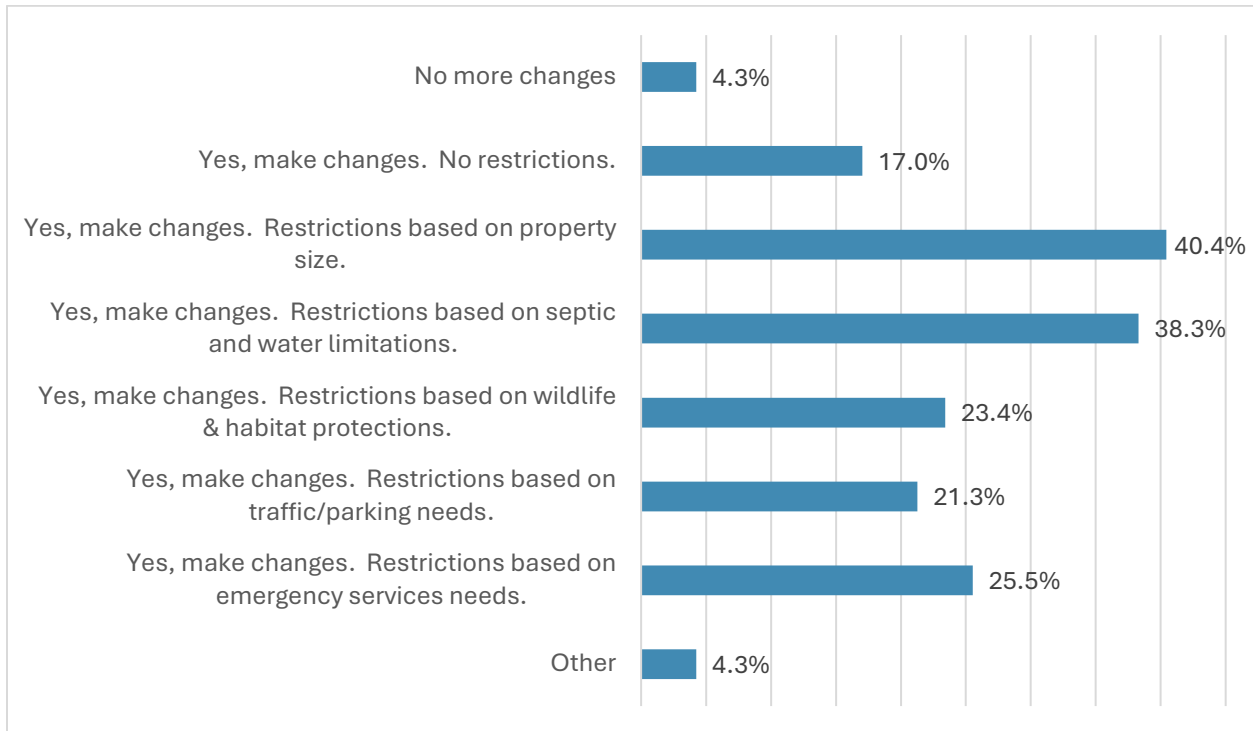
General written comments received during both workshops:

- Do these restrictions and bylaws apply to all property types? Even unzoned parcels?
- I want to clarify that all my 'other' answers are because I think it should depend on sewer, water, parking etc, not property size
- we were just asked to take into account water, sewer but I don't know what that is for other parcels therefore I again selected 'other'
- What is the reason RDEK does not allow tiny homes on wheels?
- Absolutely the RDEK should consider 'alternative' homes such as tiny homes; yurts; etc.
- Affordability also applies to the alternative type homes that are becoming popular (yurts; tiny homes; etc).
- Waste disposal/handling should be included in the decisions. Waste means garbage
- In my opinion, we should have a certain control / restriction on the type of build based on the lot. ie we might not want to approve a 4 story addition in an urban area. how would that be approached?
- Are all zoning being considered the same? ie RR60 vs RR1?
- Are tiny home on wheels and park models (trailers) considered “ADUs”?
- I would fully support tiny homes on wheels
- i think tiny homes should be included in this discussion as they allow low income people a place to live and to call their own while making it easy for land owners to share their property. This is the fastest way we can address the housing crisis.
- I fully support tiny homes (both with and without wheels), park models/trailers to be included as ADUs.
- septic holding tanks that get pumped allow for less expensive upfront building costs for a tiny home or small detached home. is this allowed?
- how do we go about getting the ALC to reconsider our parcels, like the RDEK?

Poll 1 – Should the RDEK make more changes to the bylaws to allow more small/additional housing opportunities?

Written comments received during online open house:

- 'other': yes of course, but it will depend on water, sewer, parking, and emergency services

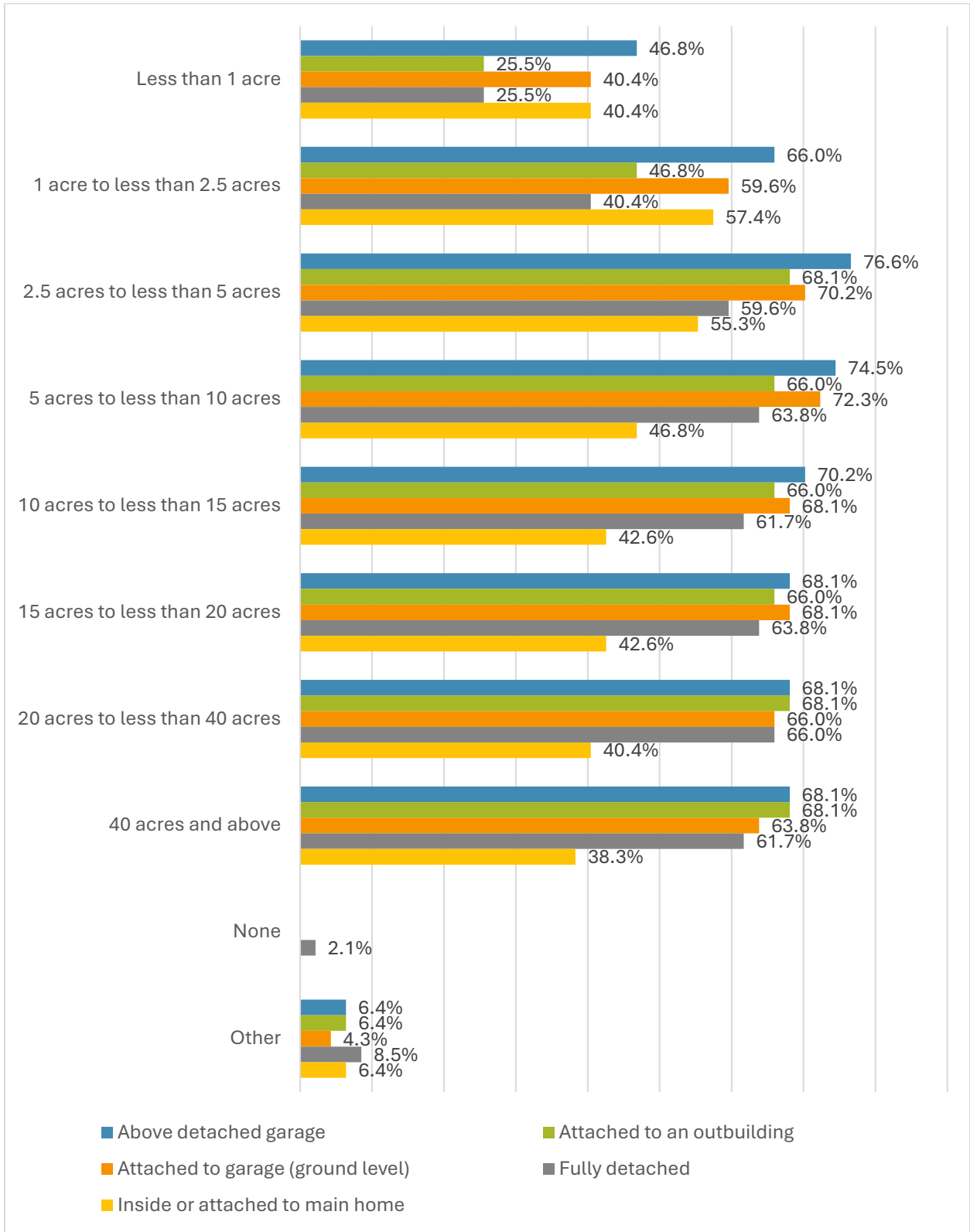


Poll 2 – What types of ADUs should be allowed on different parcel sizes?

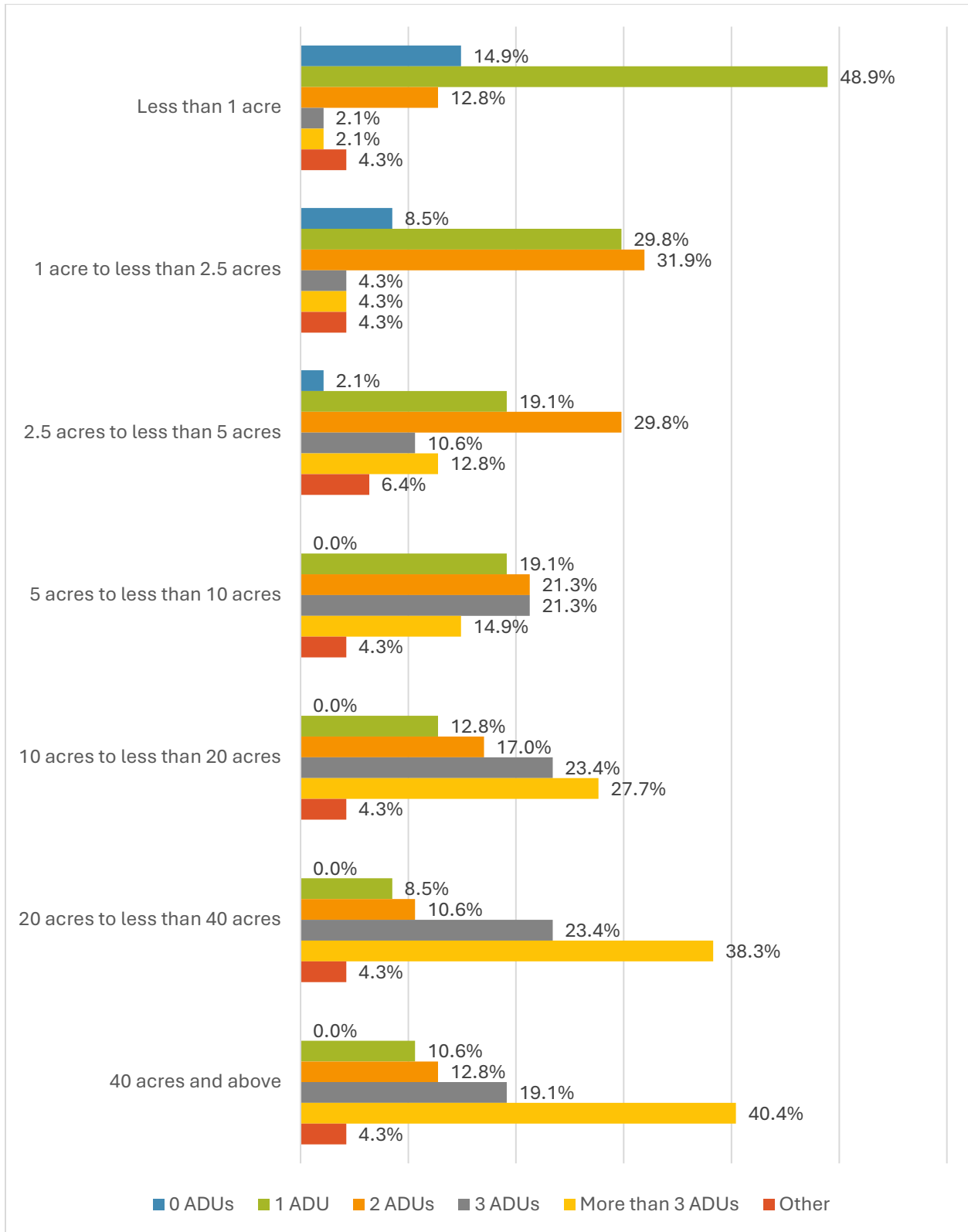
Written comments received during the online workshops:

- why limit ADUs for "carriage houses" to above a garage only. Why not adjacent?
- can an adu be constructed adjacent to an existing detached garage or does it have to be above it
- my semi detached garage cannot be changed to above an adu above it would involve an entire change to joists but could be adjacent
- is there an option for garage and suite on one level to better accommodate elderly
- Likely people are only voting for their own respective property size
- we want to maintain a certain amount of greenspace. That's why I'd suggest a larger lot for a single ADU and suggest larger ones if multiple ADUs were to be built
- also being aware of what you'd like to be next to
- think what you want to live next to
- Is the woodland park area west hill included in being an area which an adu can be built
- I think it should depend on the families needs. I do believe that rules need to be in place however when you own larger parcels of up to 5 acres, those little amounts of square footage make very little difference as long as they are not impeding other peoples land

- all of the above
- What about Farm Zone?



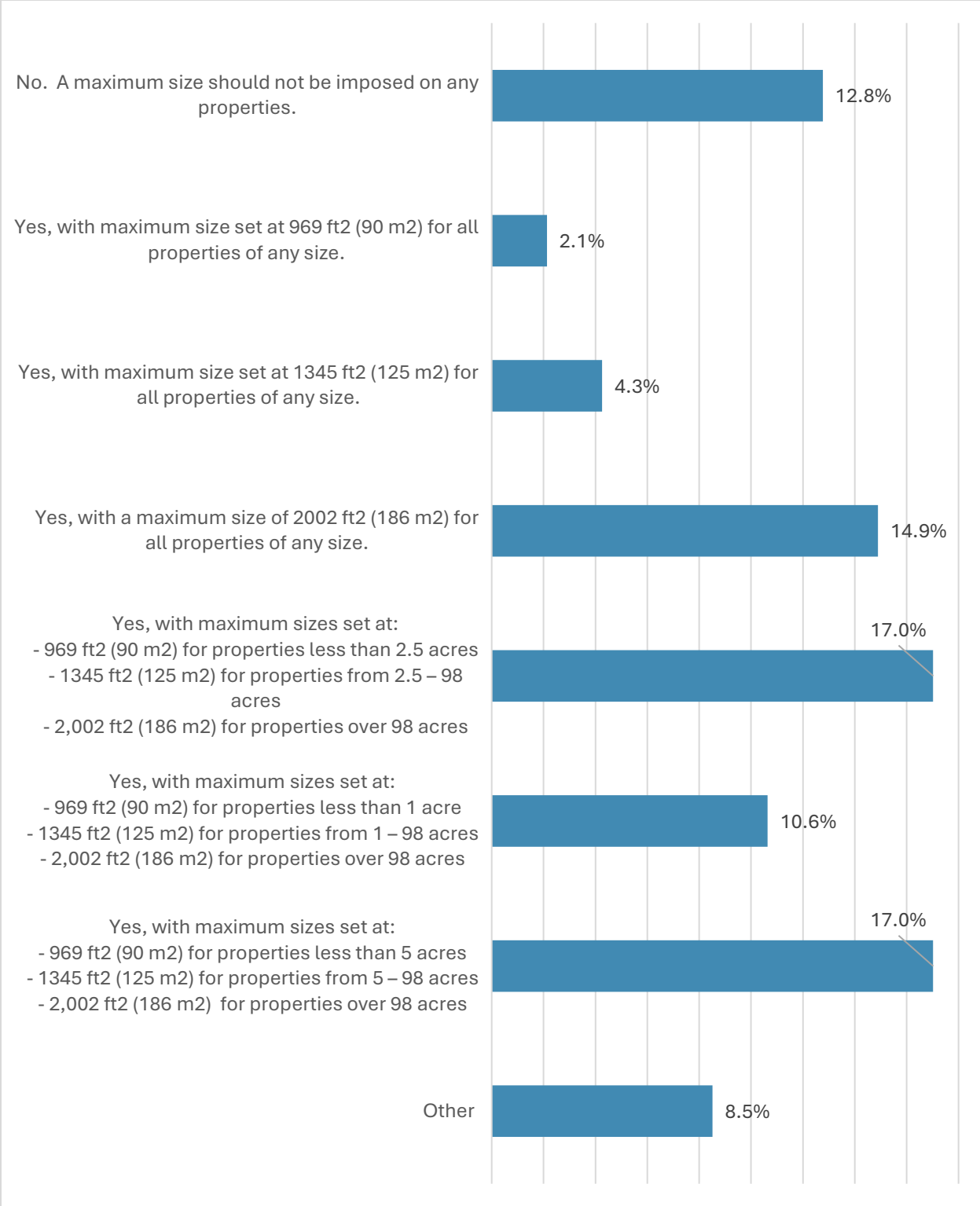
Poll 3 – How many additional or small/additional homes in total should be allowed on parcels of different sizes?



Poll 4 – Should there be a maximum size for detached small/additional homes?

Written comments received during online workshops:

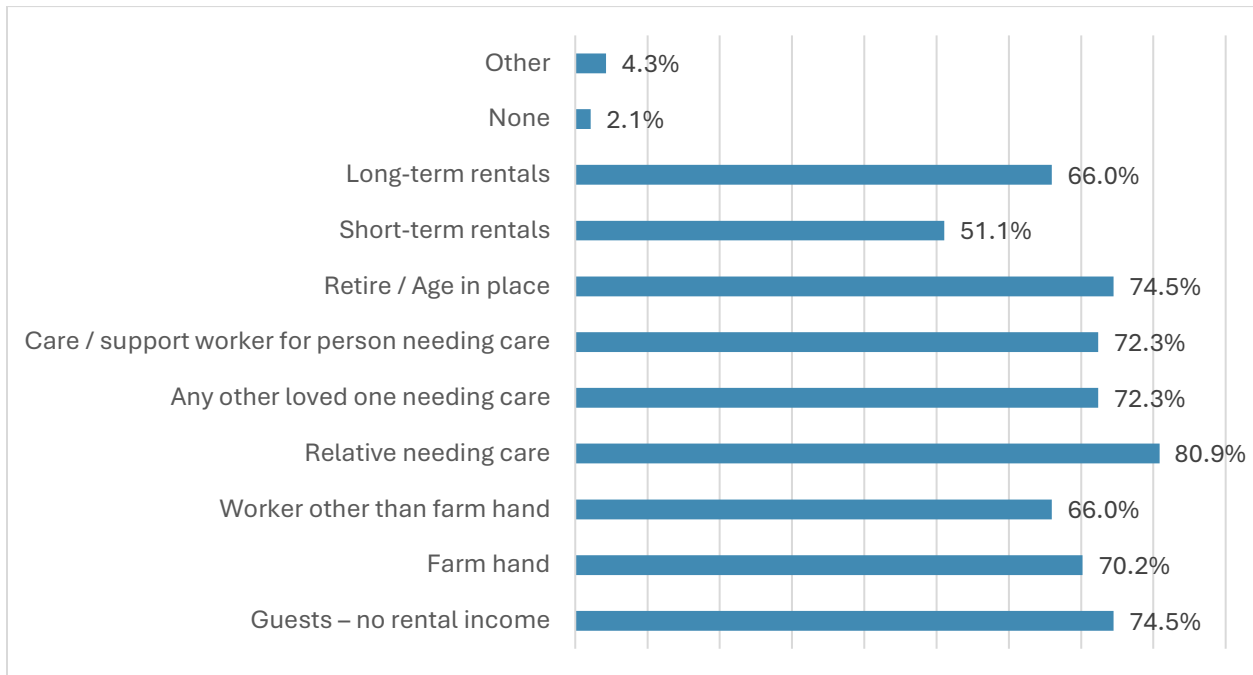
- My current property which is just outside the city on the west hill is approx 3 acres with an existing custom house. If I decide to apply for a adu is that the type of property which could have an ads and is it likely to be approved without another septic well natural gas line hydro connection or can they be extended from the current dwelling detached garage?
- I put other because I feel that the sizes for 1 – 98 acres, 5 – 98 acres, and over 98 acres are not acceptable. There should be a max, but the numbers are wrong.
- There is no option for larger than 2000sqft on larger parcels? Some parcels have small houses currently on them and the need could be for a large family to upgrade. The lack of this option caused me to select “no size restriction for any property”
- <1 acre – max 1000 sq ft detached
- I don't think it should be over 1345 sq ft at any size of property
- 1–5 acres max 1500 sq ft detached
- 5 – 10 acres 2500 sq ft
- 10+ acres, no max.
- This will lot depend on topography etc
- I was forced to sell a family property exactly because the size restrictions put on new builds. The old property had a 800sqft house, I wanted to build a nice 3000sqft house but was unable to. If the land can support it, it should be considered.
- Size (square footage) of ADU is far less relevant than how many "users" (often measured by bedrooms and bathrooms) the ADU can accommodate. A 2000 ft², 2–bedroom ADU would theoretically have lower "sewer" output that a fully–occupied 4–bedroom 2000 ft² ADU.
- a 2–storey 969 sq ft home doesn't have a large footprint
- Each property and need for space can be unique. I think the choices that limit only based on the size of property aren't considering peoples needs as much so chose 2000sq feet for all
- I think another thing to consider would be structures that are already in place, hard to change square footage of something already built.
- Max 2 storeys
- height restriction of 2 stories
- Height should be on a case by cases basis but I'd argue no higher than the primary household or building it's attached or associated too
- Both neighbours adjacent to our property and ourselves prefer to have ADU's match the primary home in height. The main reason has been to maintain the current view or line of sight.



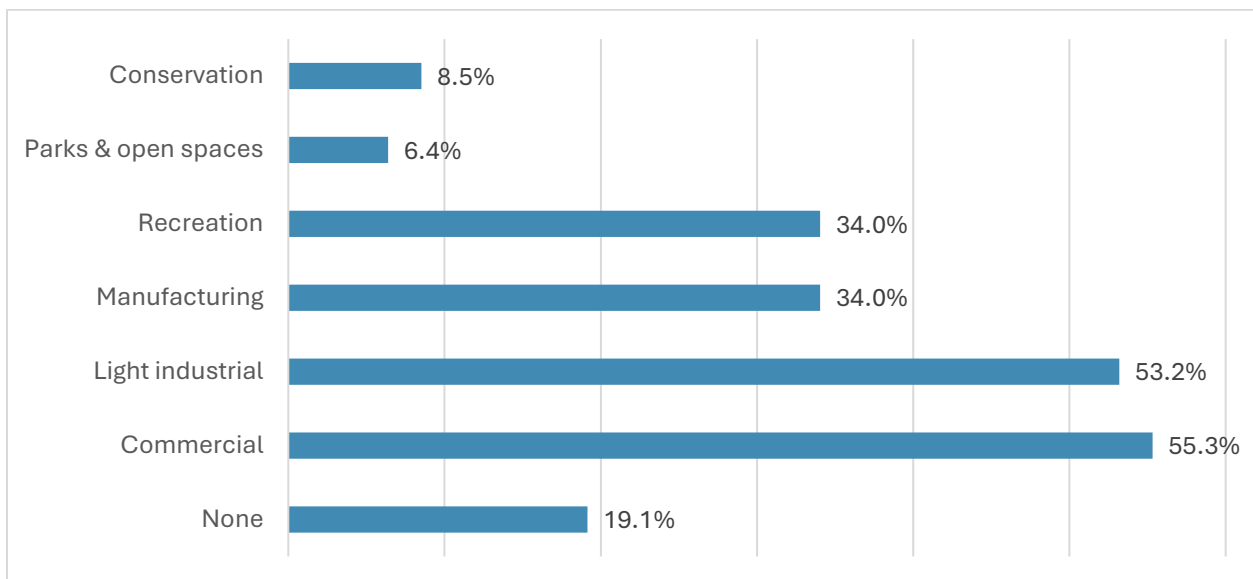
Poll 5 – How should additional or small/additional homes be used?

Written comments received during online workshops:

- After aging in place residents moves on that dwelling should be able to be income earning
- For aging in place, as well as other conditions, it would be good to be able to build a specific home satisfying the conditions and deeming that the “primary residence” while leaving an existing smaller and less specific home as the ADU



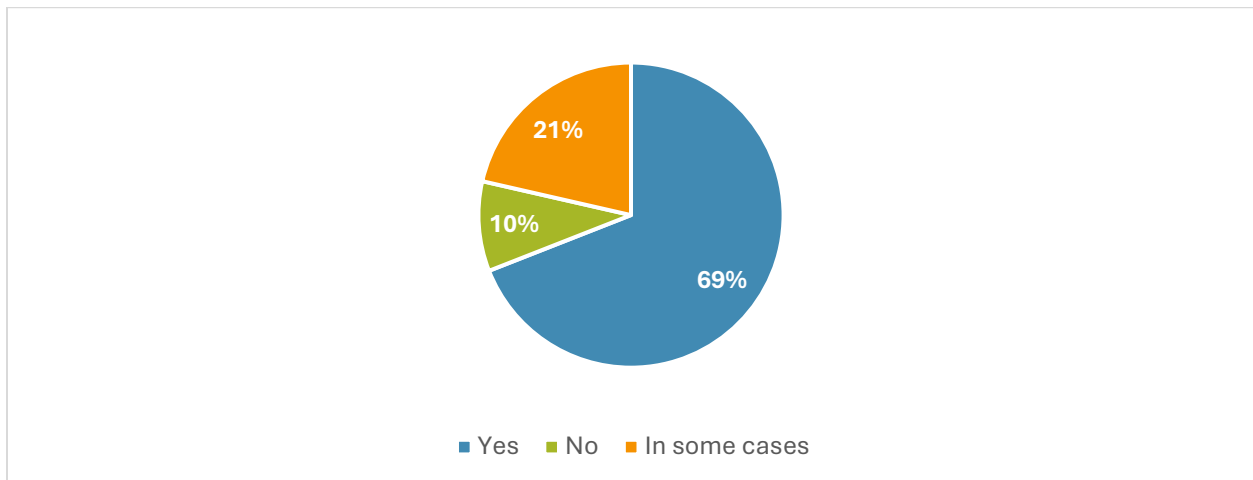
Poll 6 – In what zones other than residential should detached small/additional homes be allowed?



Poll 7a – Should manufactured homes be used as additional homes?

Written comments received during the online workshop:

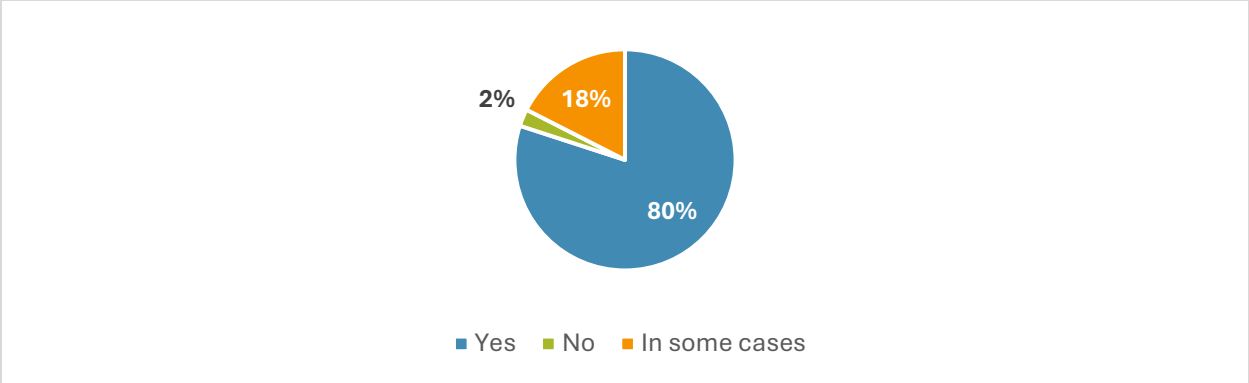
- I don't see why they can't be modular
- I'm not sure what the definition is for a manufactured house. Does it include tiny homes, mobile homes? Does this question mean any size manufactured home?
- Manufactured homes are not built to last in some cases so have a very poor environmental footprint.
- The definition of a manufactured home is pretty vague as there are many many types. Why would this type of home be differentiated from other ADU types? There are very high quality, robust pre-fab/manufactured homes and there are those that are significantly inferior.
- While manufactured homes are not built to last or when contrasted to other homes, they are an affordable option
- how do we prevent parcels to become additional trailer parks
- Please clarify what a manufactured home is. Are they also modular homes?
- In my opinion, modular homes and manufactured homes should be considered as different. Modular homes can look just like a regular home.



Poll 7b – Should manufactured homes used as additional homes be allowed to have a permanent foundation?

Written comments received during online workshops:

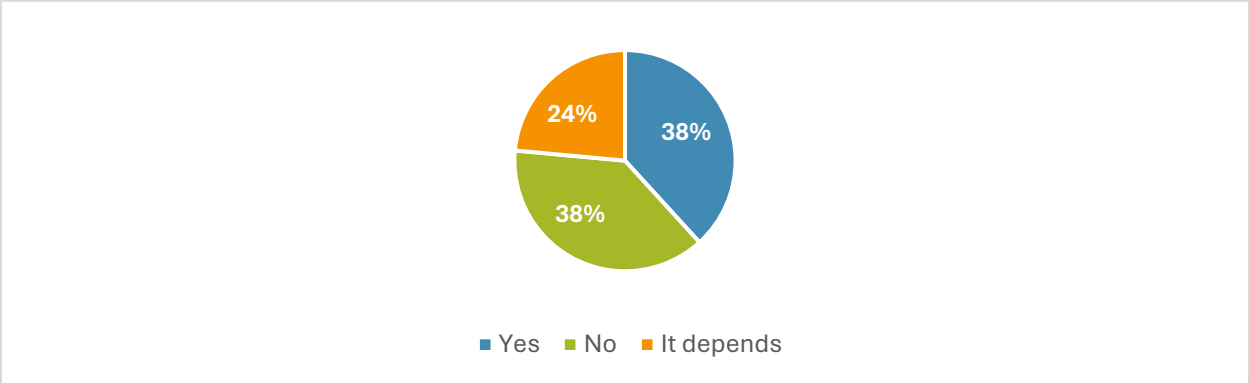
- What is the concern about manufactured homes on a foundation?
- Yes but not required
- I agree that manufactured homes should be CSA approved
- I think having a permanent foundation, with supporting infrastructure (e.g. water, septic, etc.) provides a long-term option to replace or upgrade the "temporary" structure. This would be useful for folks with tiny homes or manufactured homes that need replacing.
- Why wouldn't they have been allowed to put it on a full basement



Poll 8 – Should the ALC rules be adopted for parcels within and outside the ALR?

Comments received during the online workshops:

- What's the point of having land designated as ALR, but then don't use it as designated. The whole ALR thing needs to be re–looked at in my opinion.
- Within alr lands more flexibility needs to be allowed for families. Multi generations
- The ALR rules are quite restrictive – for good reason – to make sure agricultural land is kept for its best use – agriculture. These same rules should not be applied to non–agricultural land
- There is no point in fighting the ALR at this stage of trying to increasing housing availability, I would agree in not using ALR standards on land outside the ALR
- Maybe more lands should be allowed to be taken out of the ALR. A lot of land in the east kootenays are not really ag lands
- ALR is fairly restrictive in my view. For NON – ALR parcels I think RDEK should be more flexible than ALR rules not less
- I understand that these are the provincial rules and can't be changed but I believe they should be relaxed in a way that align with some of the discussion around the ADUs
- Isn't applying all ALC rules verging on one size fits all ? I think more discretion needs to be in place.
- I don't think the restrictive nature of the ALR should also apply for parcels outside the ALR.
- ALR limits us to 2 kitchens and 5 bedrooms max within different formats, with main property with one adu up to 969 sq ft being one of them... as far as I understand. that is limiting.

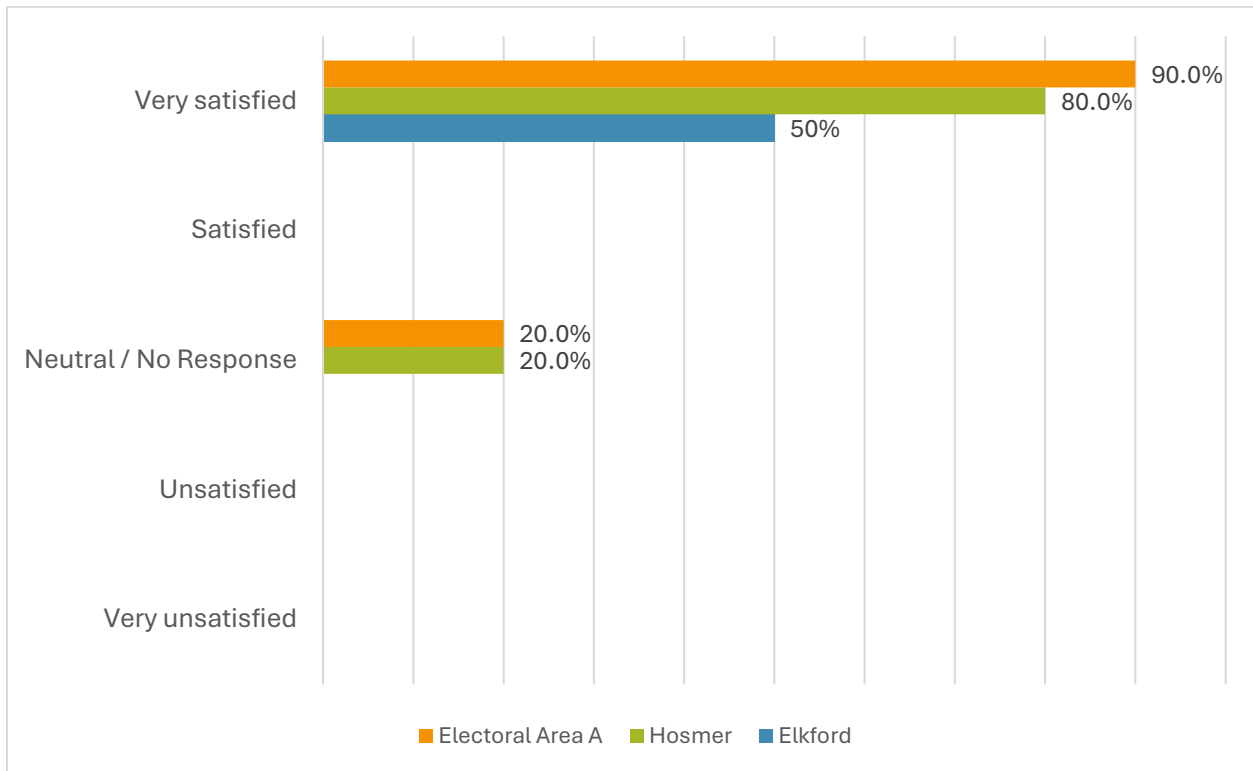


Chapter 5 – In-person Open House Results for Electoral Area A

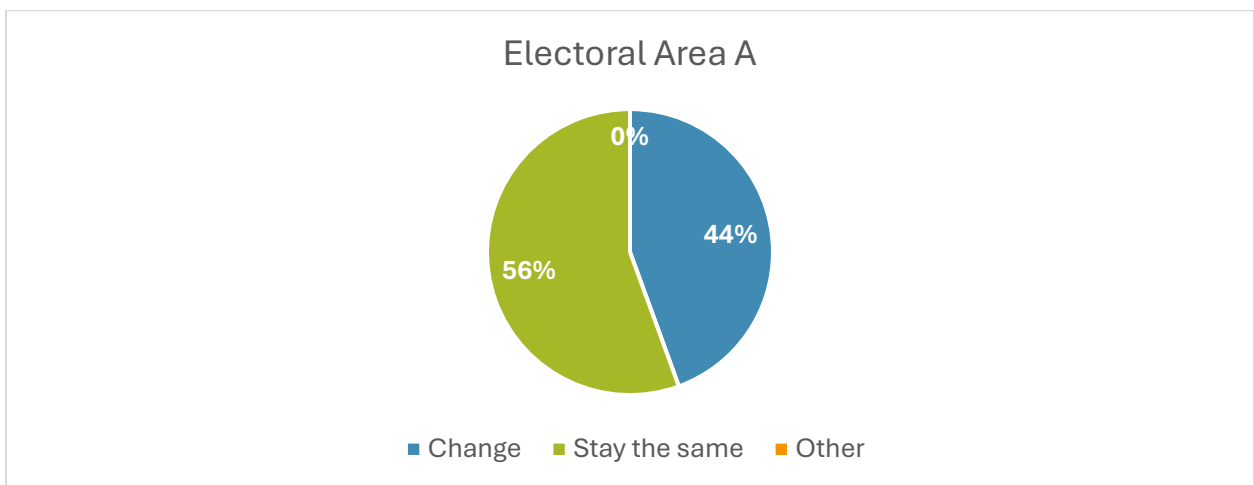
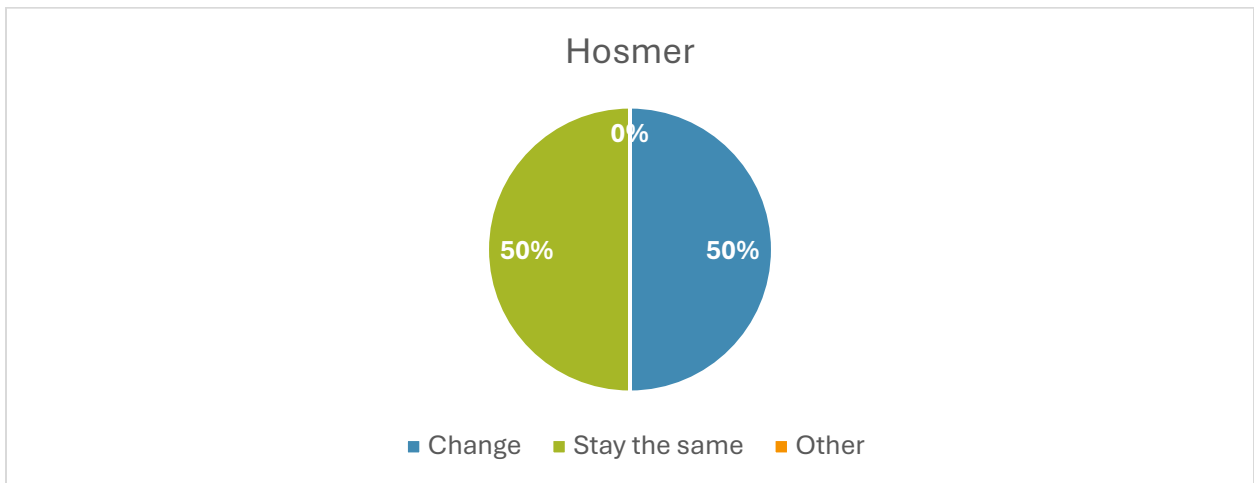
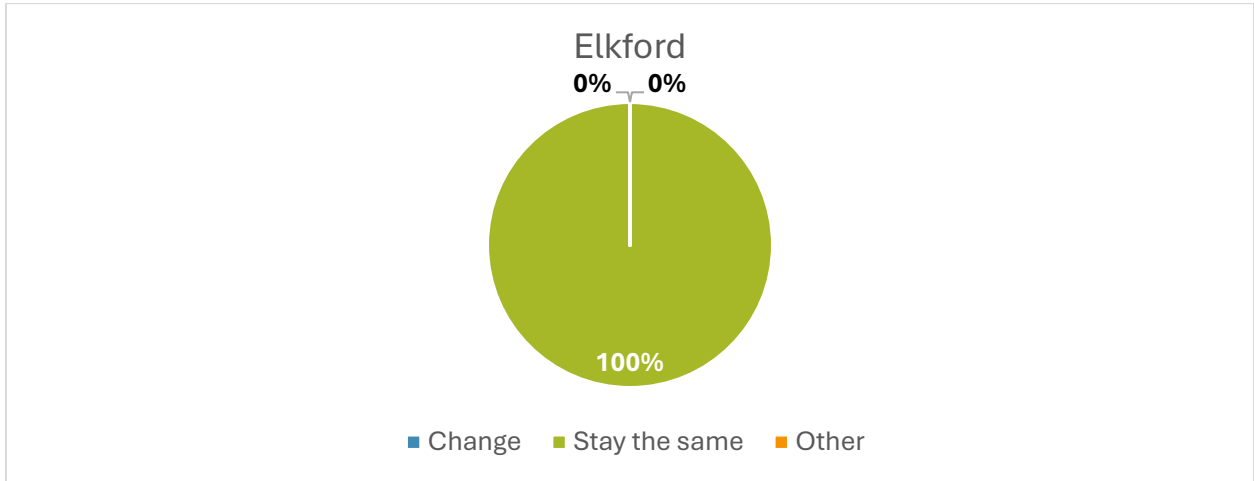
Below is a summary of the input received at the in-person open houses held in Elkford (October 11th; 2 participants) and Hosmer (October 15th; 8 participants). Feedback from each open house is presented separately, as well as combined to represent Electoral Area A.

Notification of these open houses was affected by the postal strike, which may have contributed to lower attendance. Residents and property owners are encouraged to take part in the upcoming public review of the proposed bylaw amendments starting in early 2026.

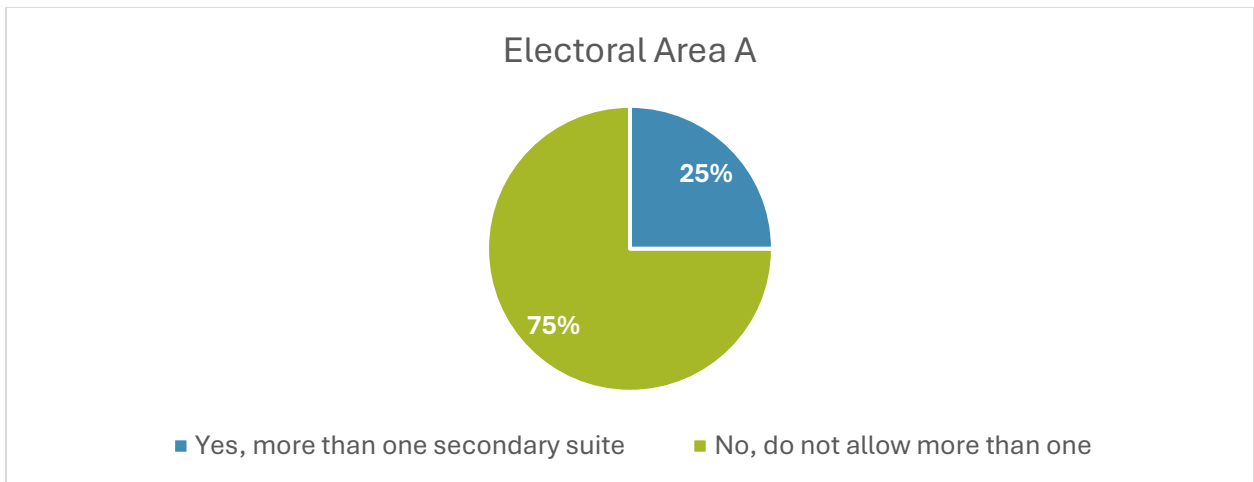
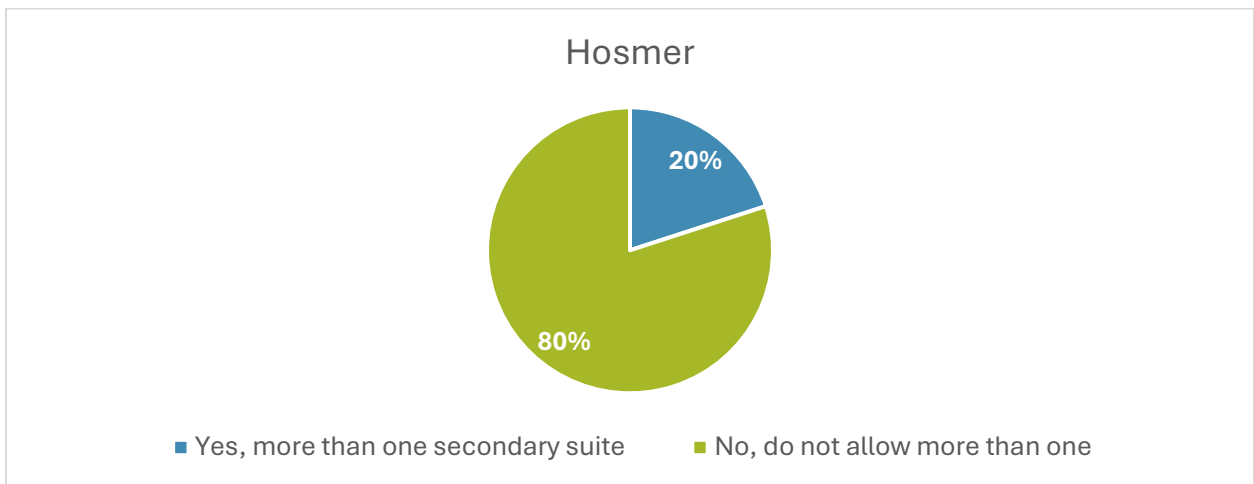
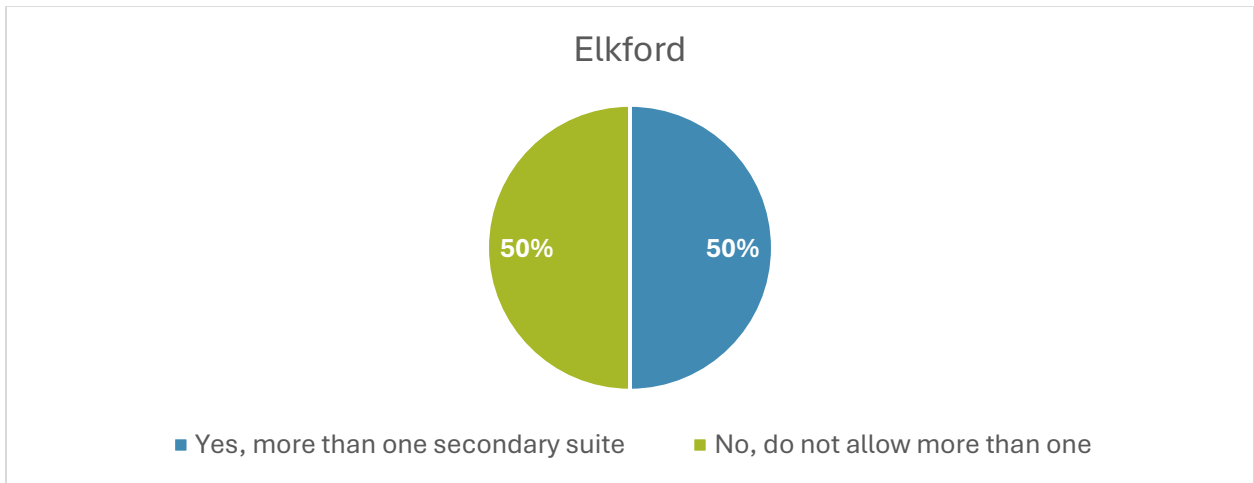
Activity 1.1 – How satisfied are you with the RDEK bylaw changes made to meet the provincial law?



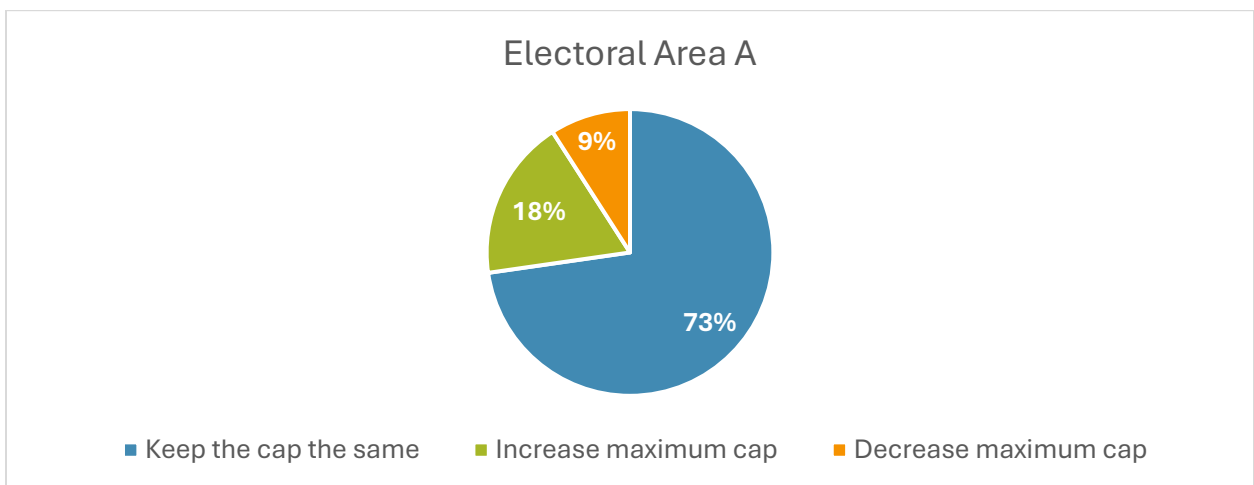
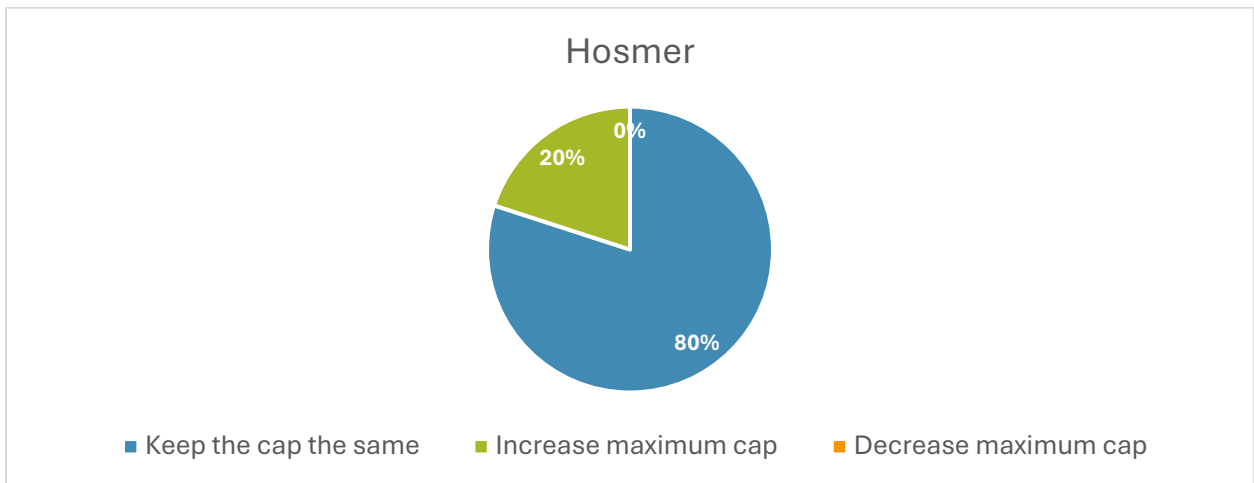
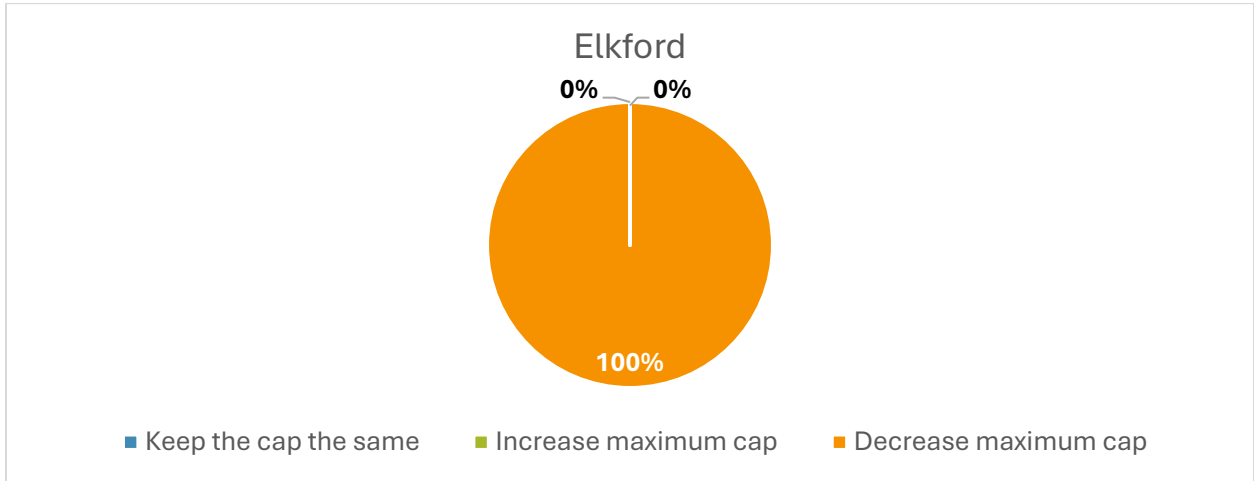
Activity 1.2 – Should the RDEK bylaws stay the same or be changed to allow more opportunities for small/additional homes?



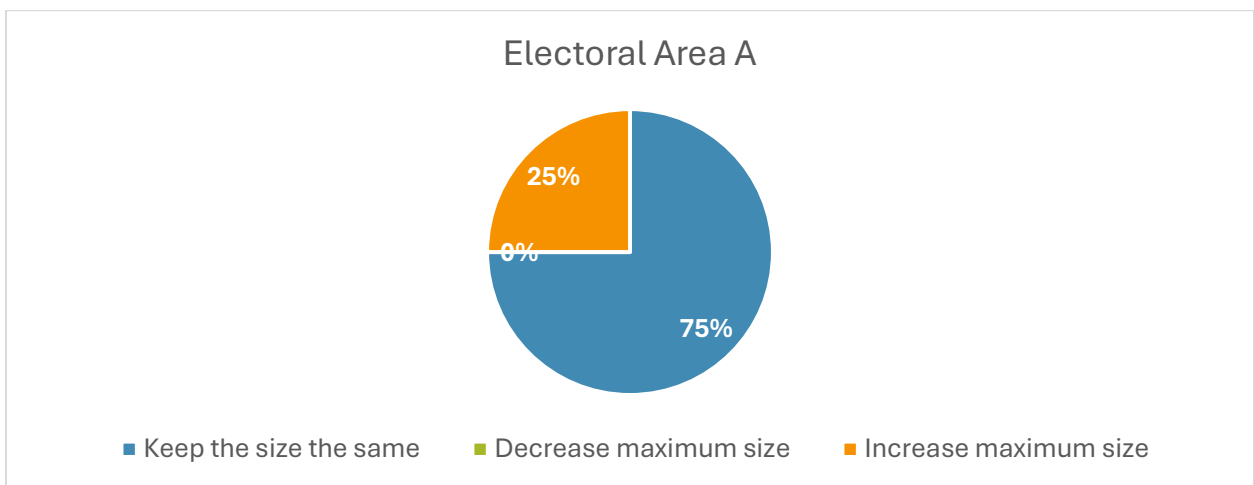
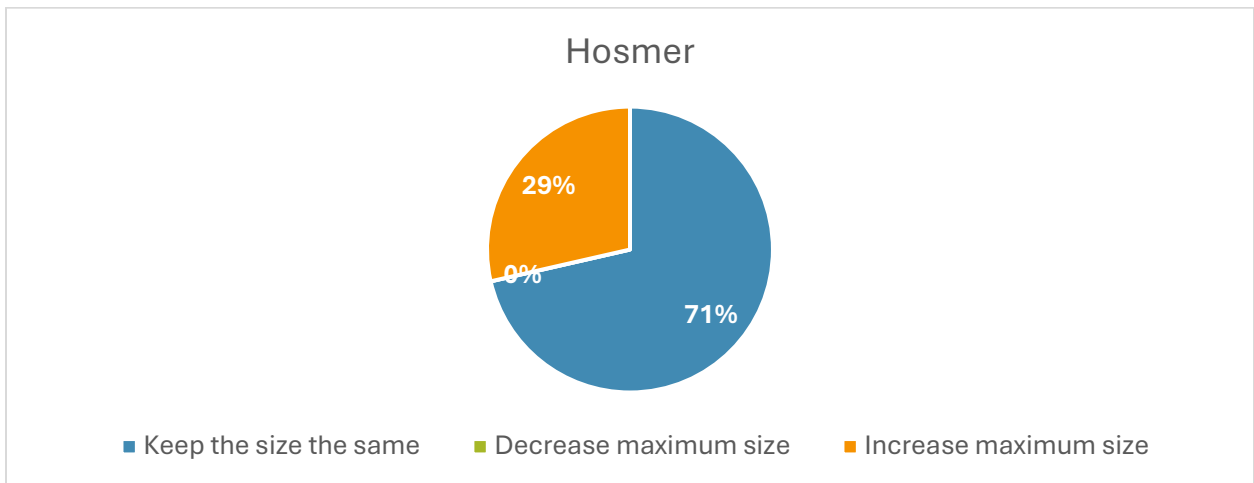
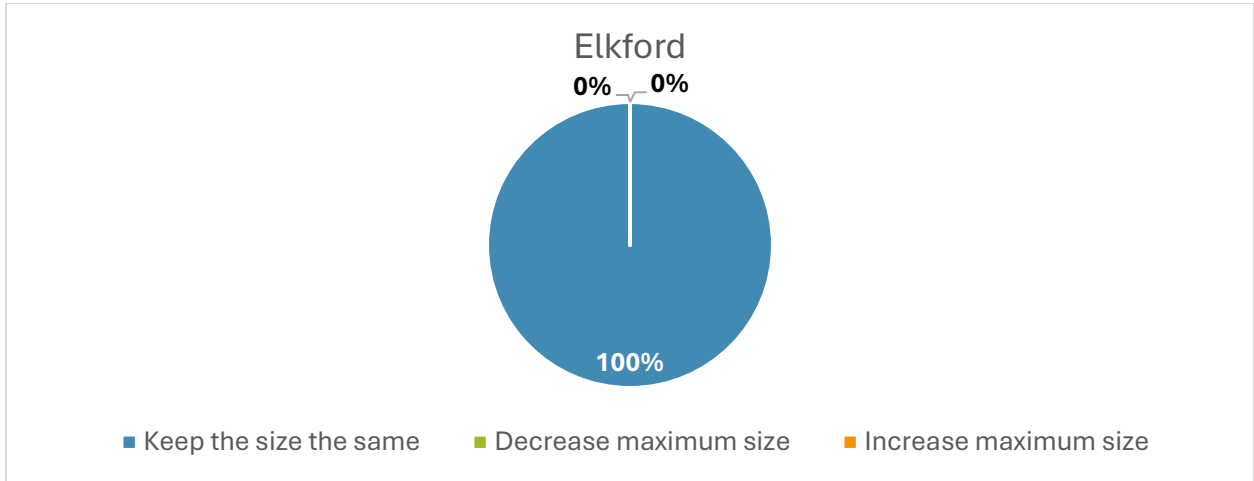
Activity 2.1 – Should more than one secondary suite be allowed on a parcel?



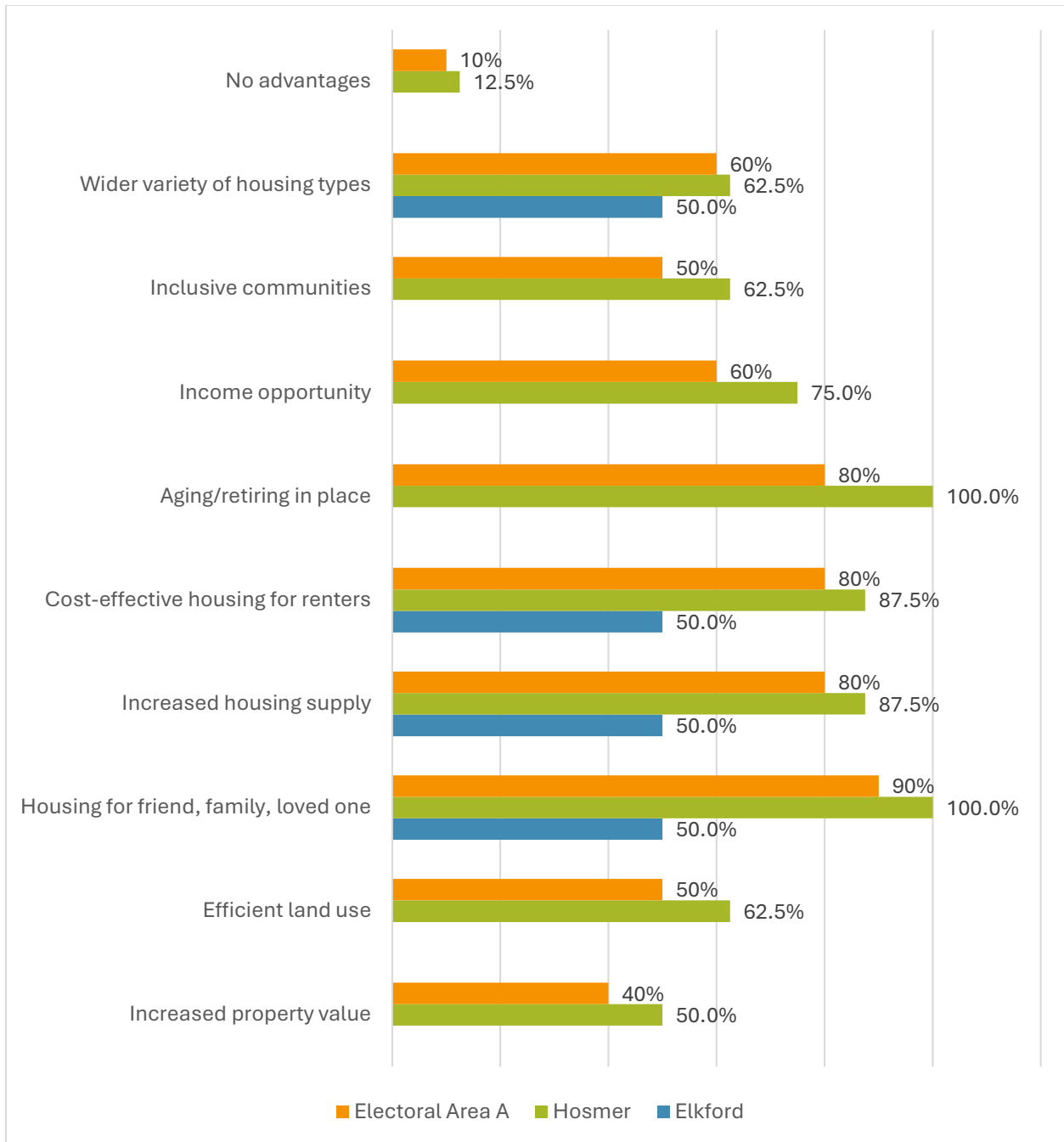
Activity 2.2 – Should the maximum cap of 49% on the size of secondary suites inside the main home be decreased, increased, or stay the same?



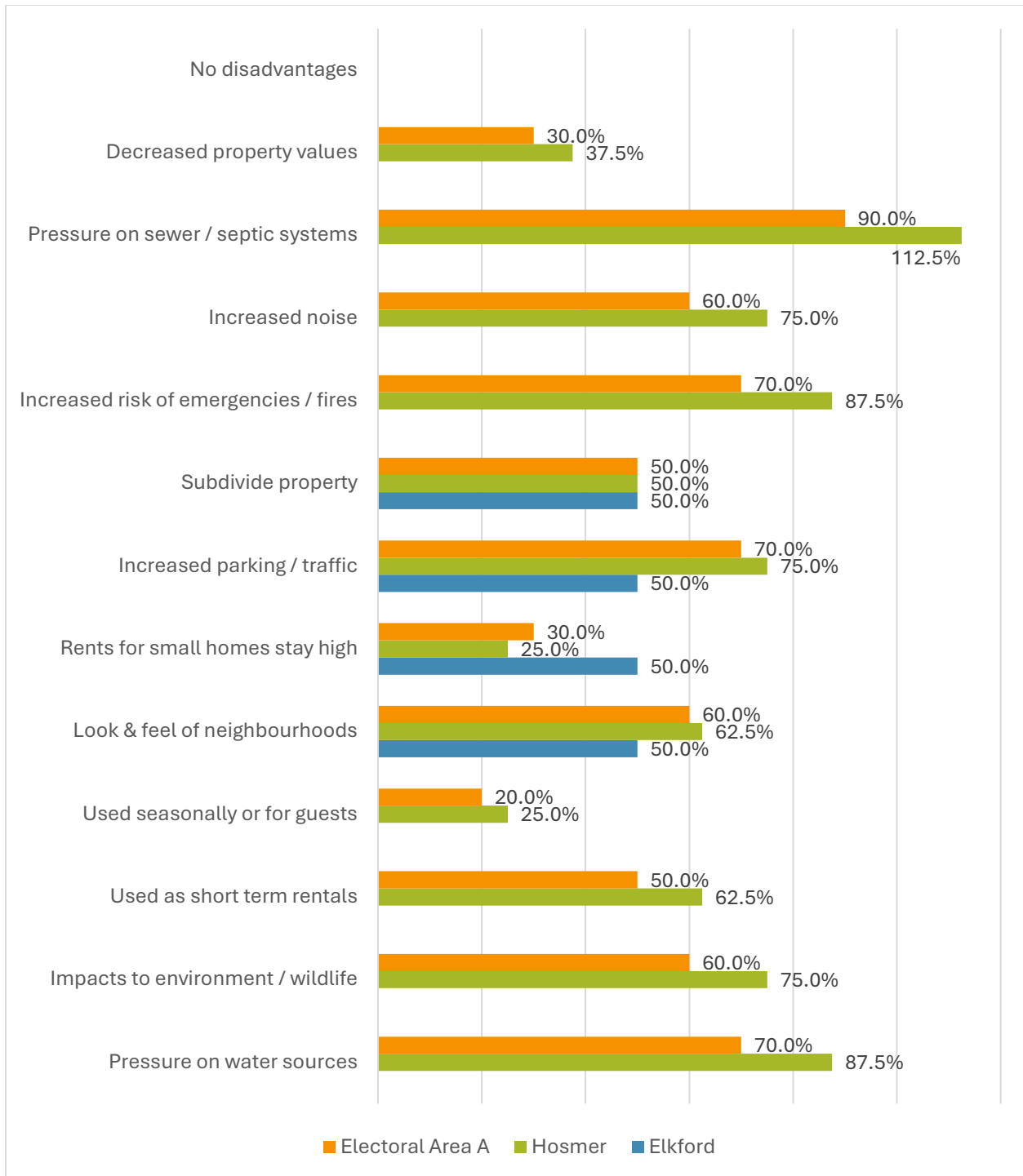
Activity 2.3 – Should the maximum size for secondary suites above garages be decreased, stay the same, or increase?



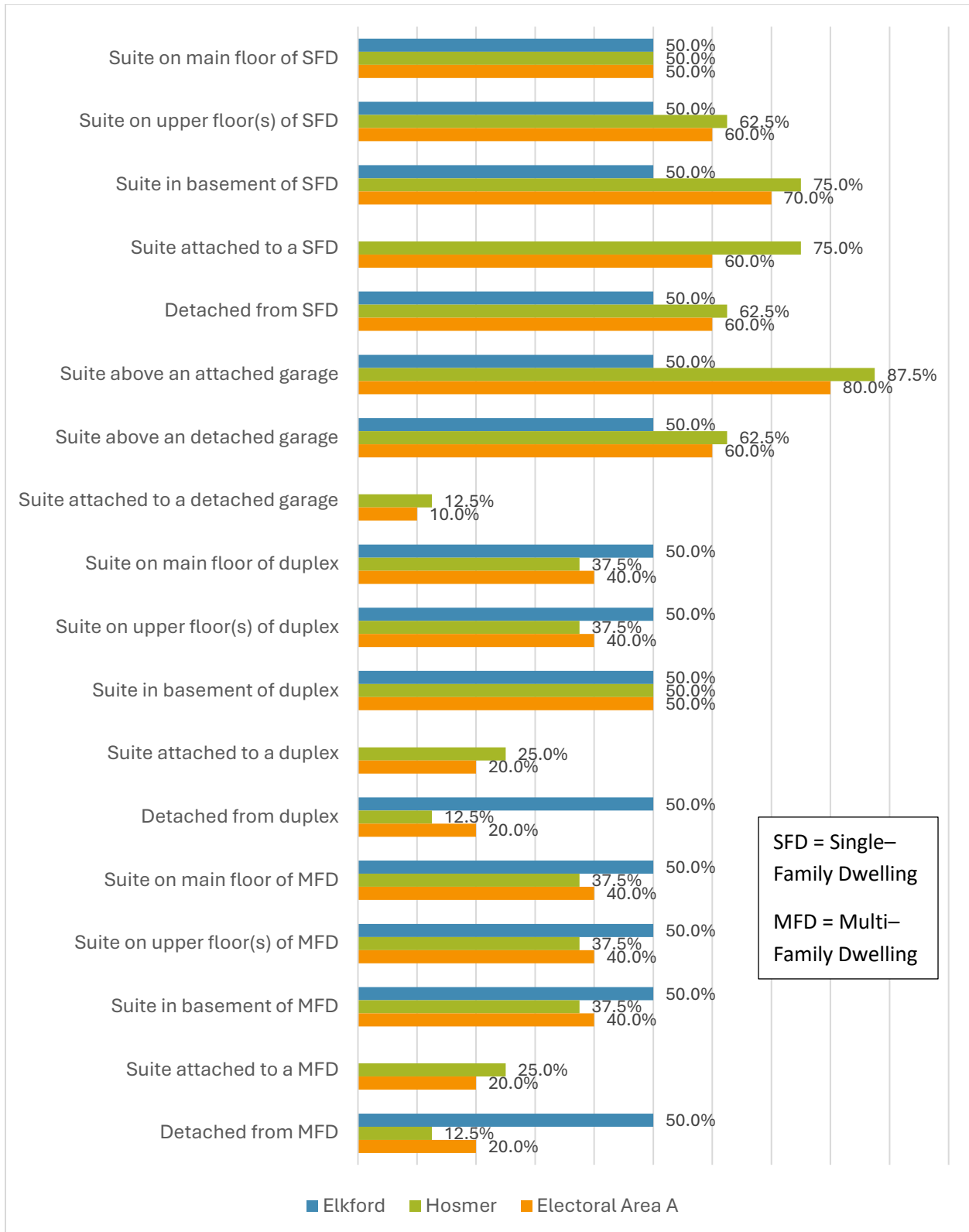
Activity 4 – What are the advantages of having small/additional homes in your community?



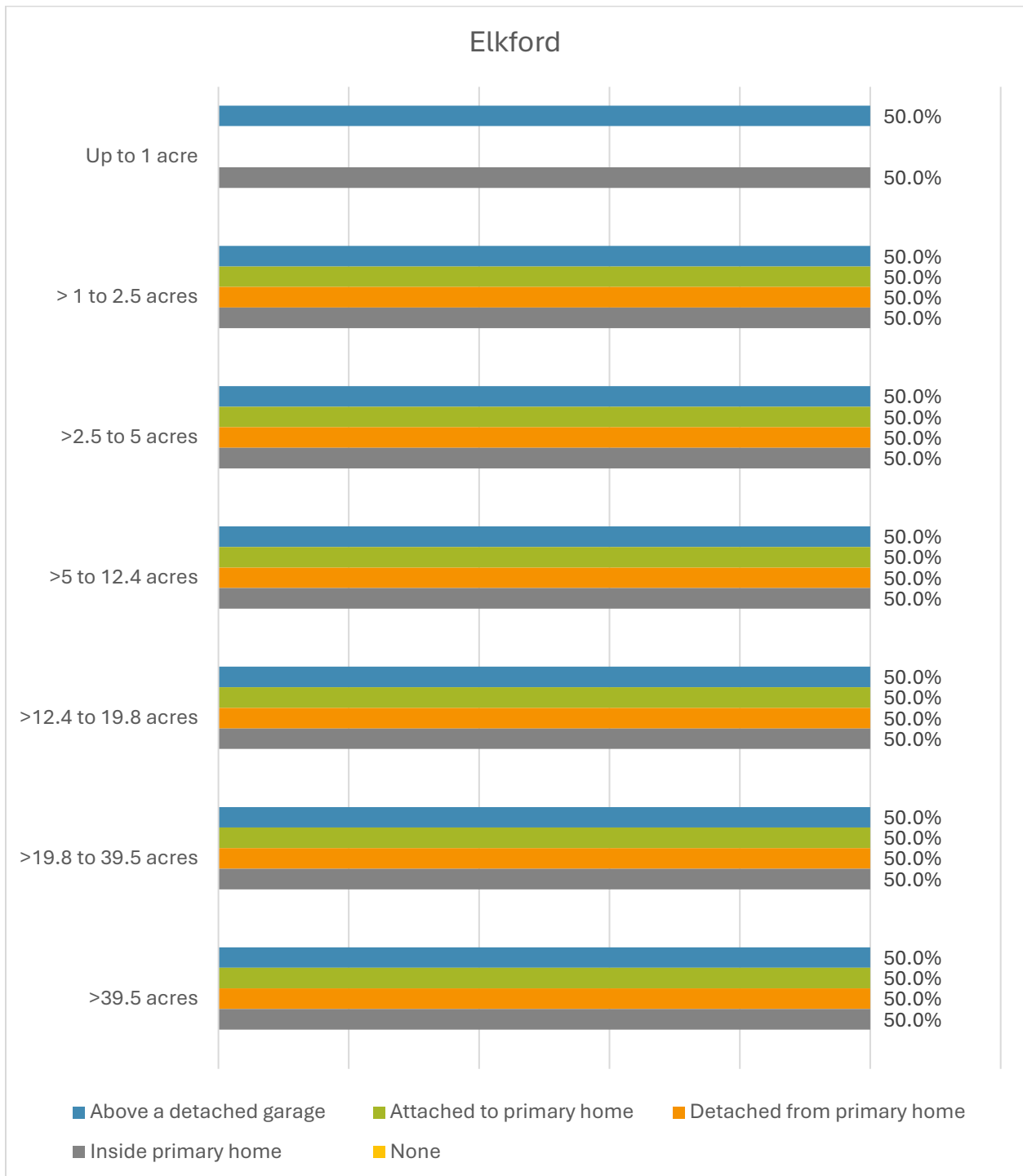
Activity 5 – What are the disadvantages of having small/additional homes in your community?



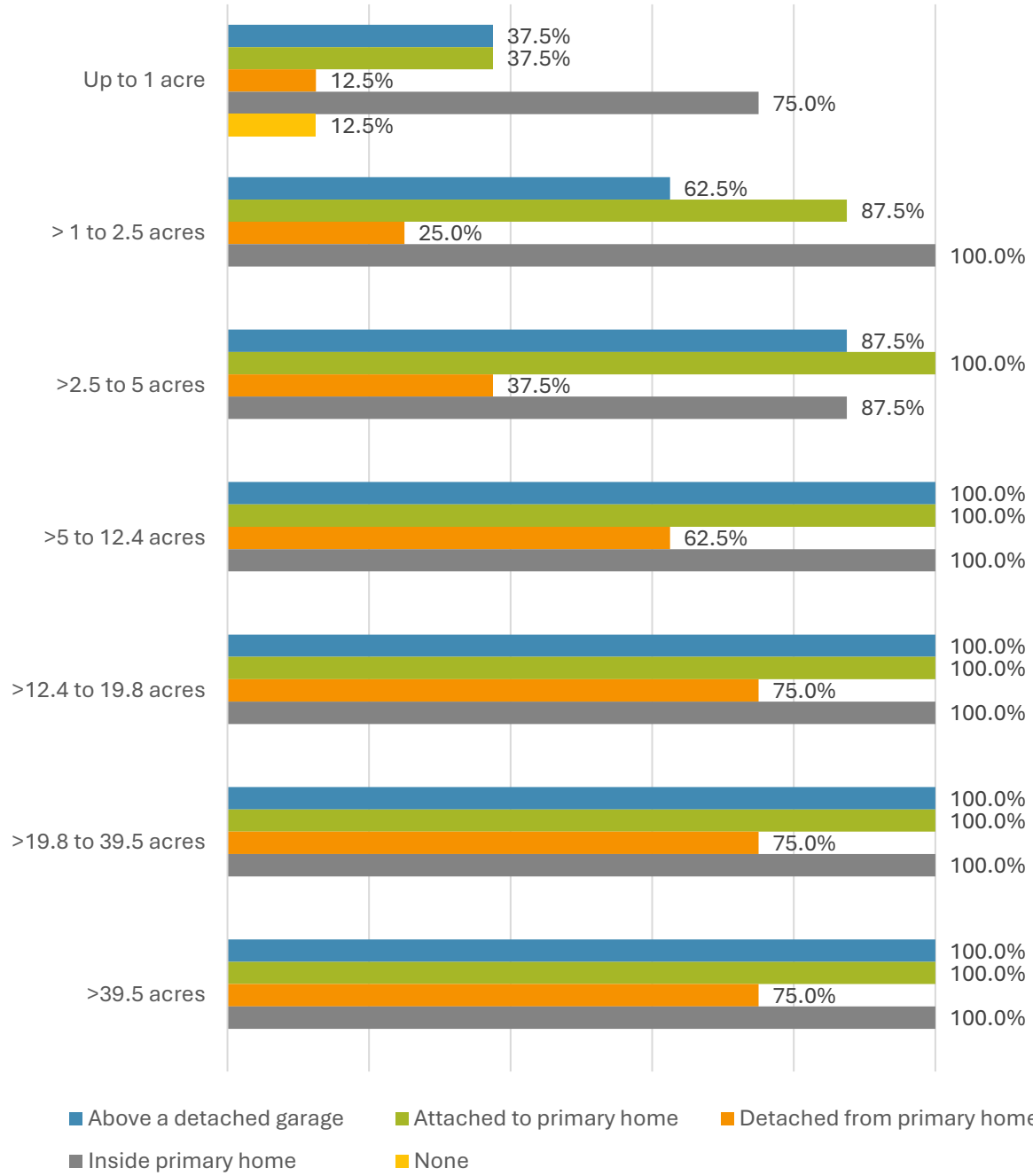
Activity 6 – Which small/additional homes do you want to be included as Accessory Dwelling Units in the bylaw changes?



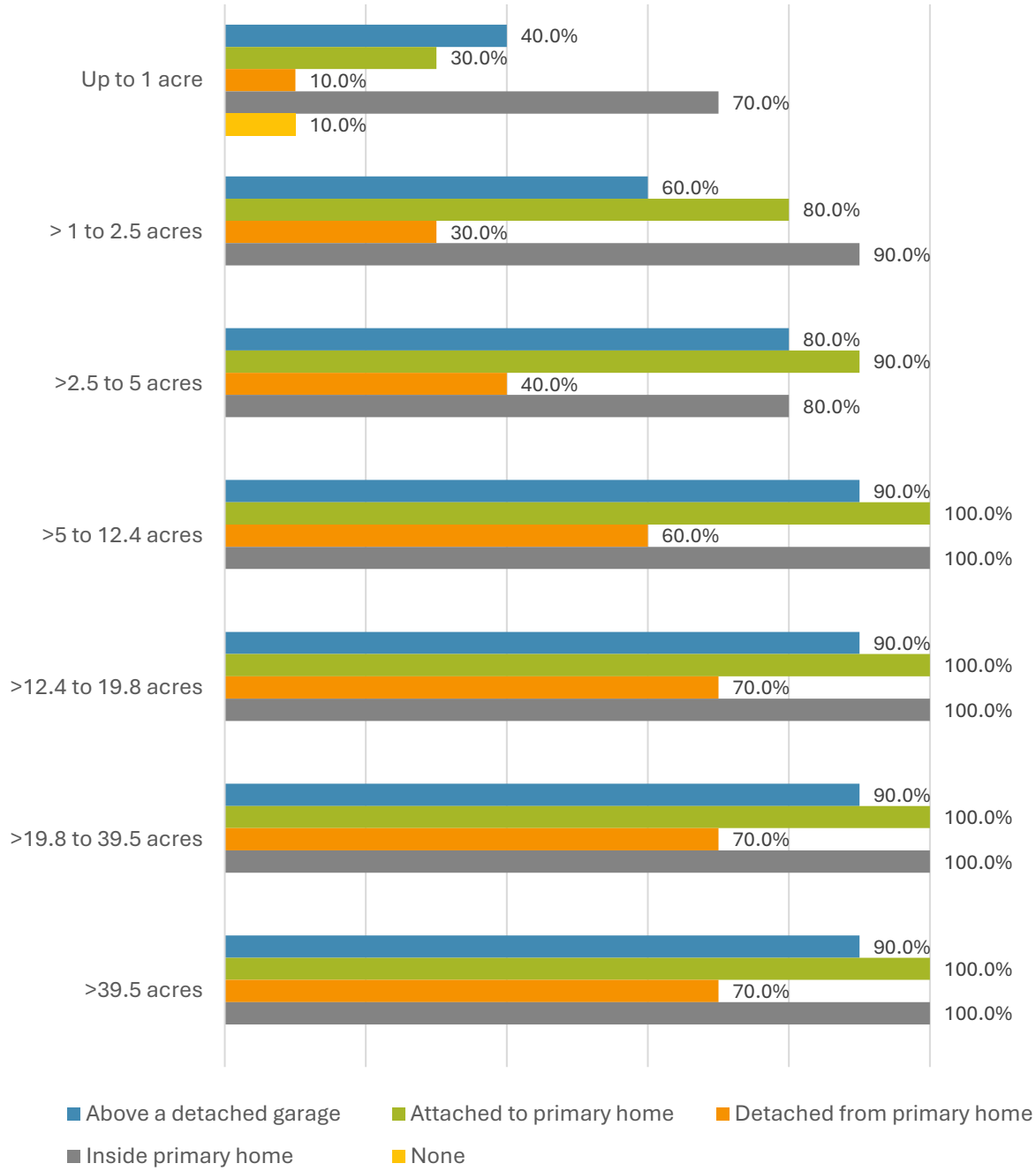
Activity 7 – What types of small/additional homes do you want on different parcel sizes?



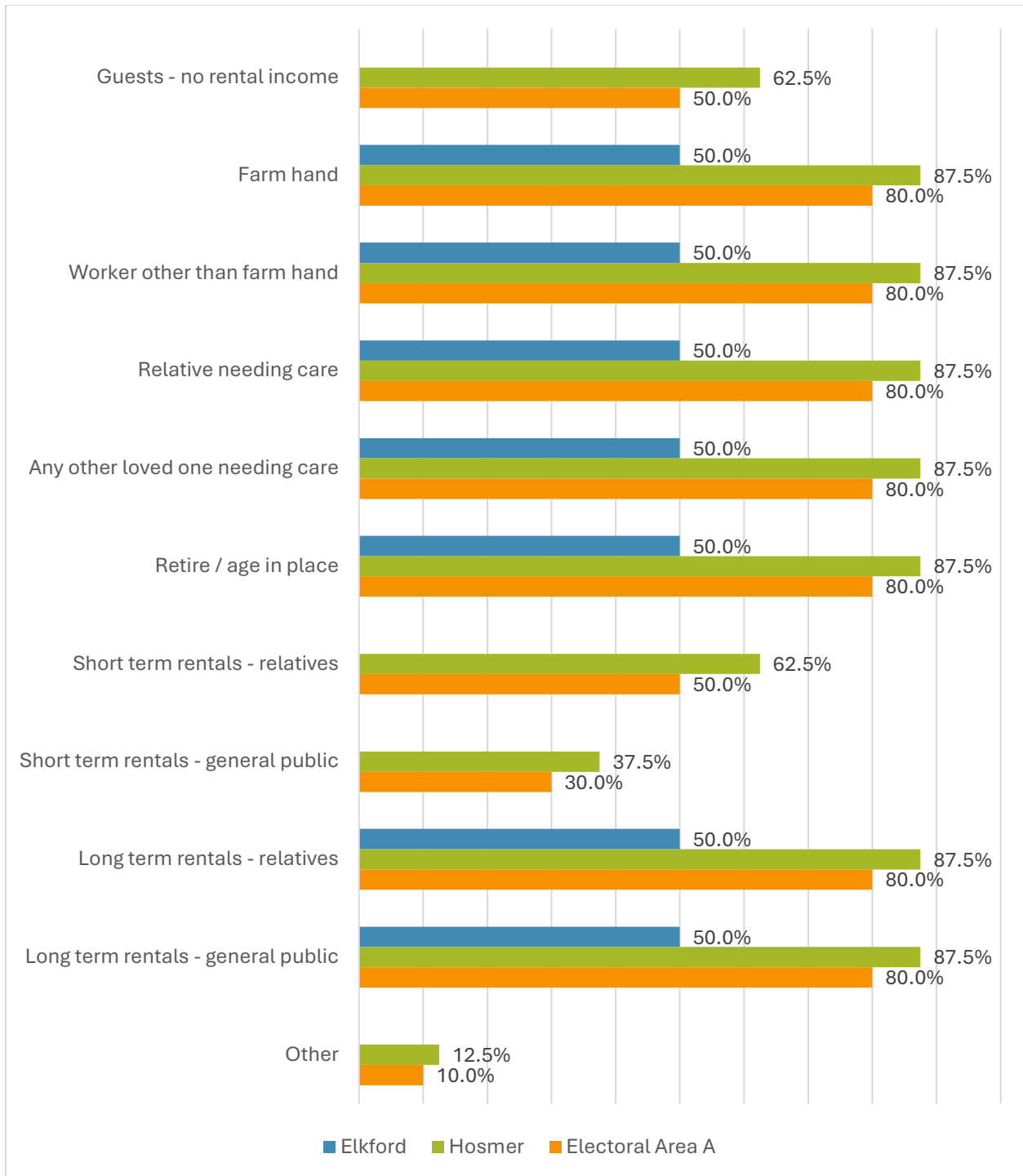
Hosmer



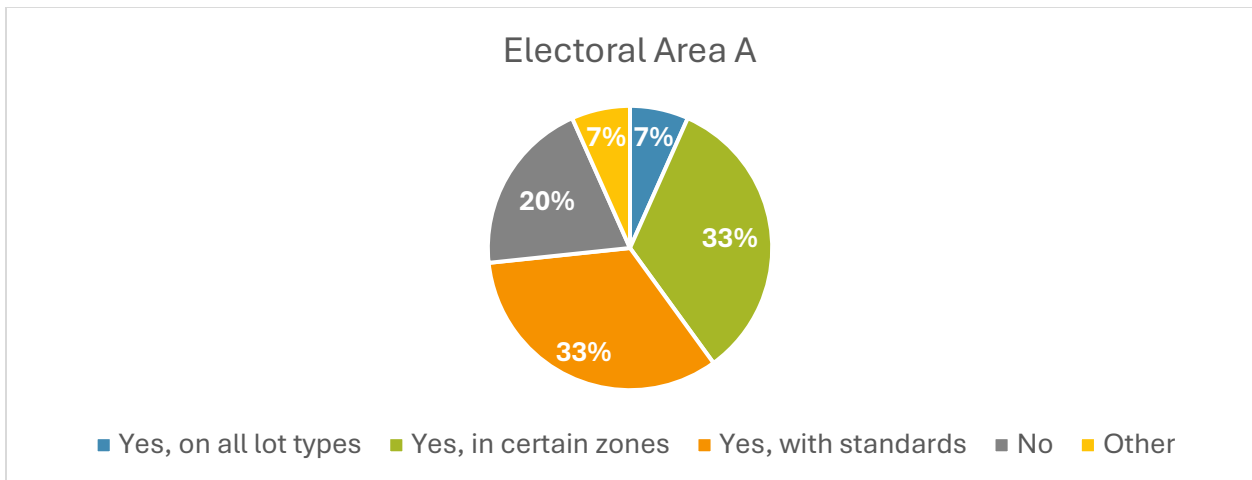
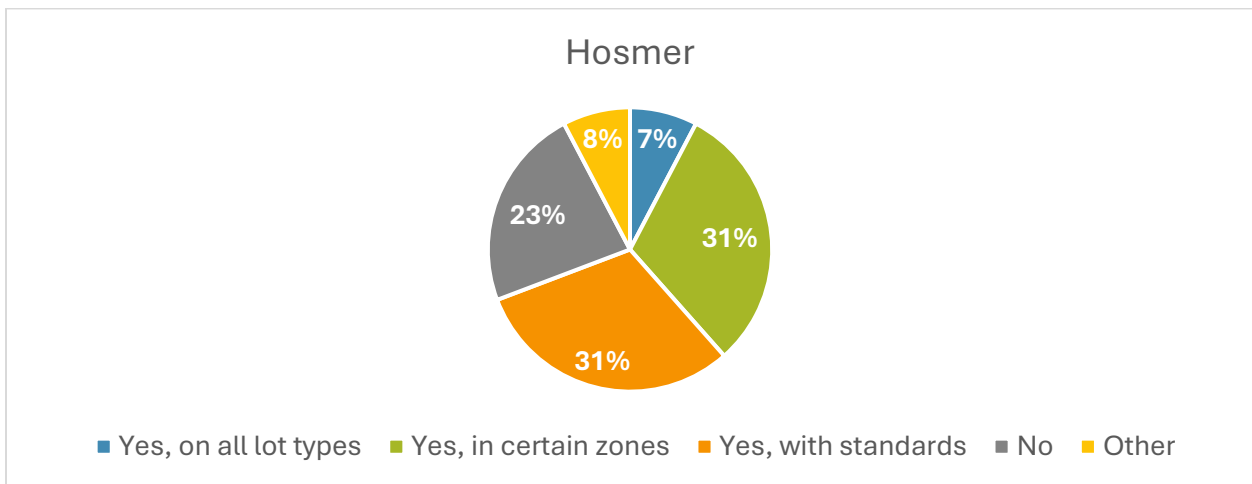
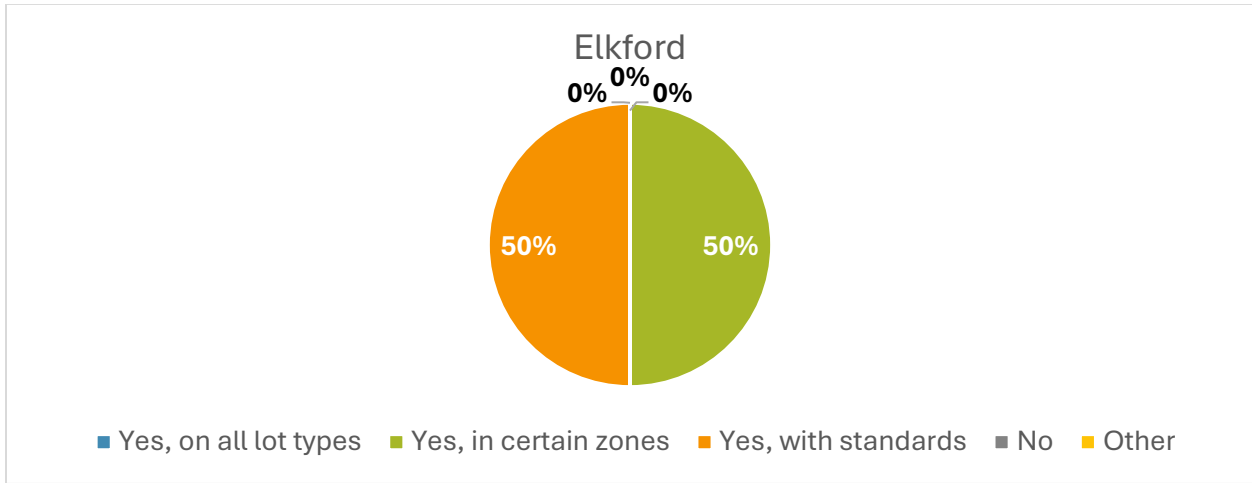
Electoral Area A



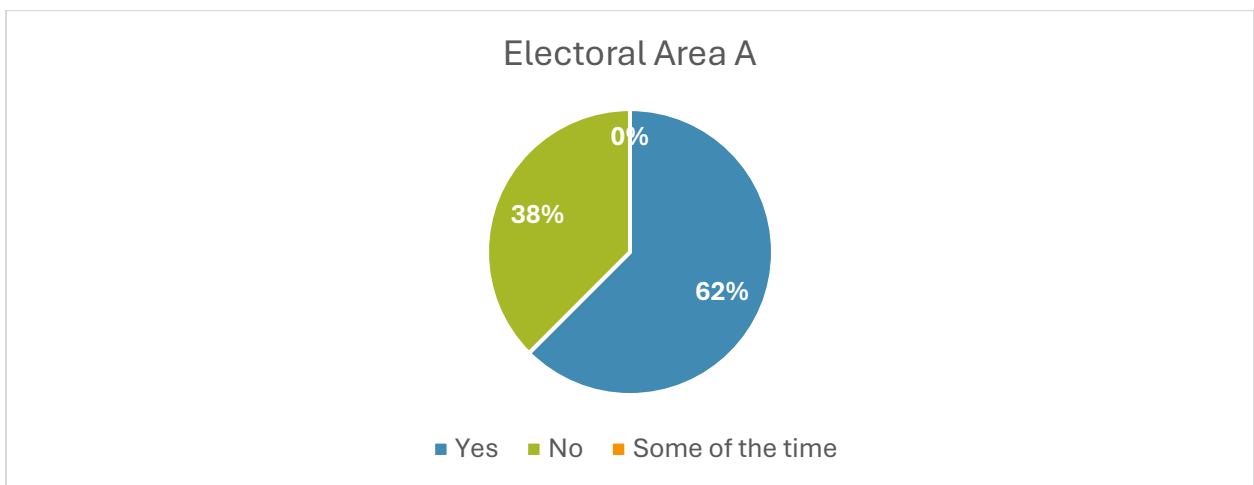
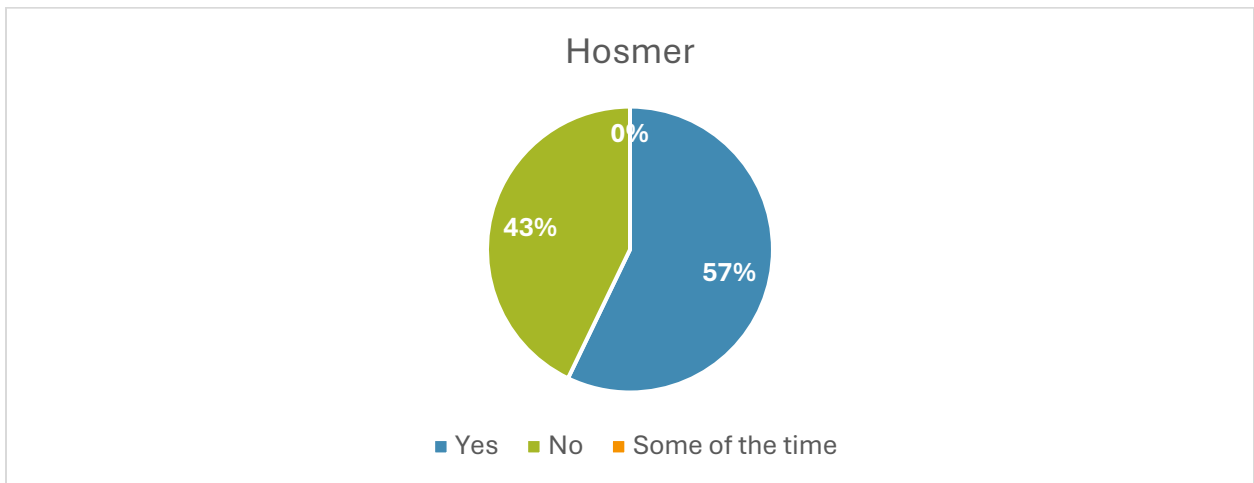
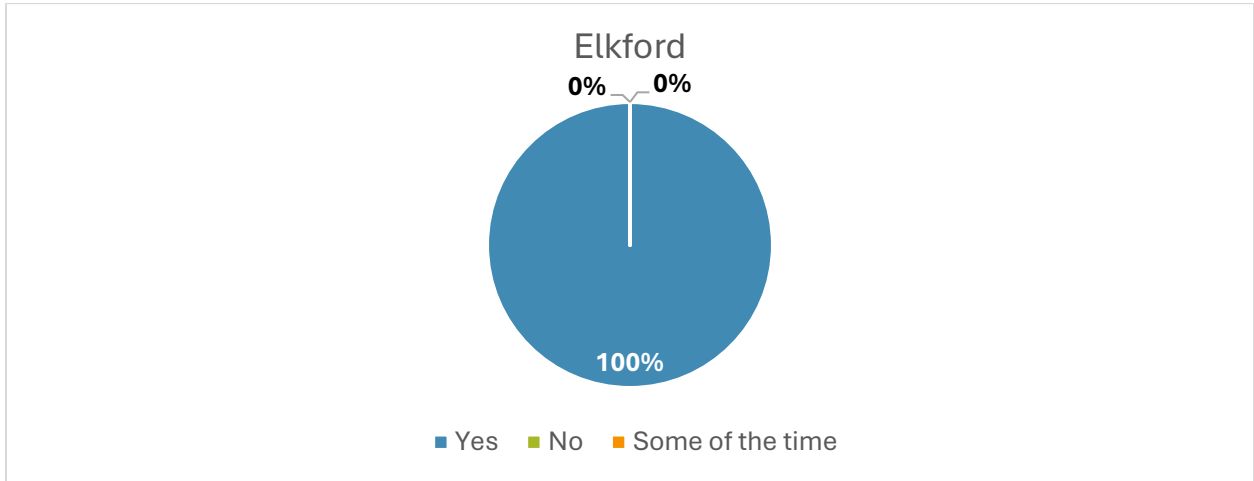
Activity 9 – How should small/additional homes be used?



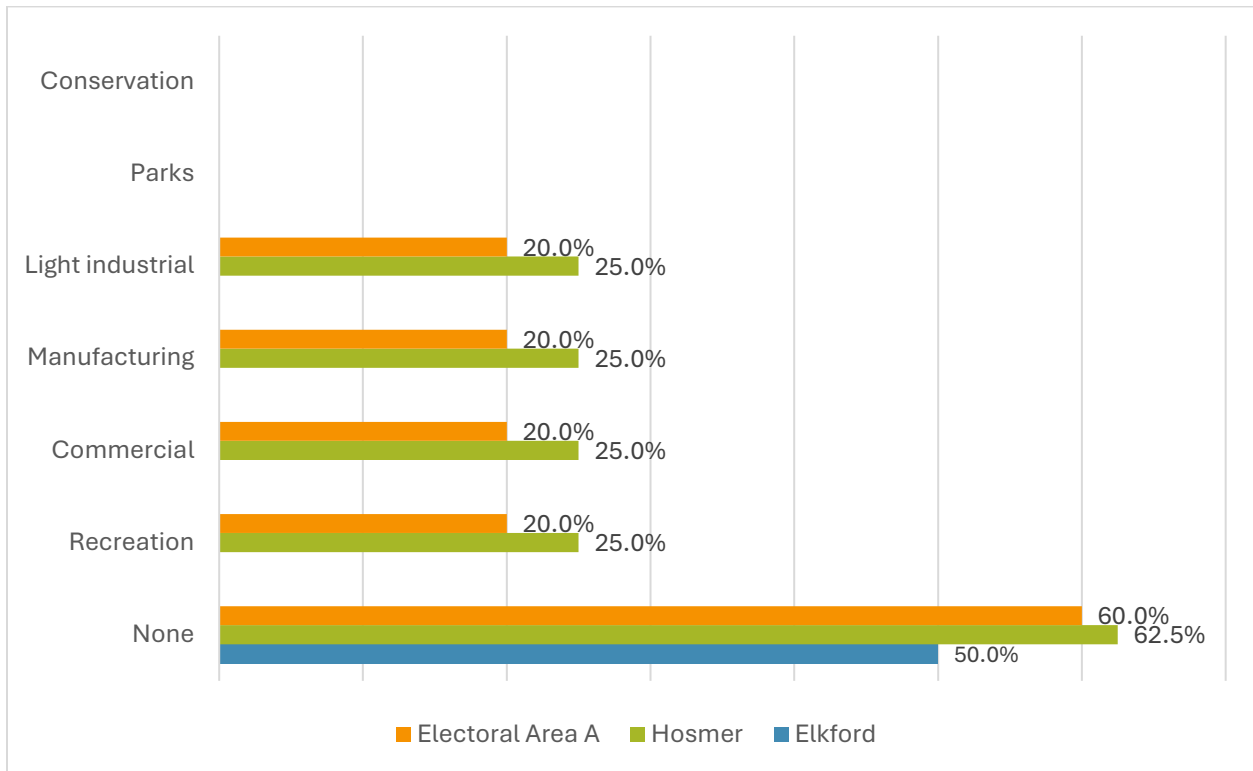
Activity 10a – Should manufactured homes be used as small/additional homes?



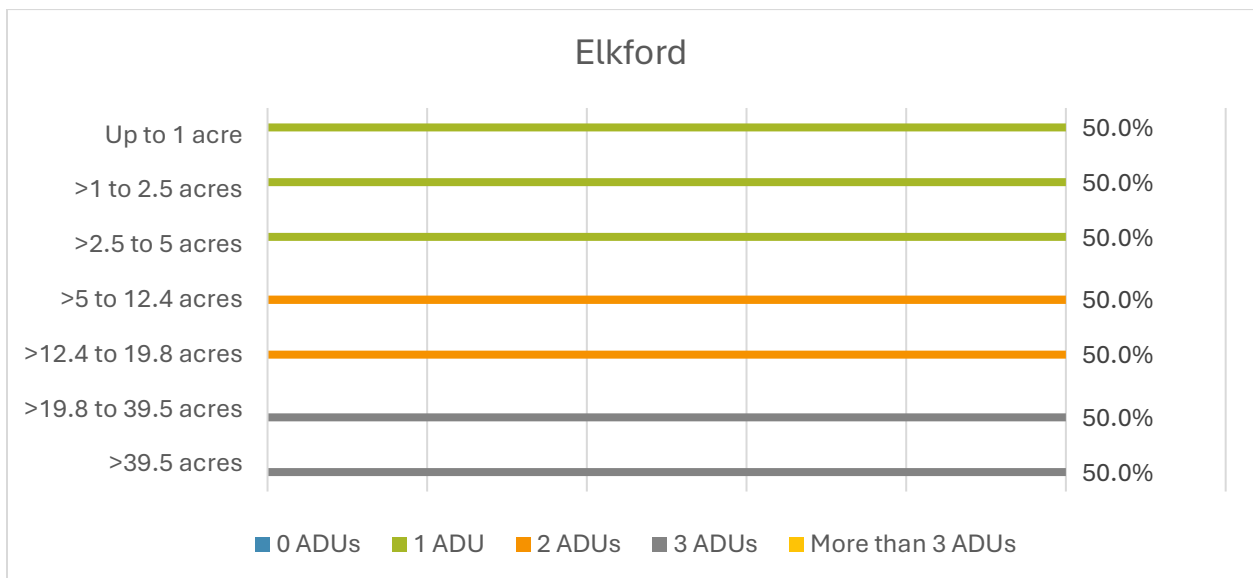
Activity 10b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?



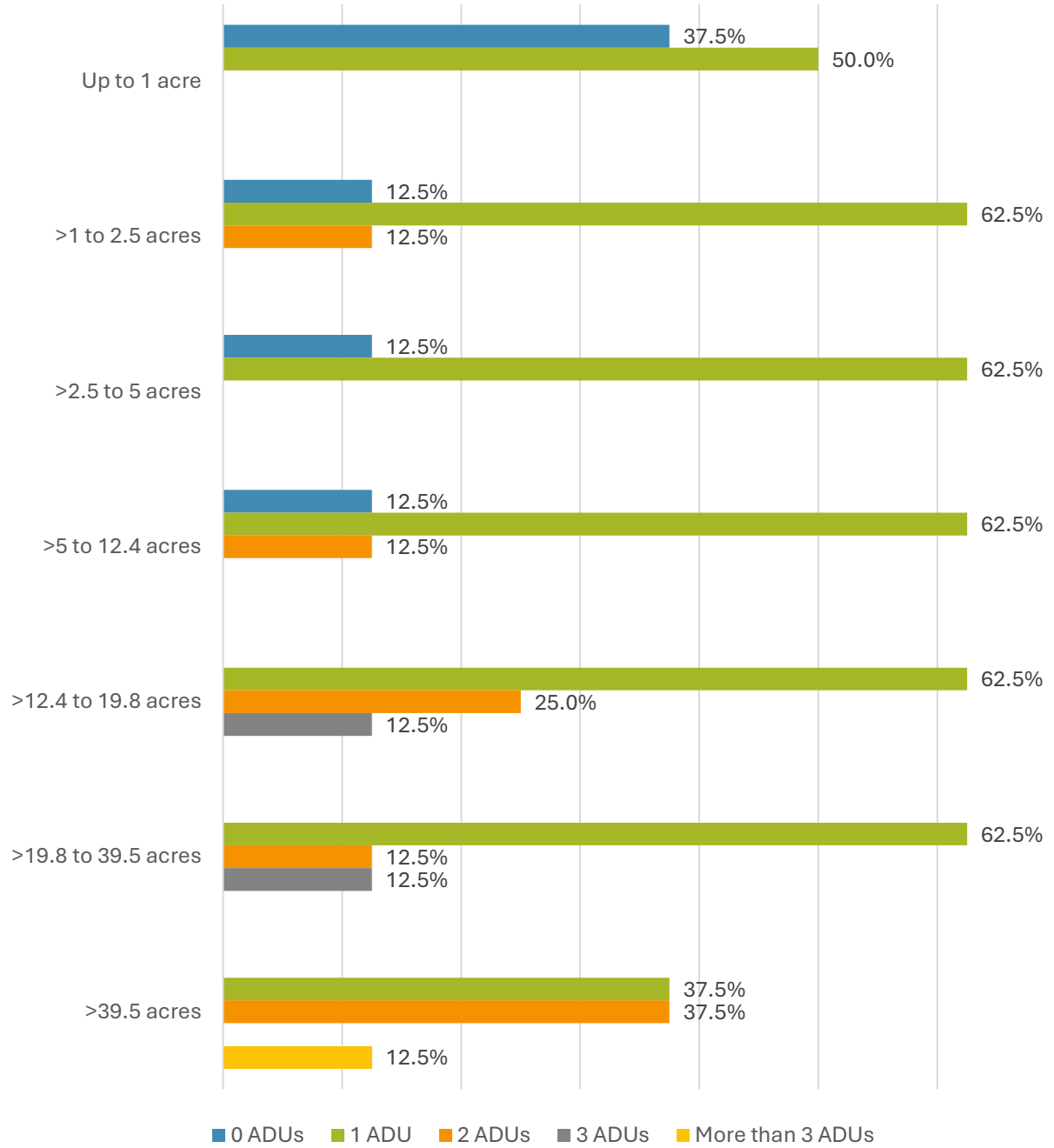
Activity 10c – A small home attached to the main building is allowed in commercial, recreation, light industrial, park, and conservation areas. Should detached small/additional homes also be allowed in these areas?



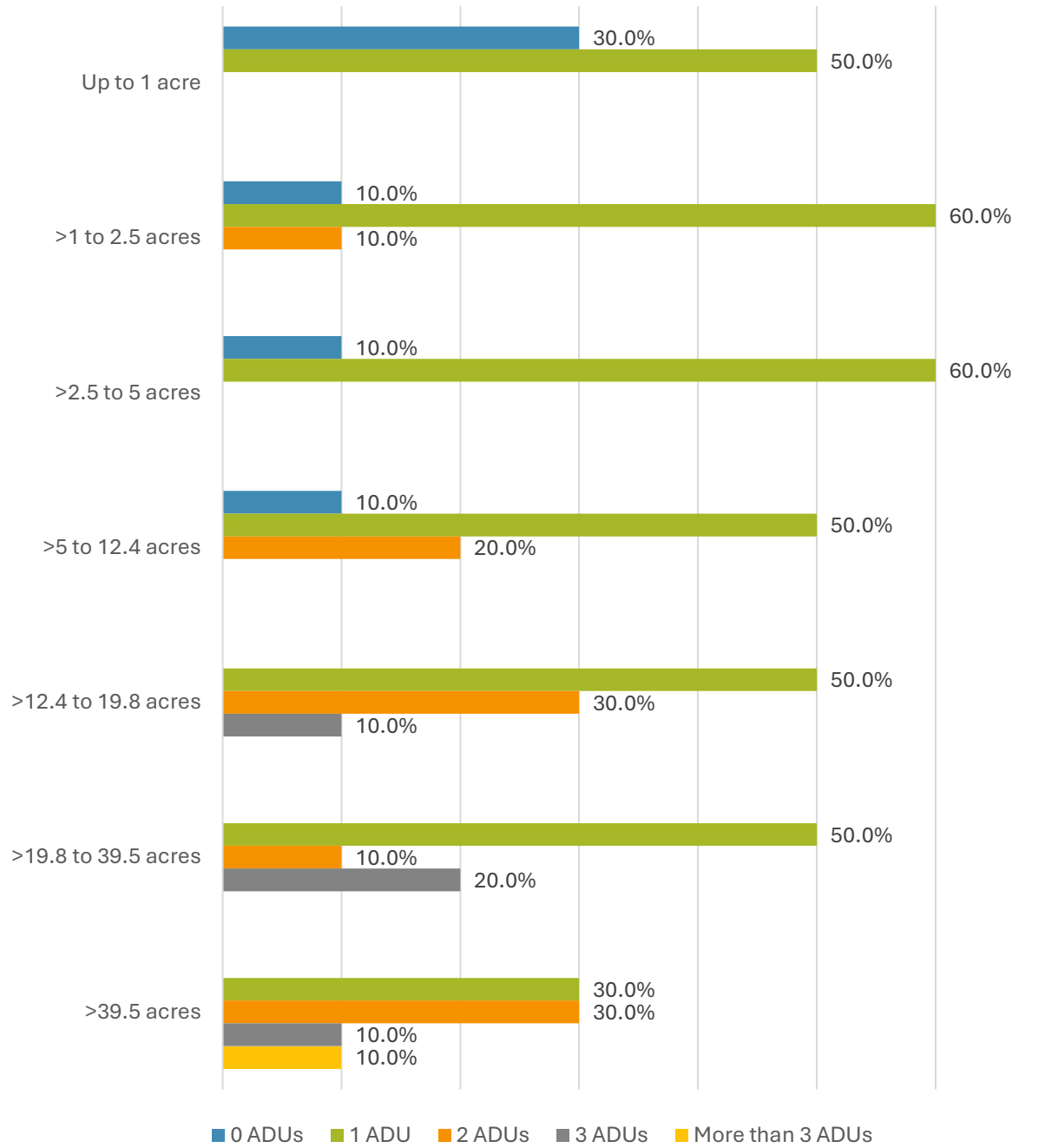
Activity 11 – What is the maximum number of small/additional homes you want on different parcel sizes?



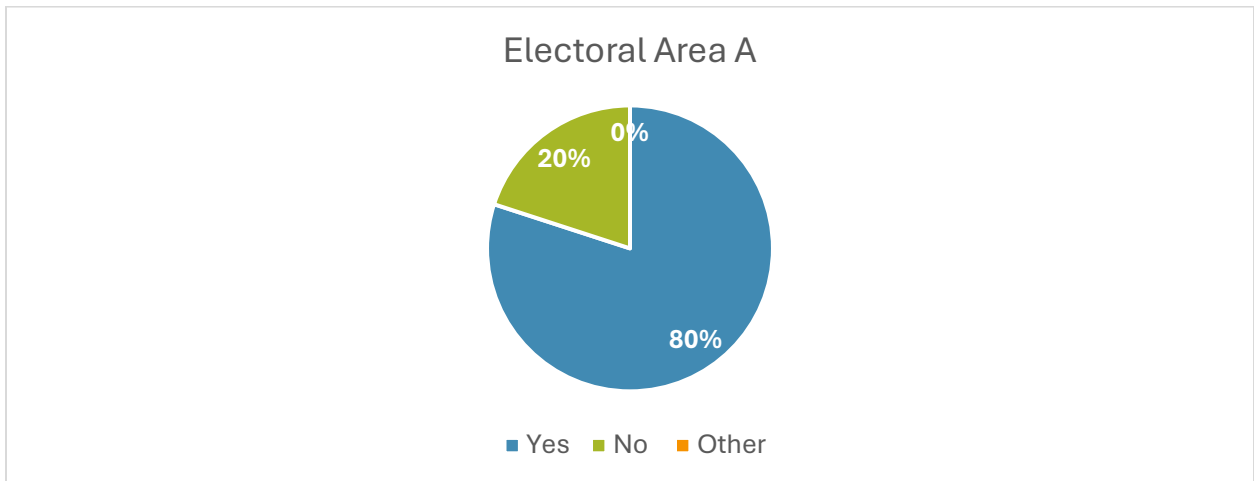
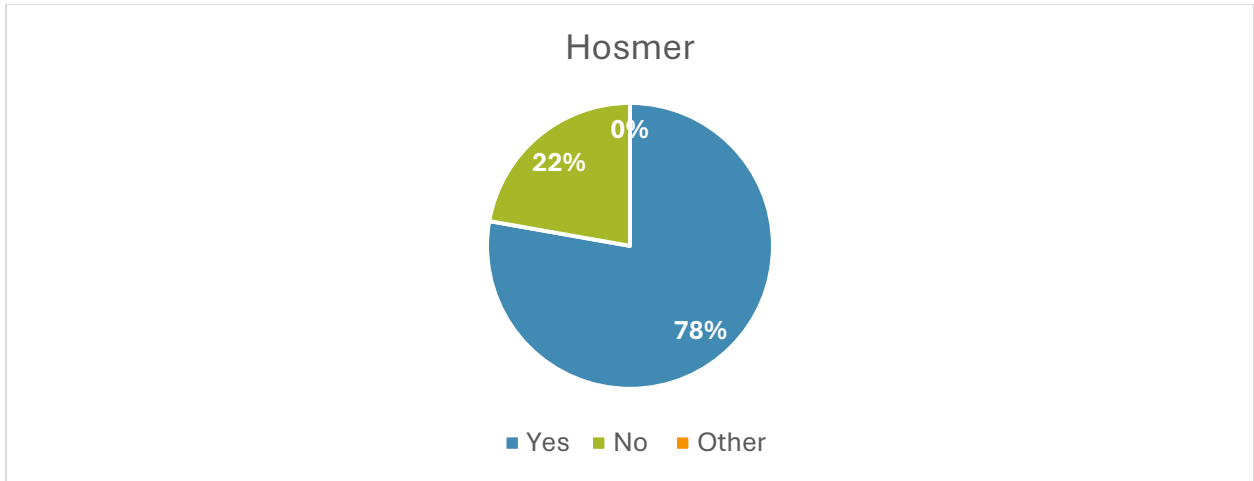
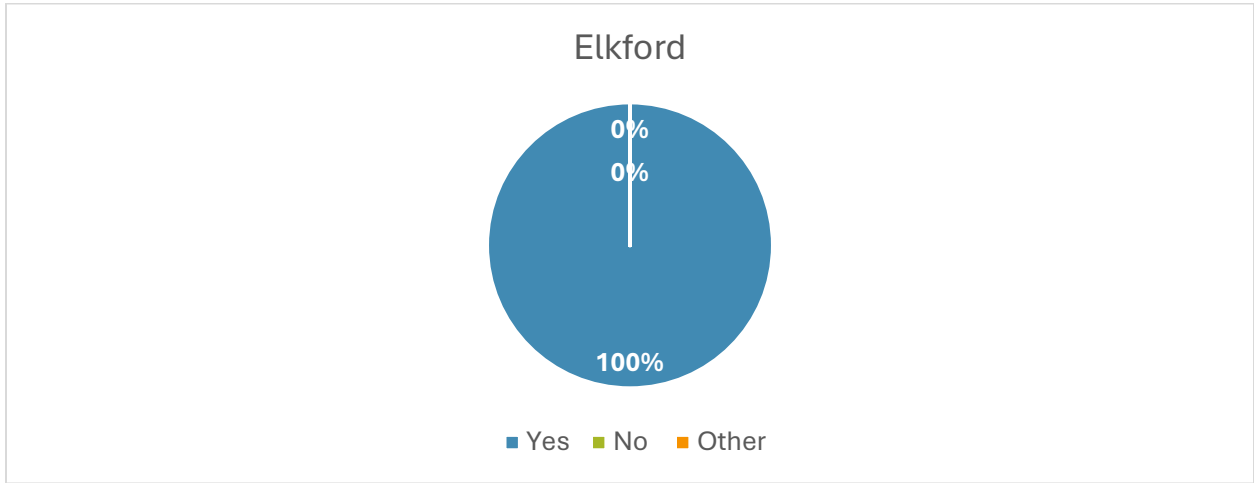
Hosmer



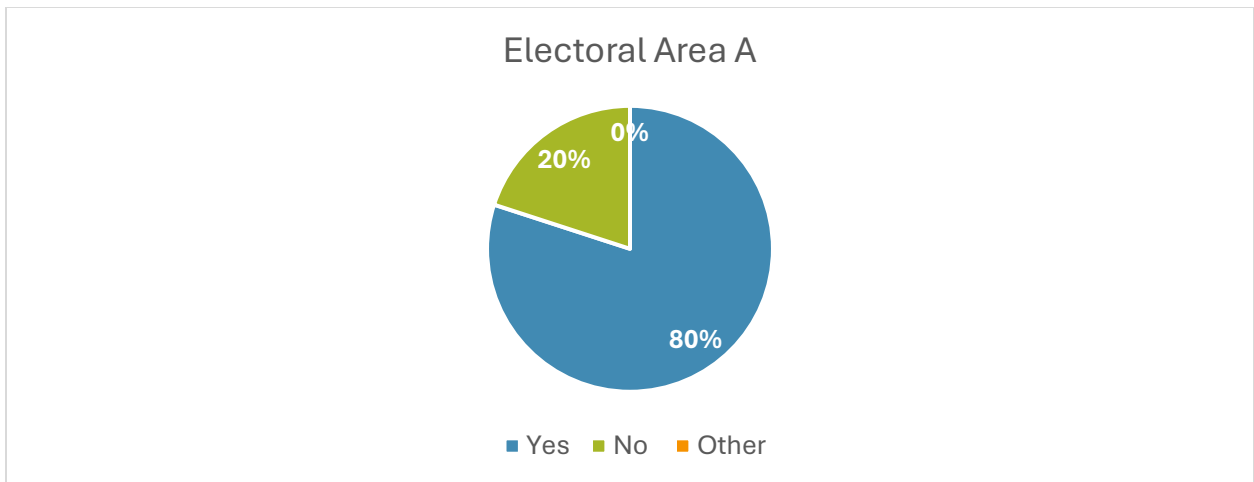
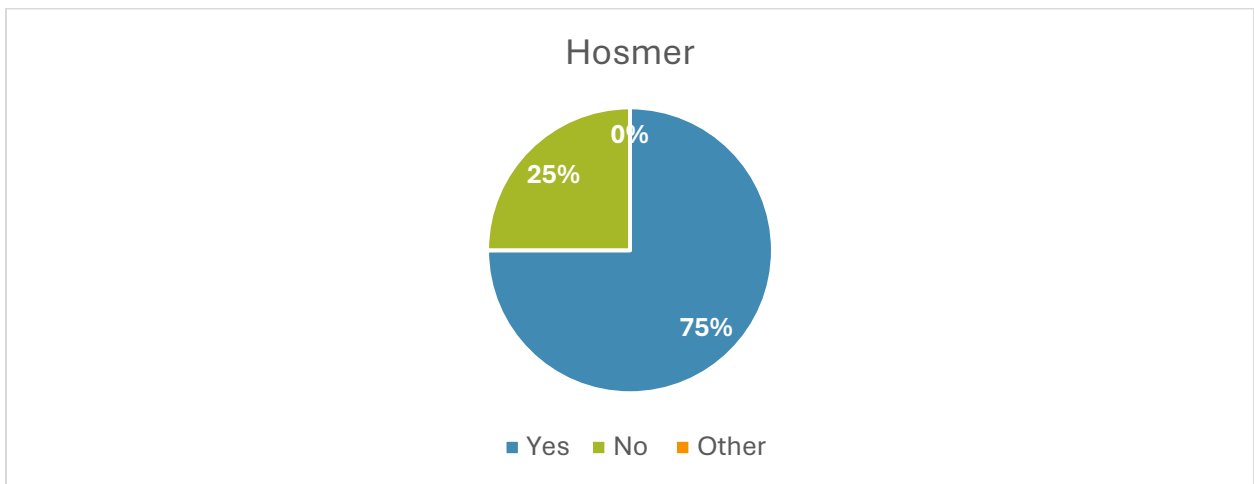
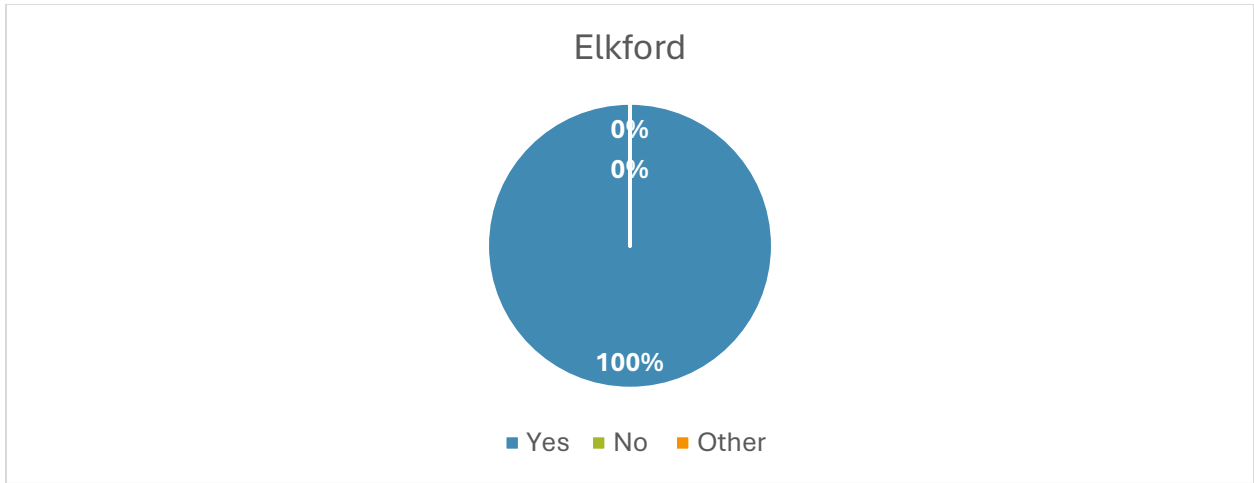
Electoral Area A



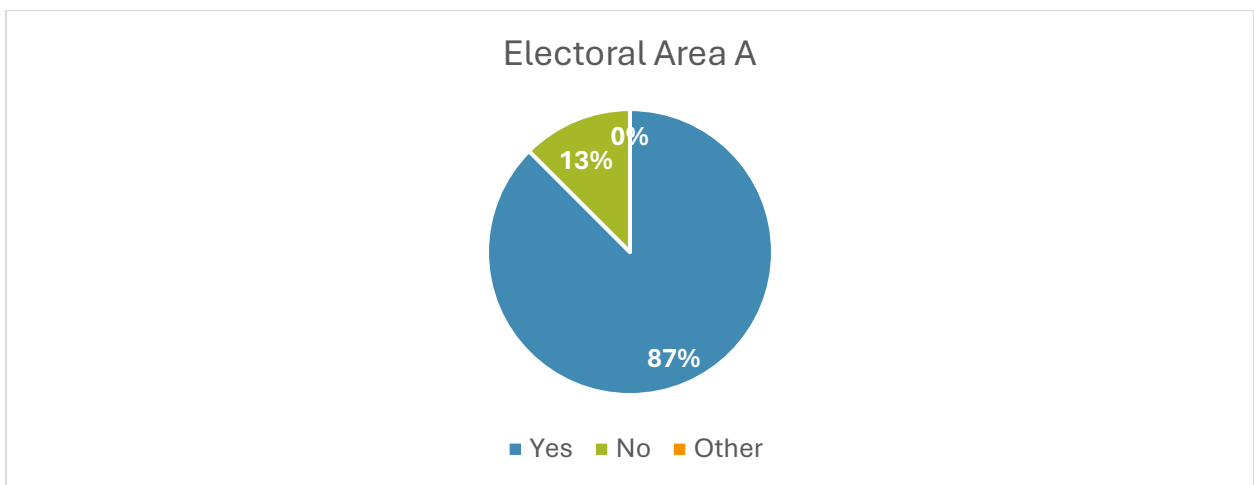
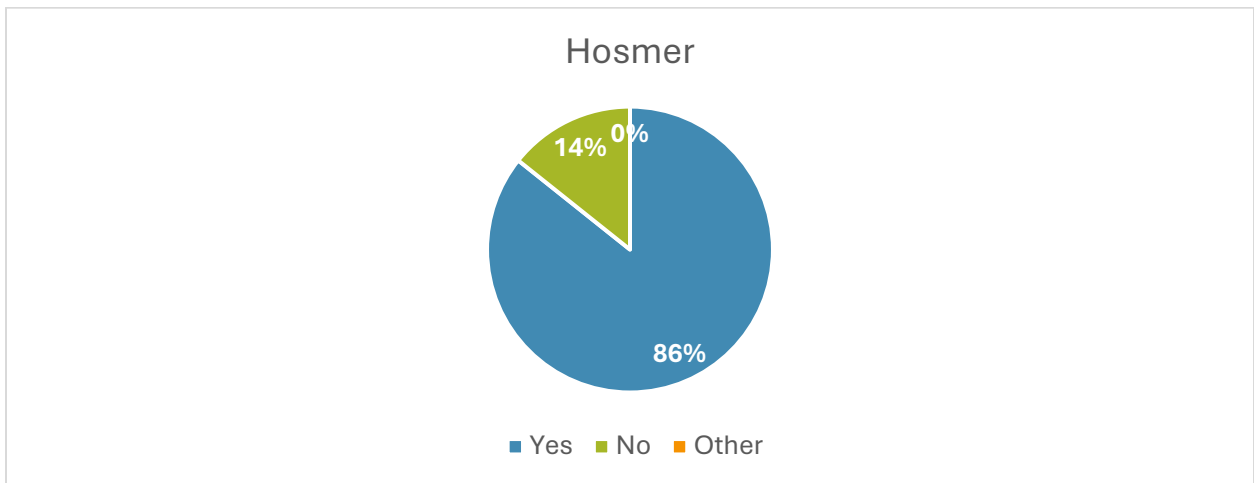
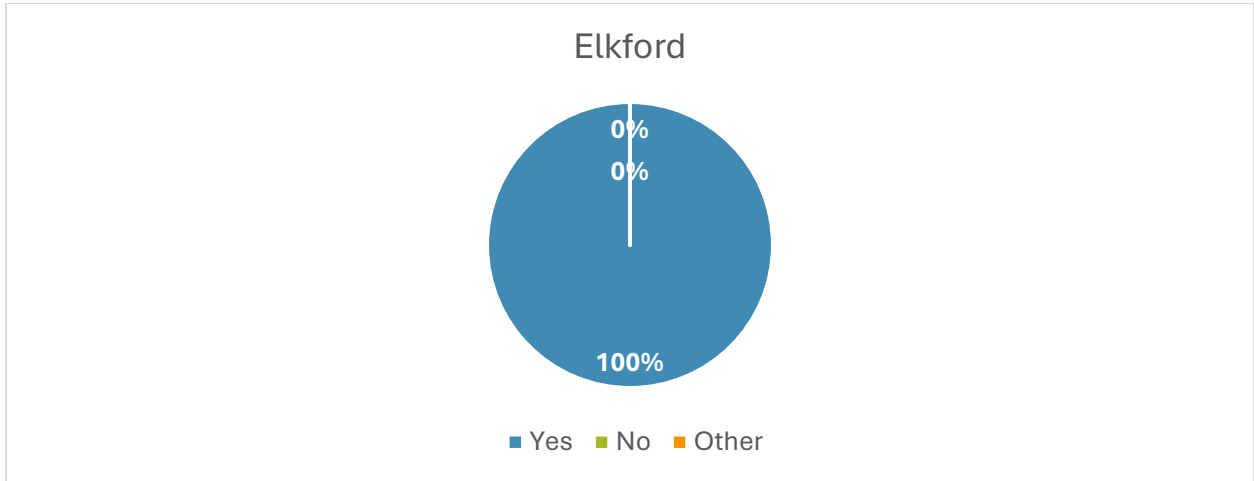
Activity 12a – Should the RDEK adopt the provincial rules for parcels within the ALR?



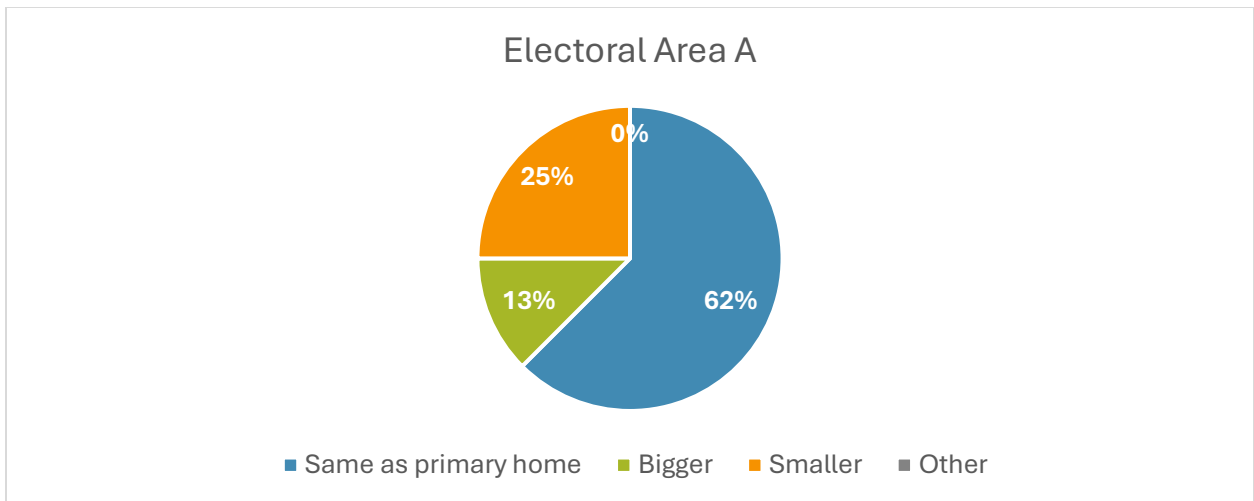
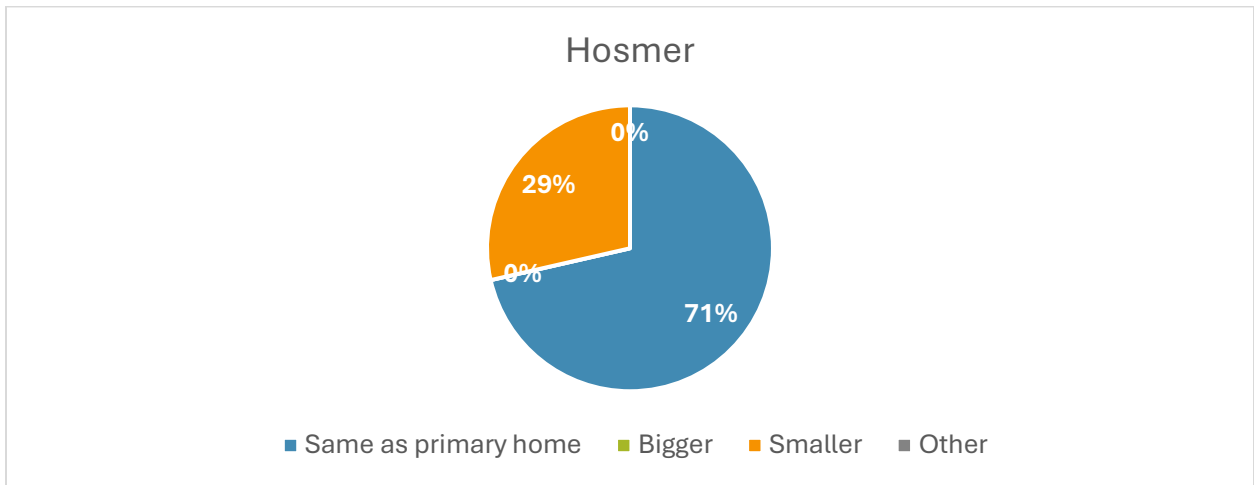
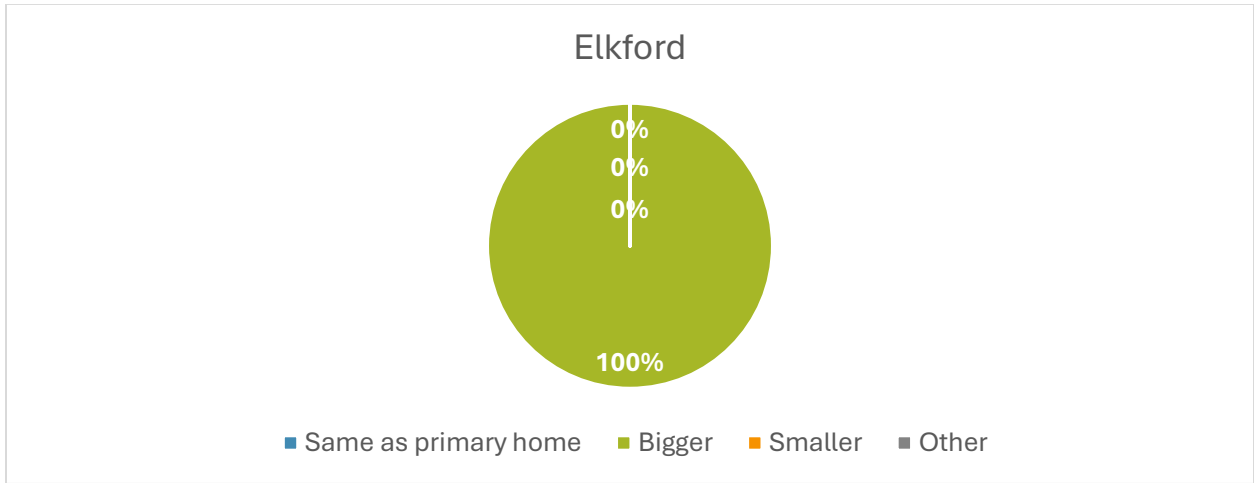
Activity 12b – Should the RDEK apply the provincial rules to parcels outside the ALR?



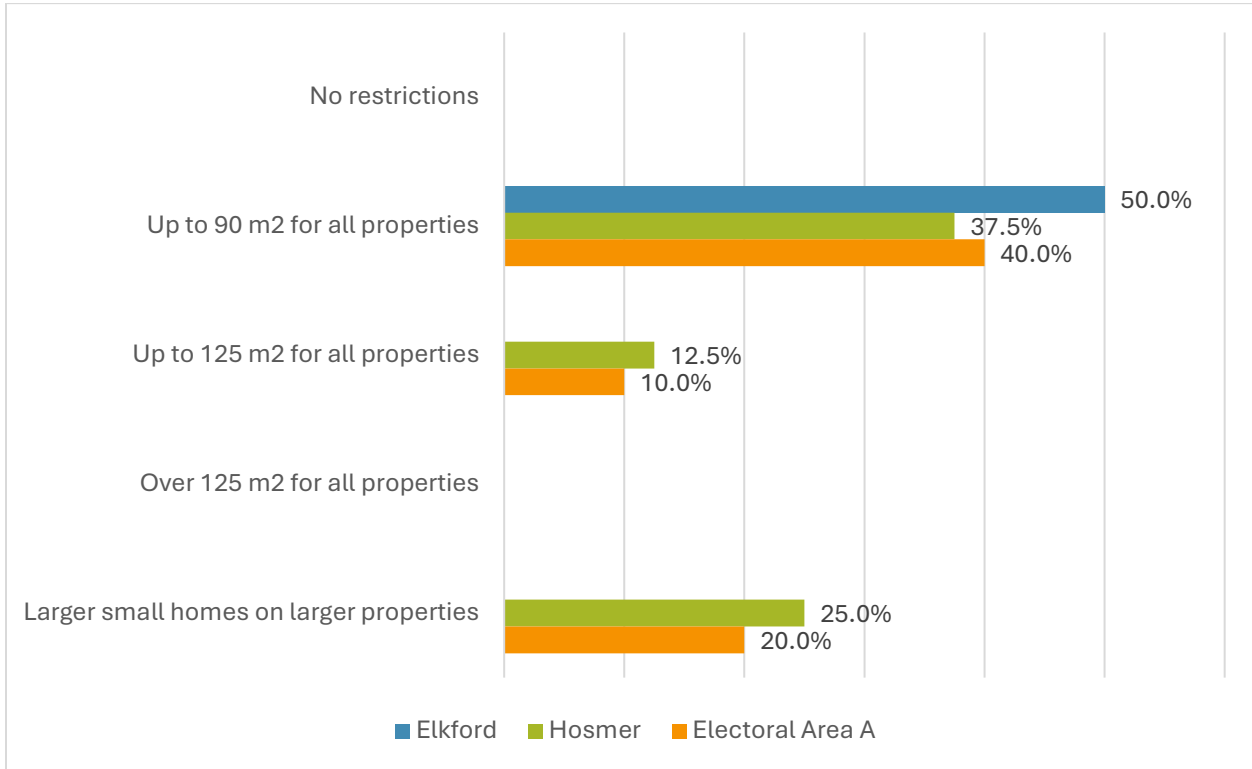
Activity 13a – Should the allowable spacing between detached small/additional homes and other buildings be larger for larger parcels?



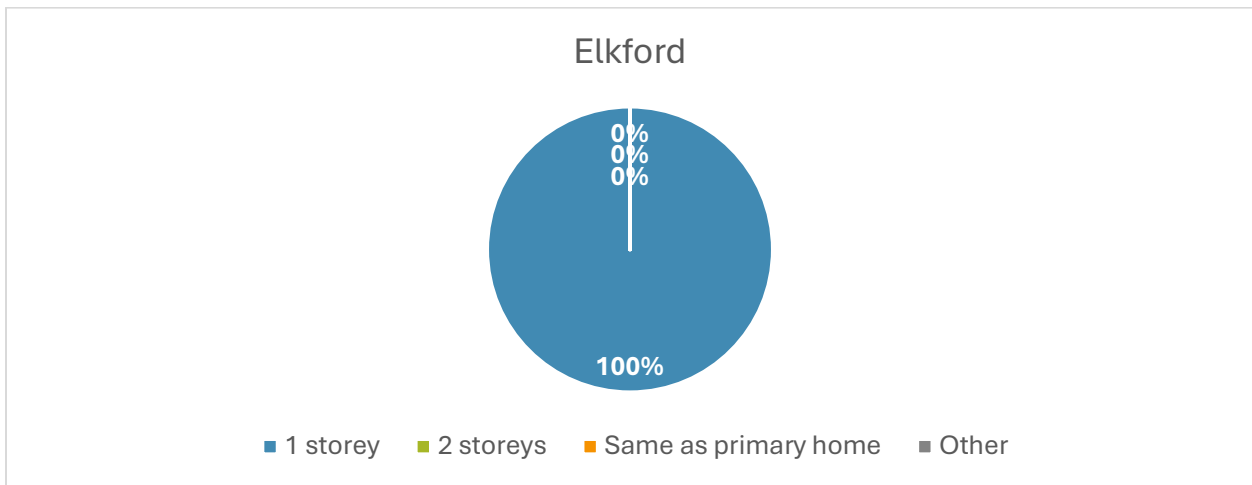
Activity 13b – How far should small/additional homes be from property lines?

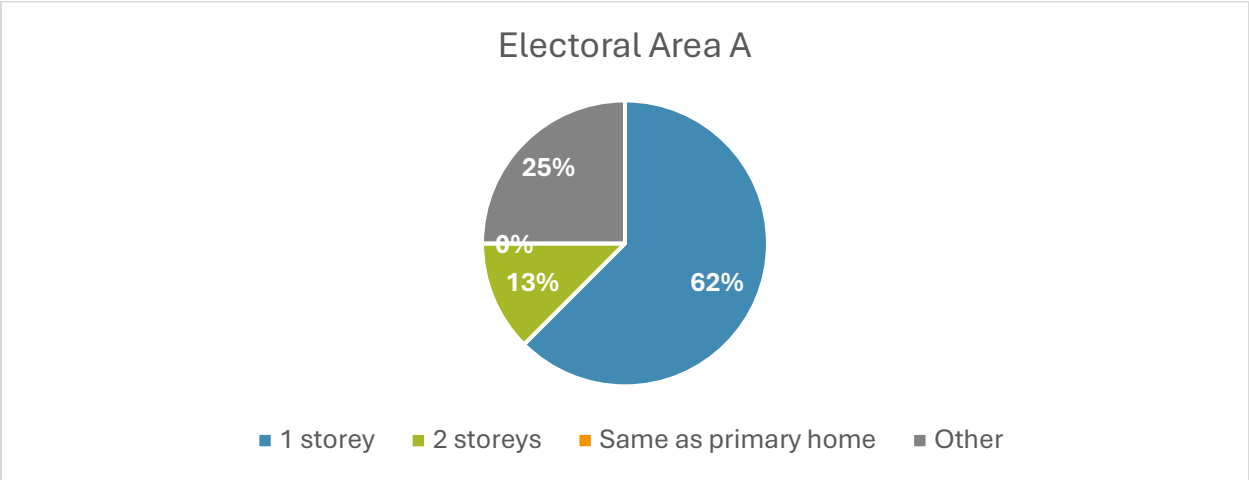
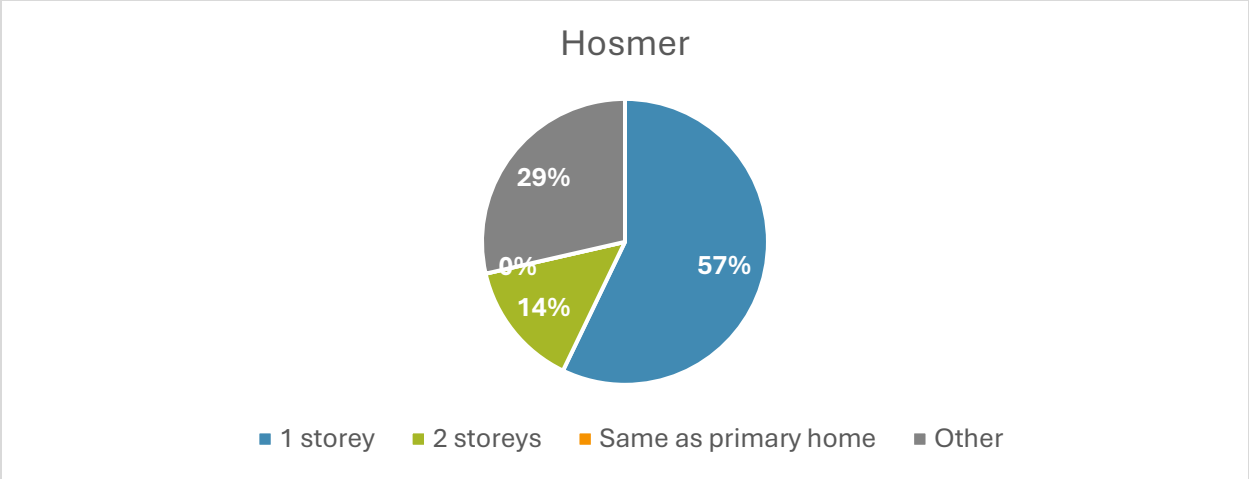


Activity 13c – What should be the maximum allowable size of detached small/additional homes?

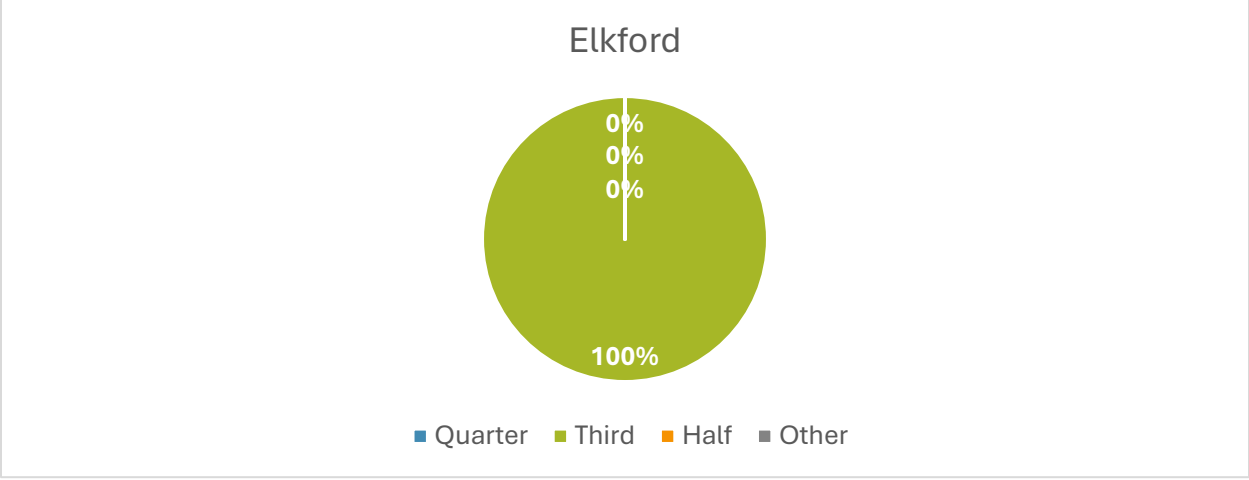


Activity 13d – What should the maximum height be for detached small/additional homes?

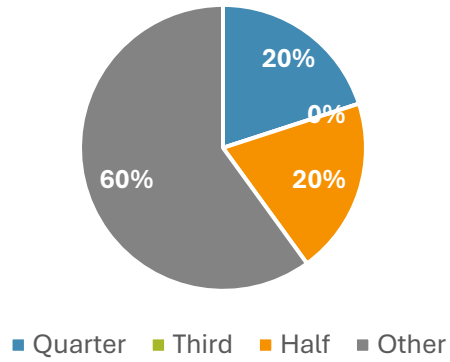




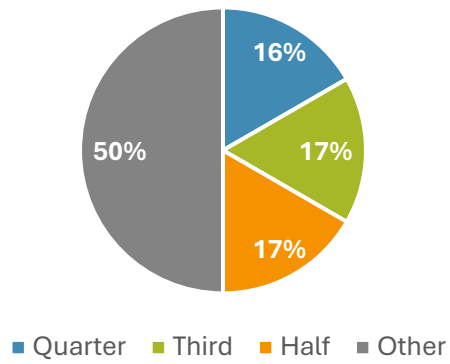
Activity 13e – How much area should all buildings, including small/additional homes, take up on a property?



Hosmer

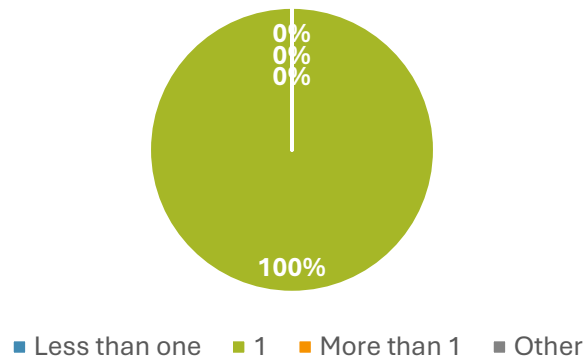


Electoral Area A

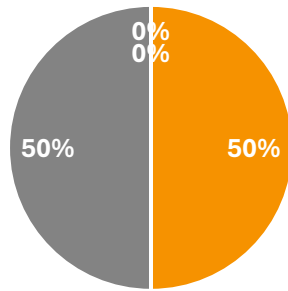


Activity 13f – How many parking spaces should be required for each small home?

Elkford

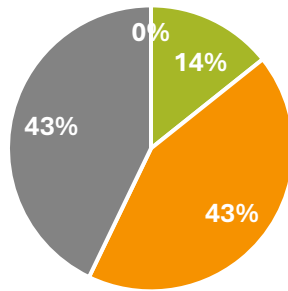


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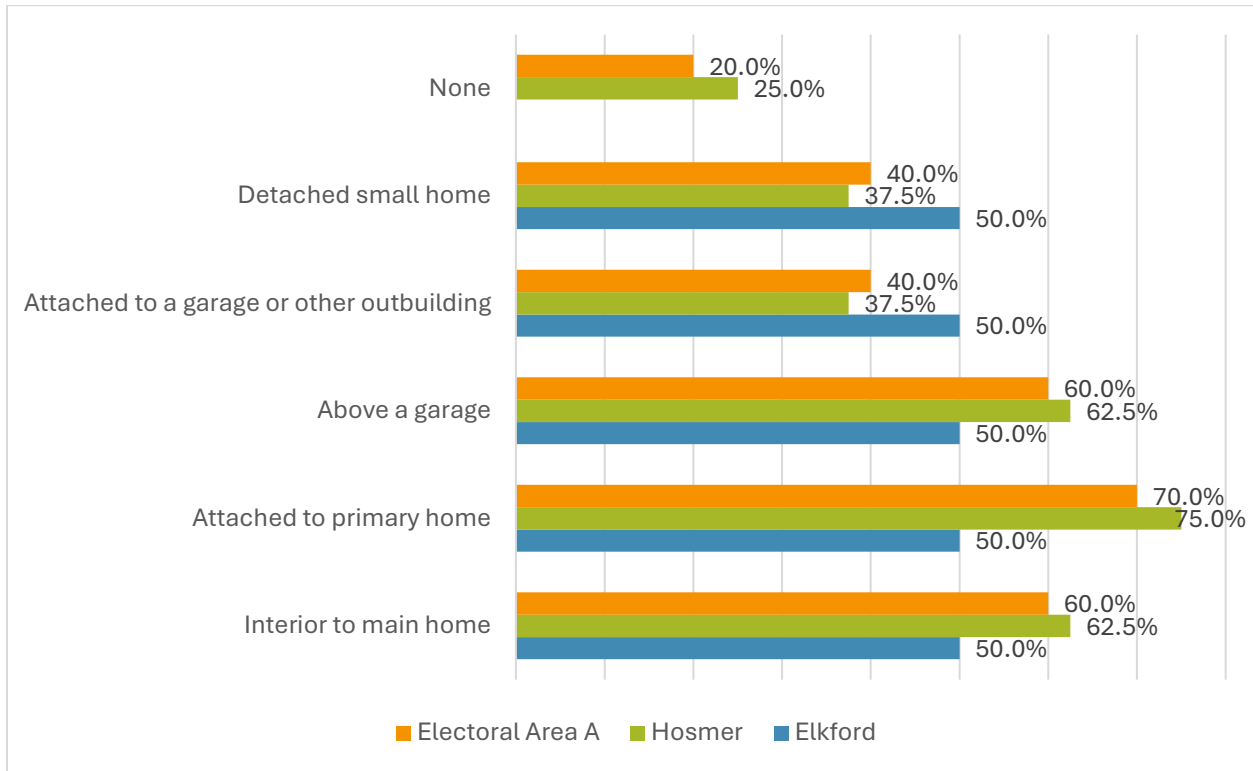
■ Less than one ■ 1 ■ More than 1 ■ Other

Electoral Area A

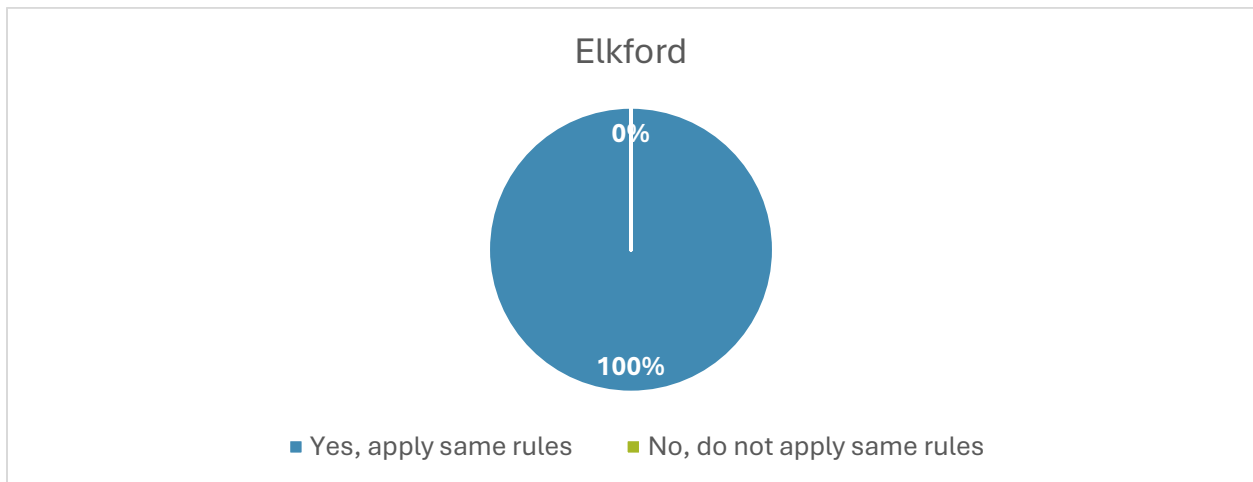


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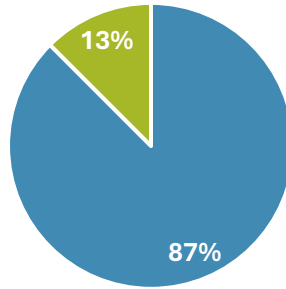
Activity 14a – What types of small/additional homes should be allowed to be used as short-term rentals?



Activity 14b – Should the same size rules be applied to small/additional homes used as short-term rentals and those used for other purposes?

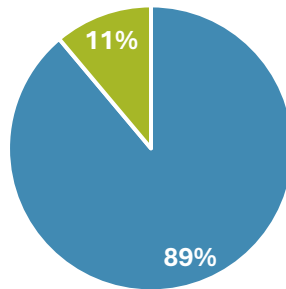


Hosmer



■ Yes, apply same rules ■ No, do not apply same rules

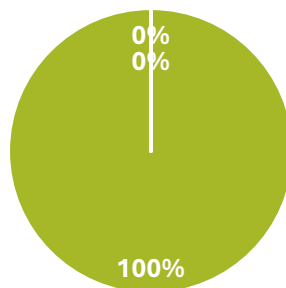
Electoral Area A



■ Yes, apply same rules ■ No, do not apply same rules

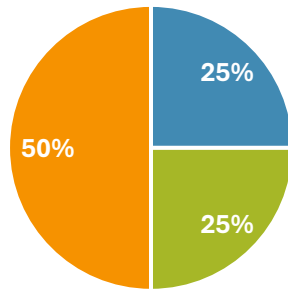
Activity 14c – Should small/additional homes be used as short-term rentals if they are outside a fire protection zone?

Elkford



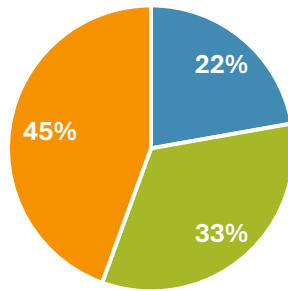
■ Yes ■ Yes, if owners on site ■ No

Hosmer



■ Yes ■ Yes, if owners on site ■ No

Electoral Area A



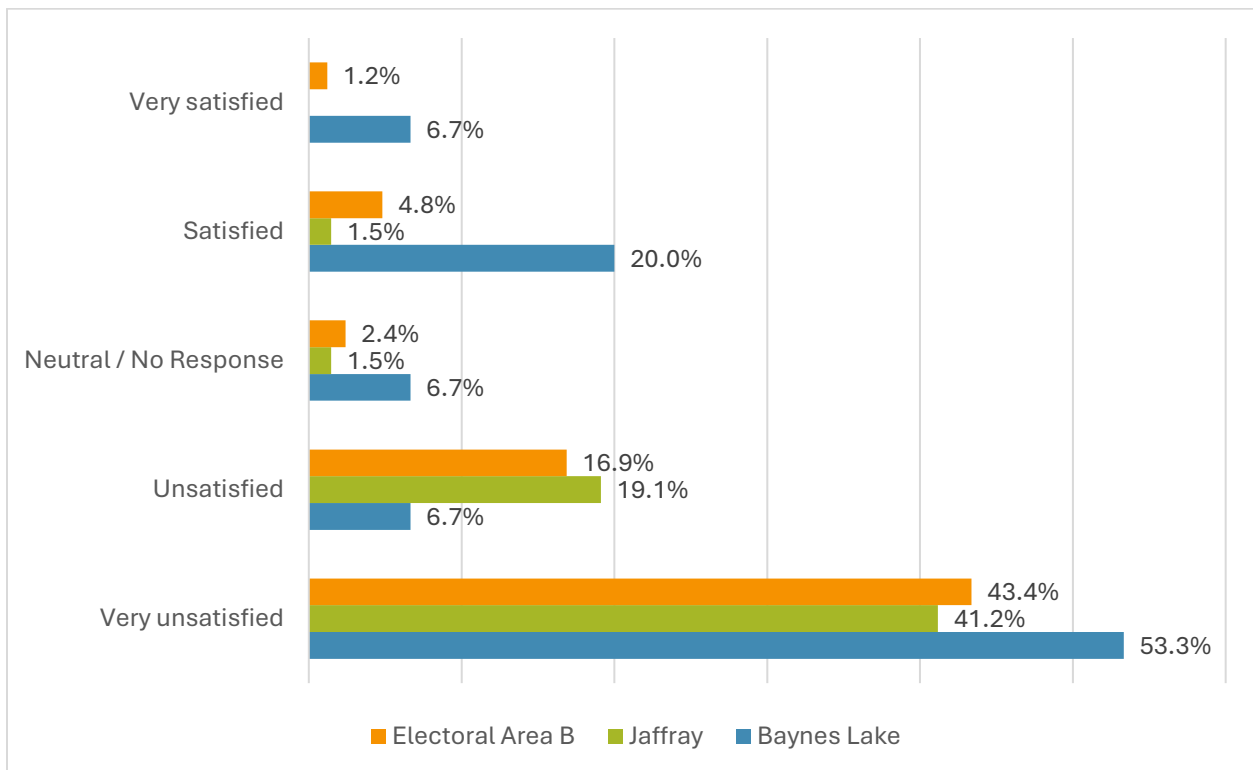
■ Yes ■ Yes, if owners on site ■ No

Chapter 6 – In-person Open House Results for Electoral Area B

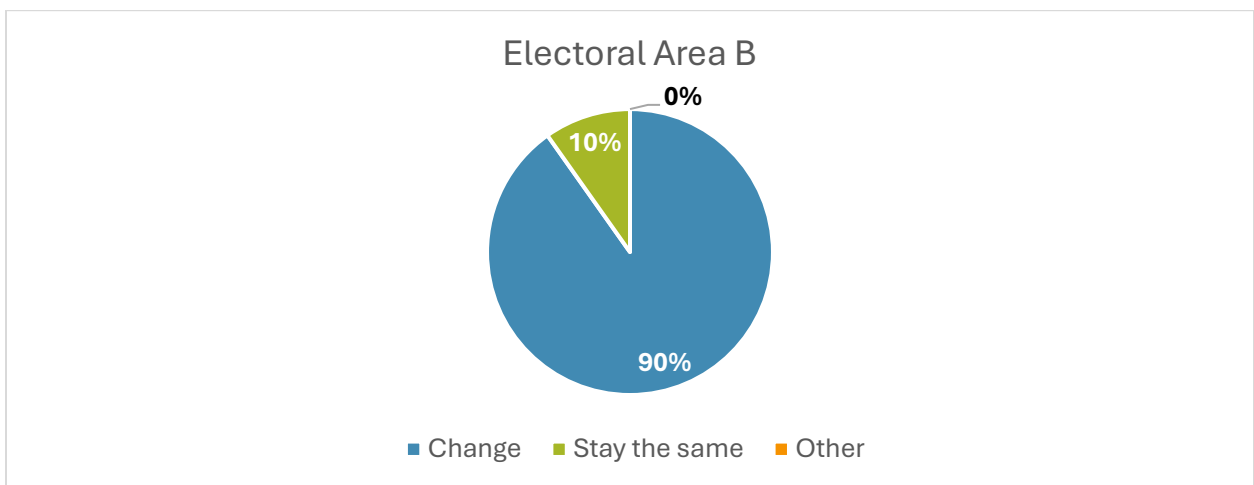
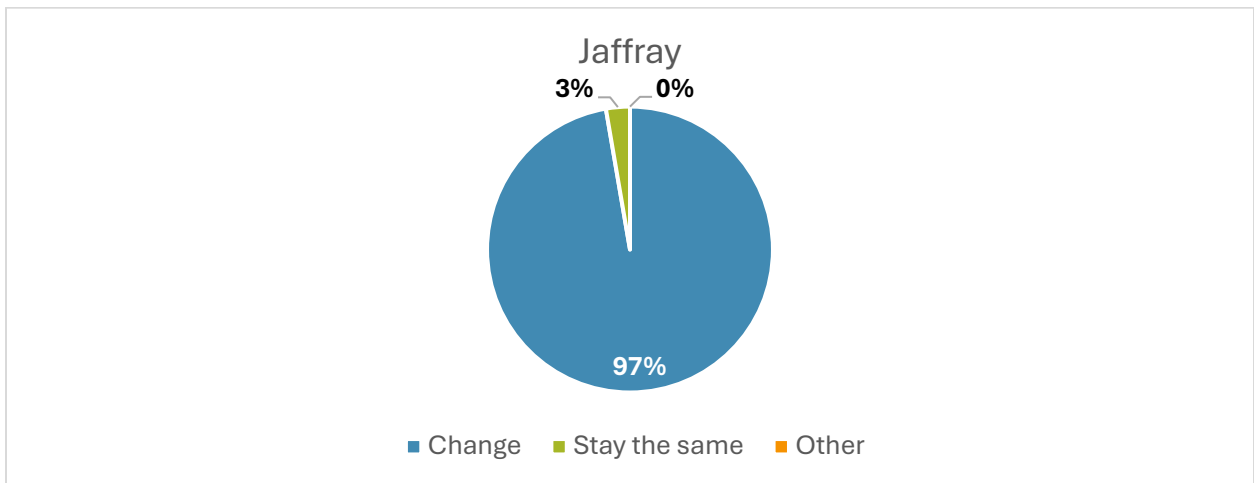
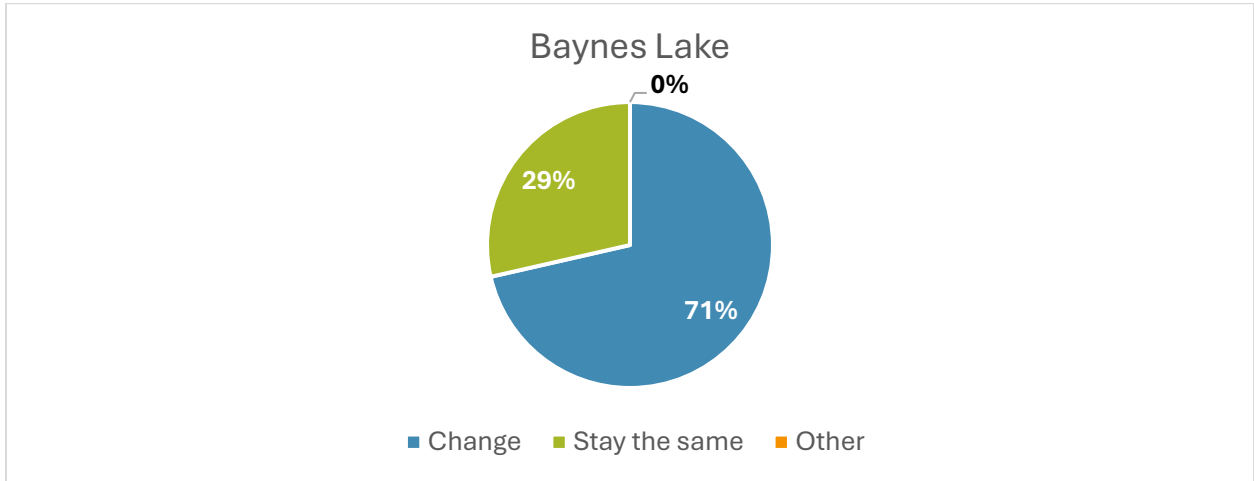
Below is a summary of the input received at the in-person open houses held in Baynes Lake (October 18th; 15 participants) and Jaffray (October 21st; 68 participants). Feedback from each open house is presented separately, as well as combined to represent Electoral Area B.

Residents and property owners are encouraged to take part in the upcoming public review of the proposed bylaw amendments starting in early 2026.

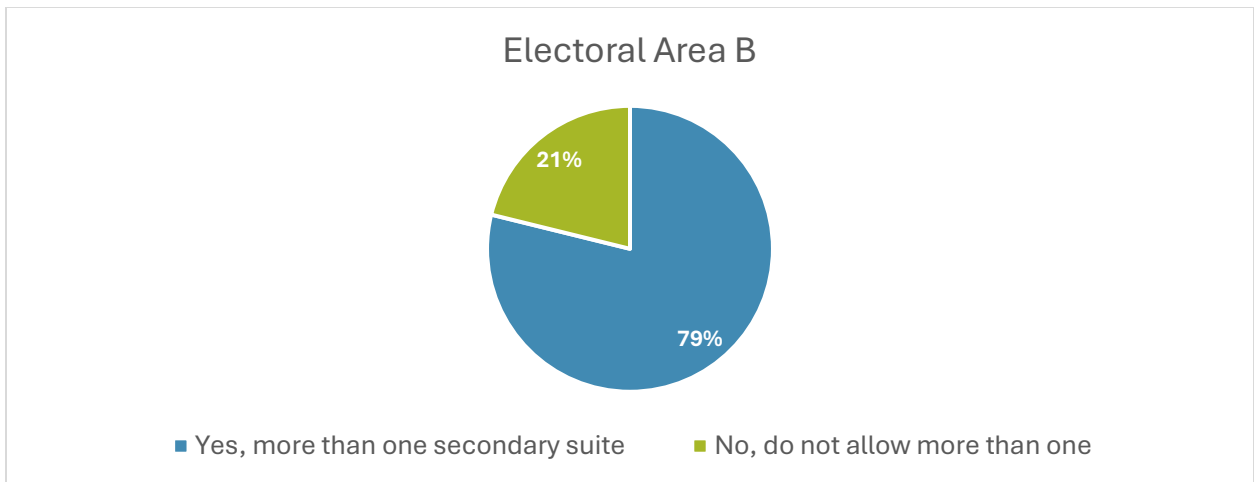
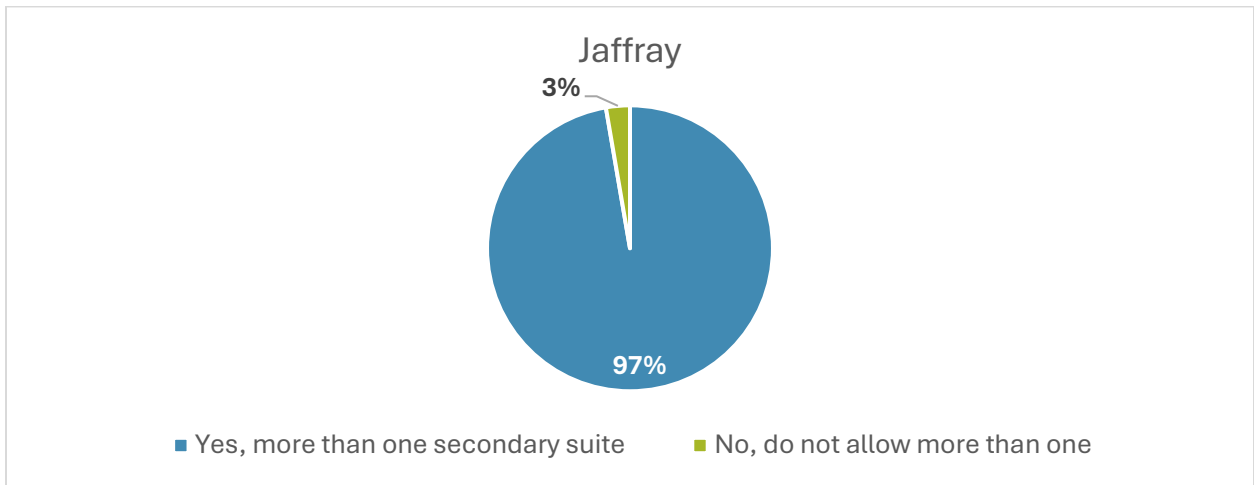
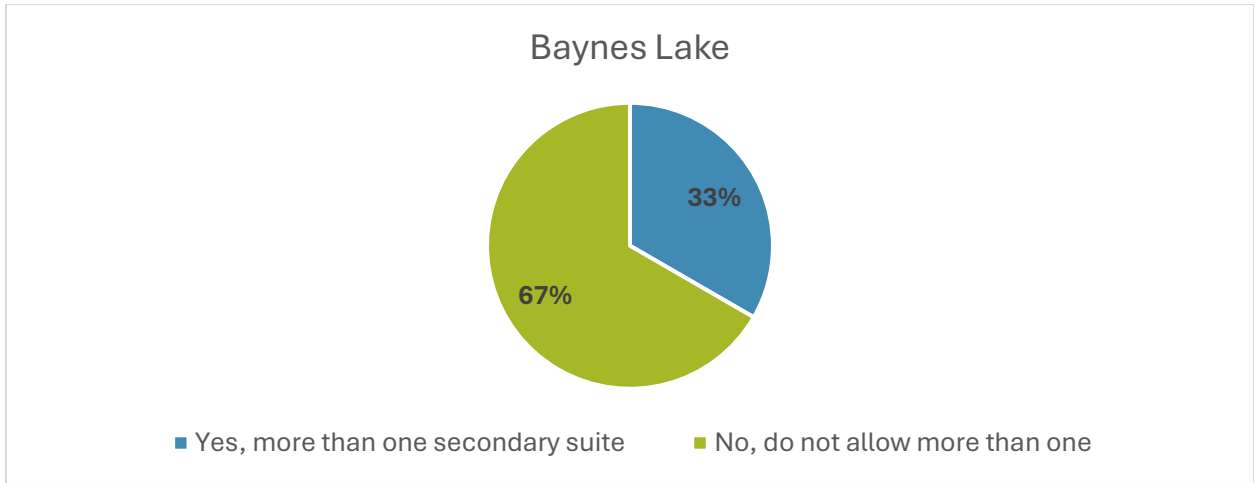
Activity 1.1 – How satisfied are you with the RDEK bylaw changes made to meet the provincial law?



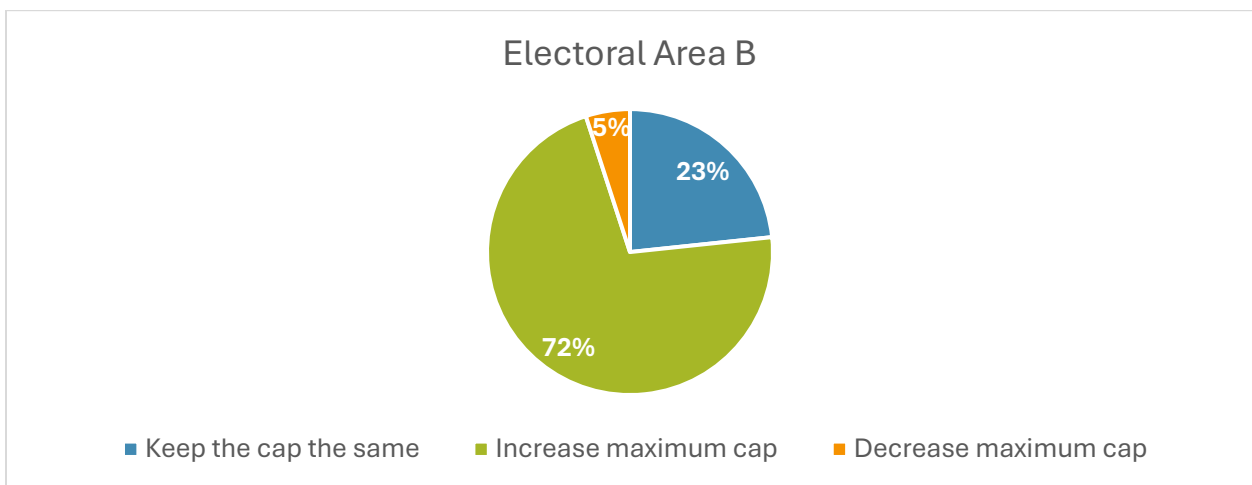
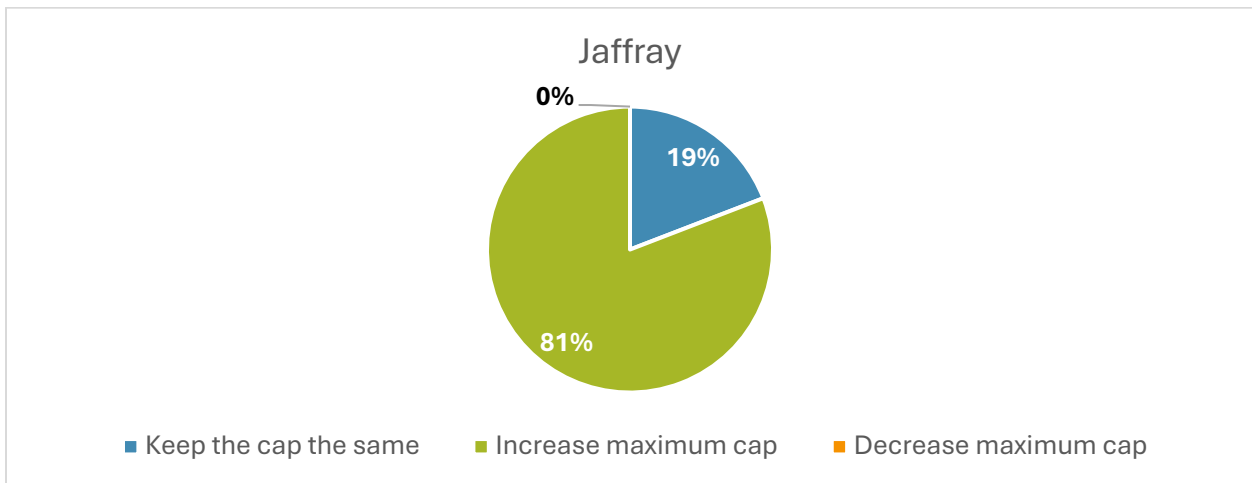
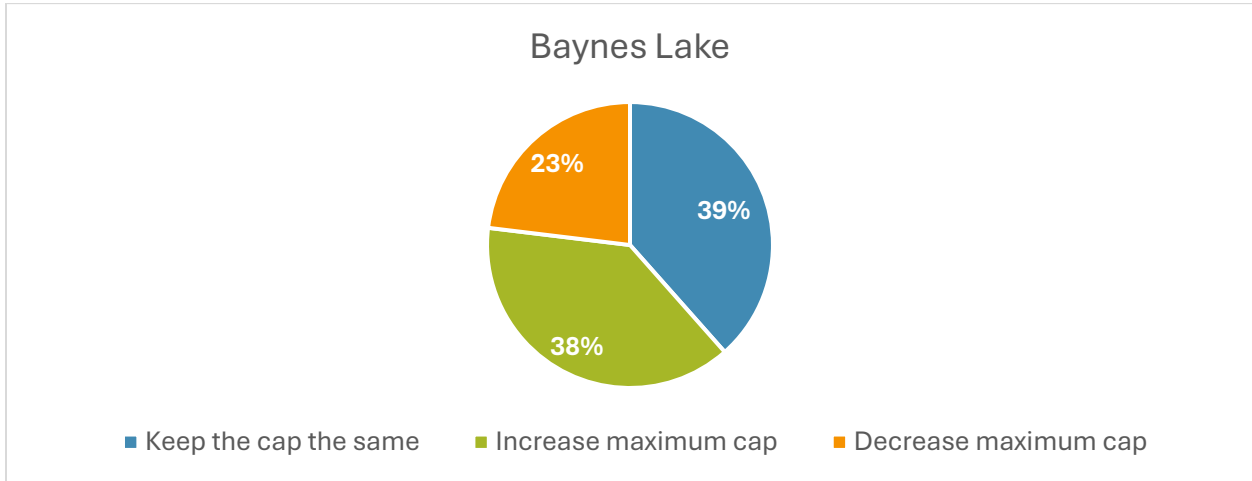
Activity 1.2 – Should the RDEK bylaws stay the same or be changed to allow more opportunities for small/additional homes?



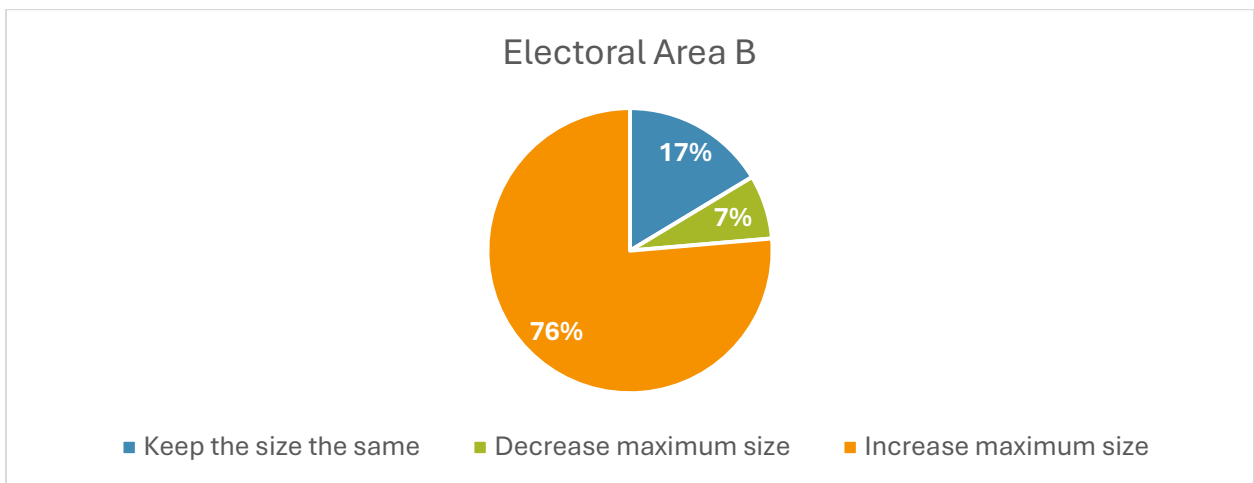
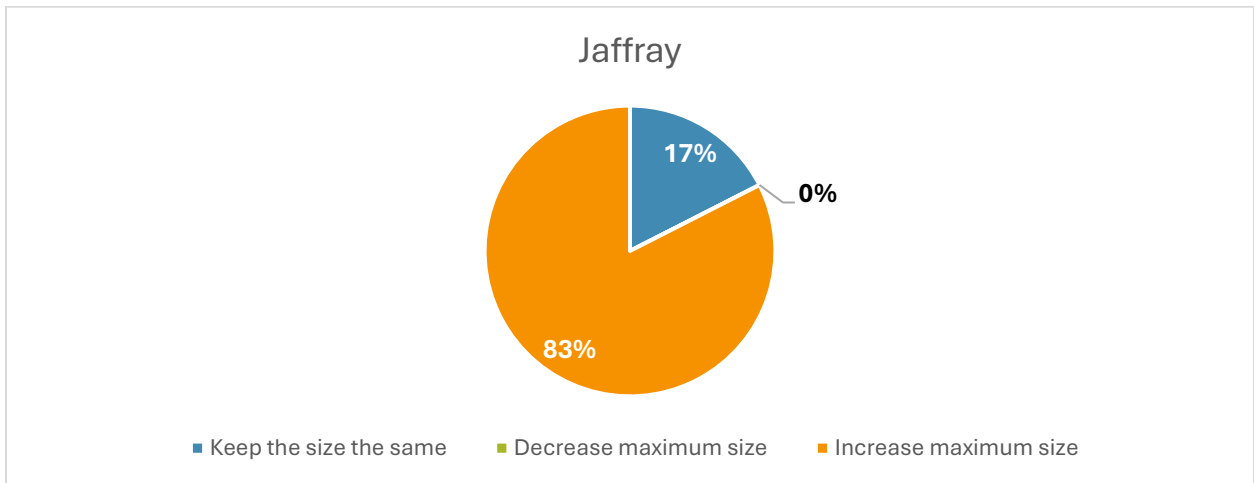
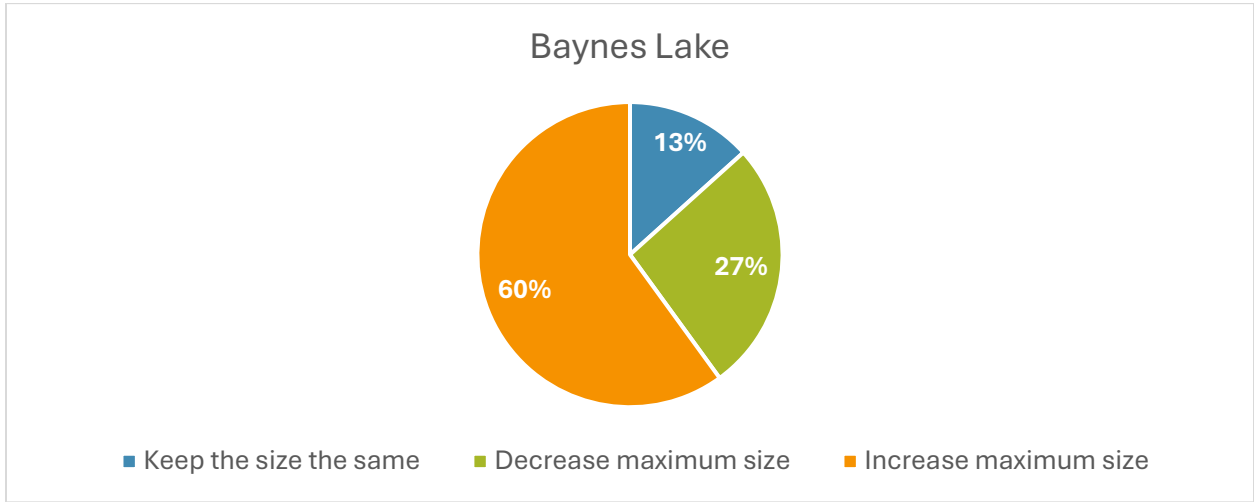
Activity 2.1 – Should more than one secondary suite be allowed on a parcel?



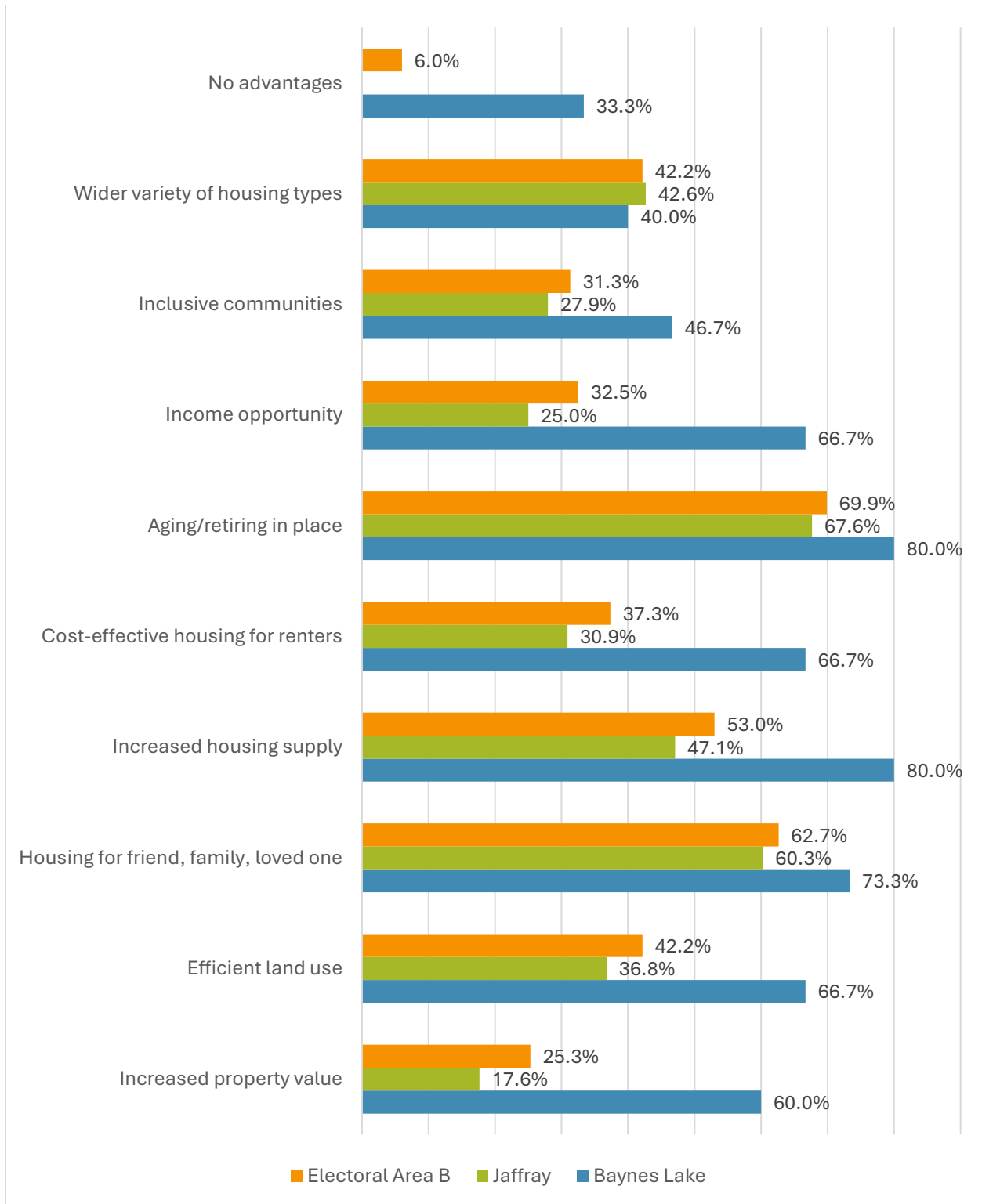
Activity 2.2 – Should the maximum cap of 49% on the size of secondary suites inside the main home be decreased, increased, or stay the same?



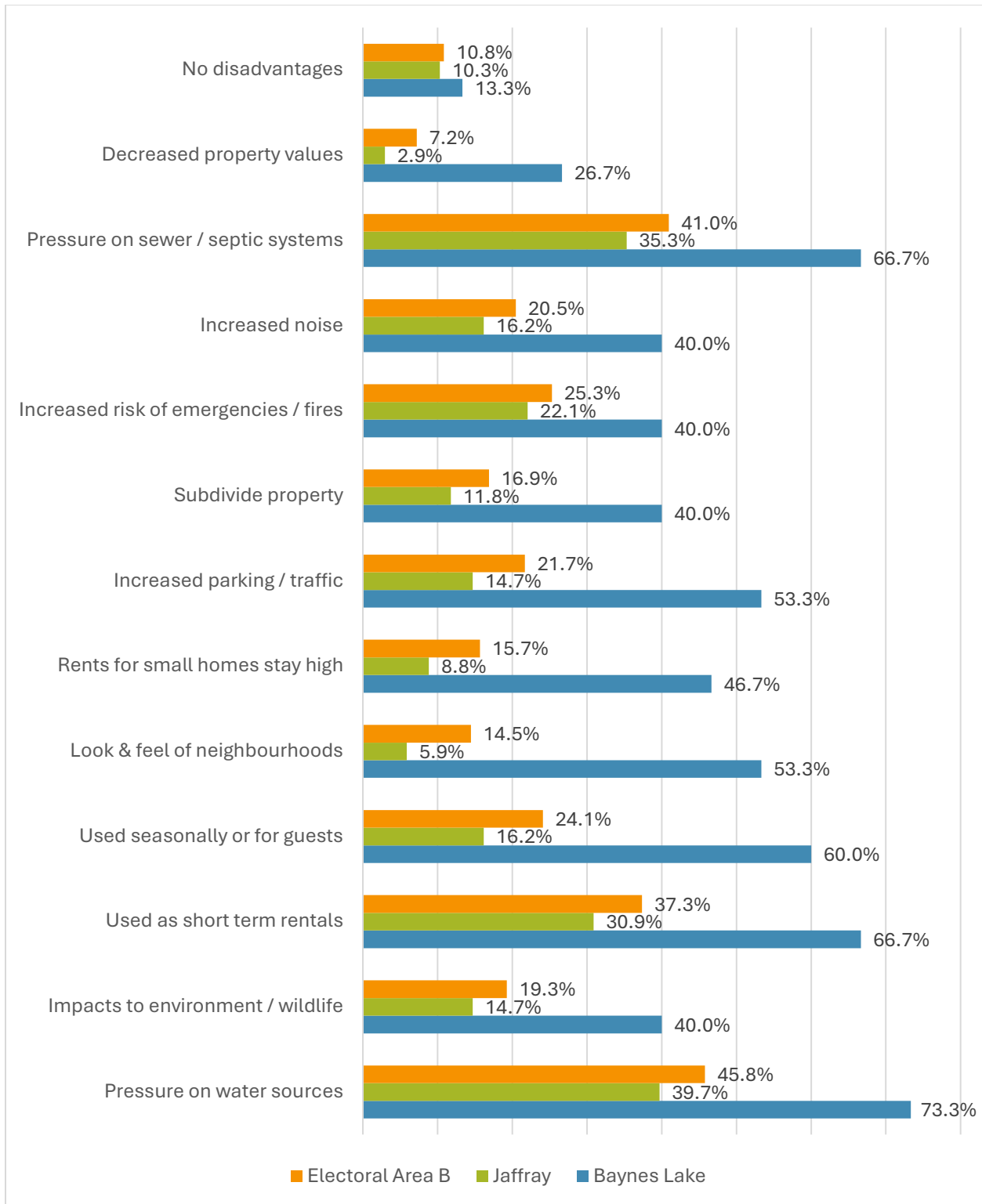
Activity 2.3 – Should the maximum size for secondary suites above garages be decreased, stay the same, or increase?



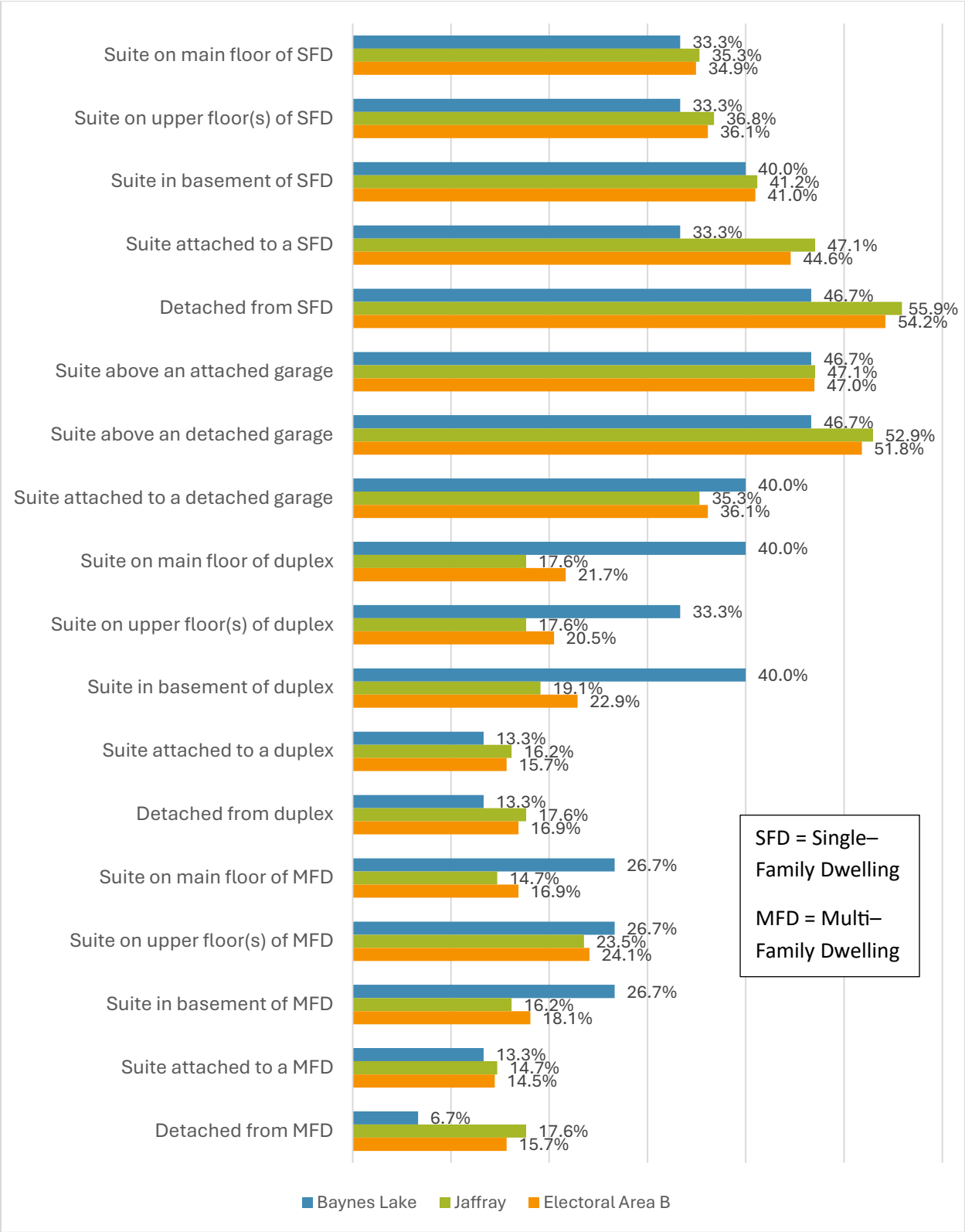
Activity 4 – What are the advantages of having small/additional homes in your community?



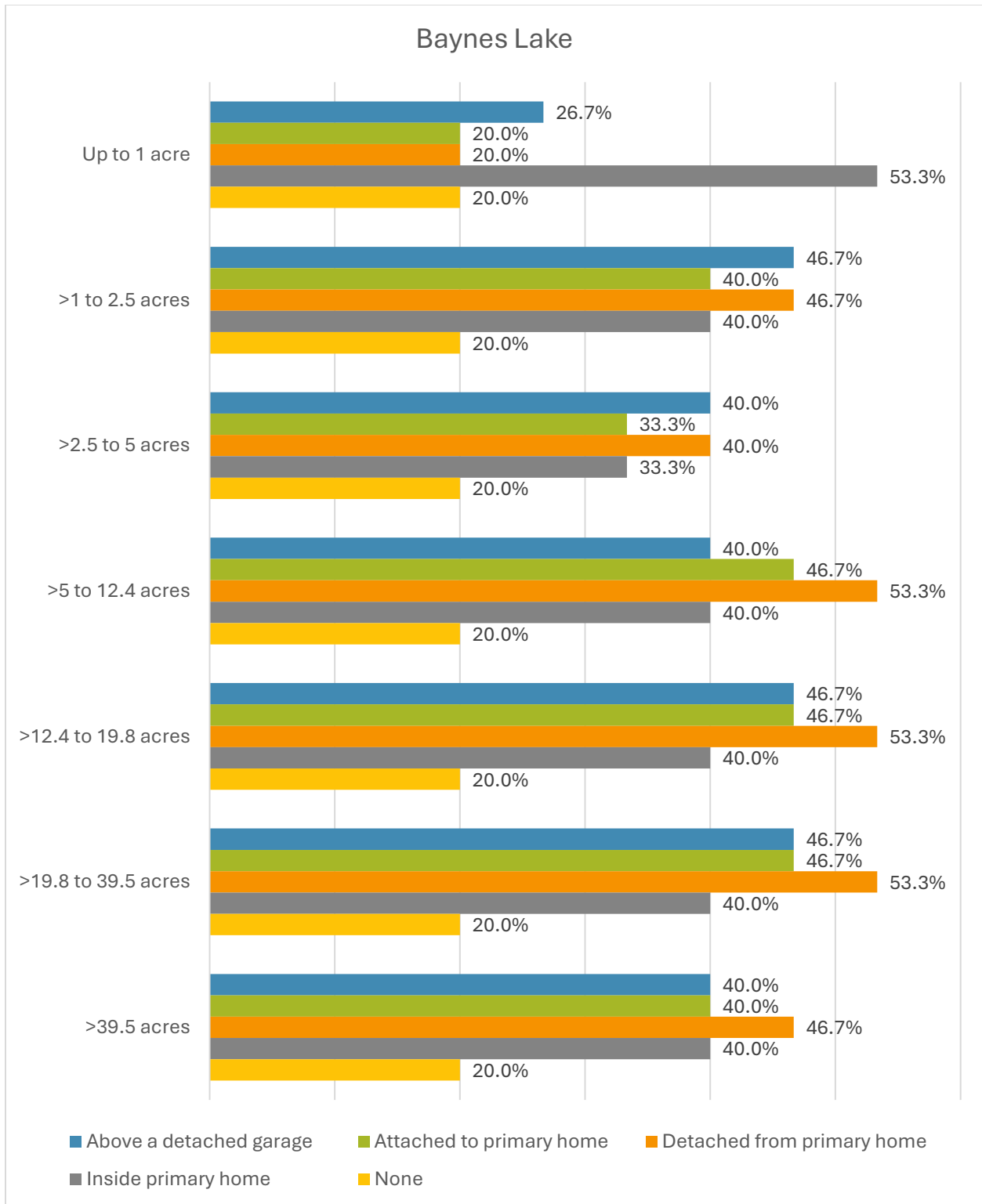
Activity 5 – What are the disadvantages of having small/additional homes in your community?



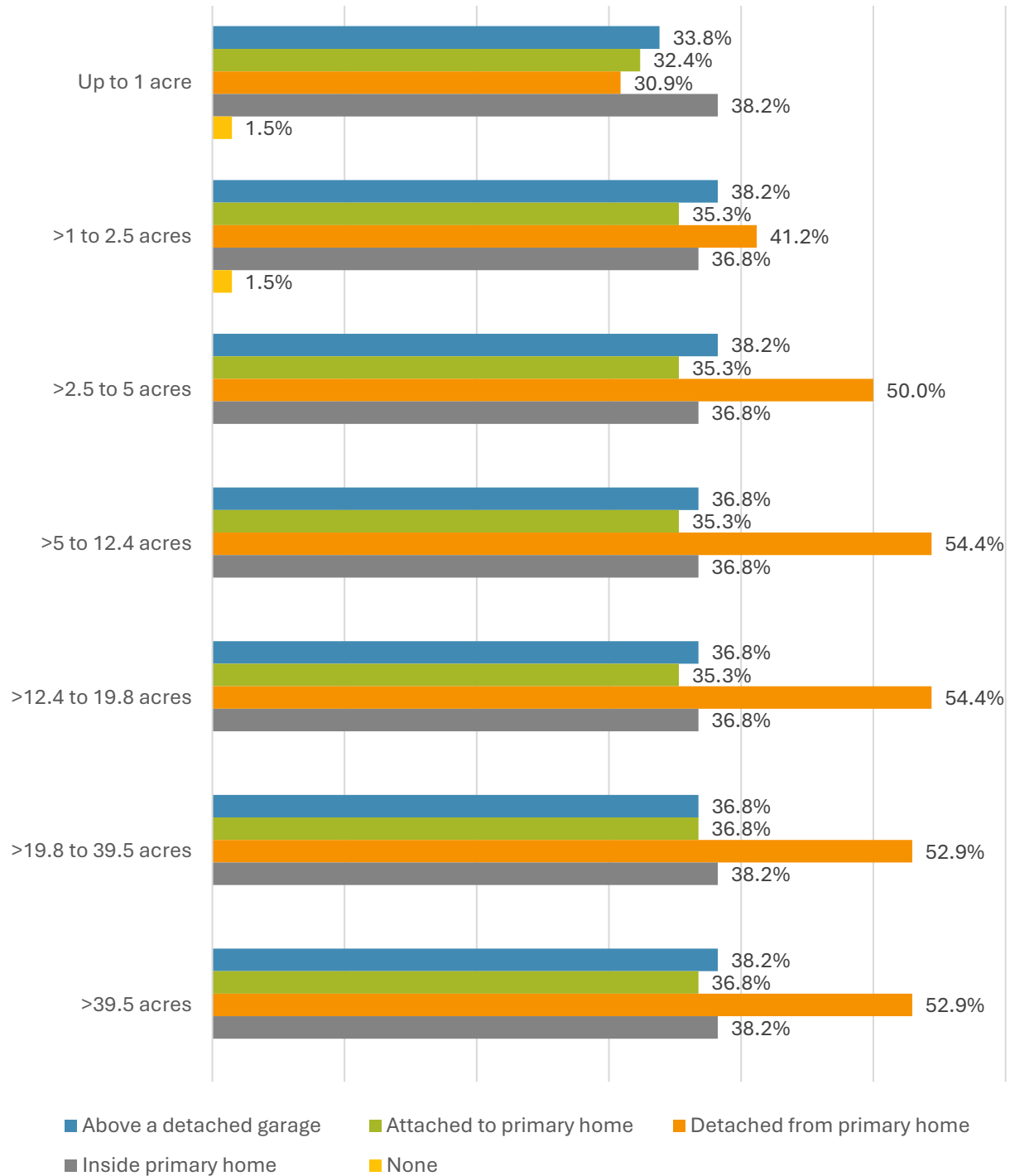
Activity 6 – Which small/additional homes do you want to be included as Accessory Dwelling Units in the bylaw changes?



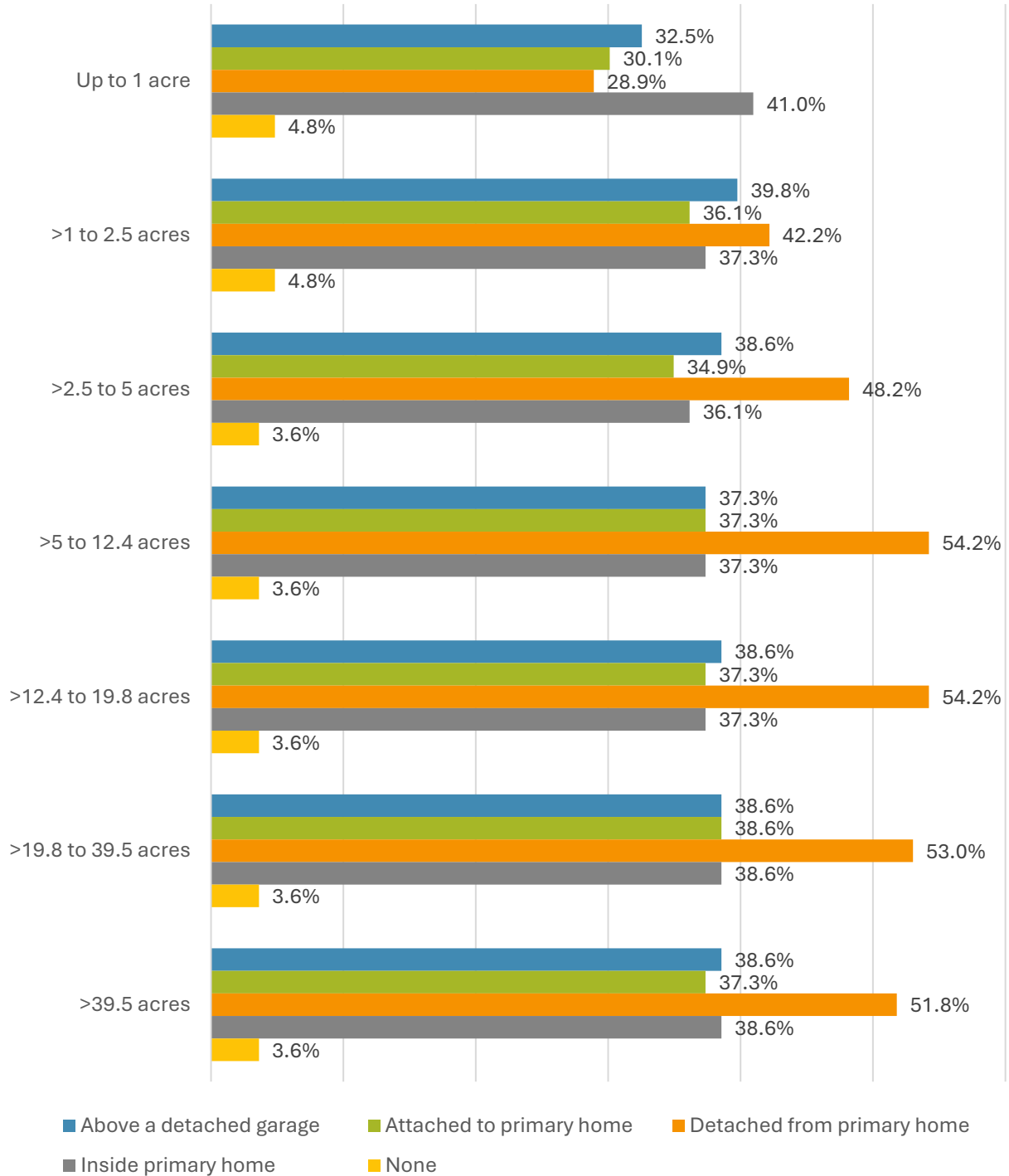
Activity 7 – What types of small/additional homes do you want on different parcel sizes?



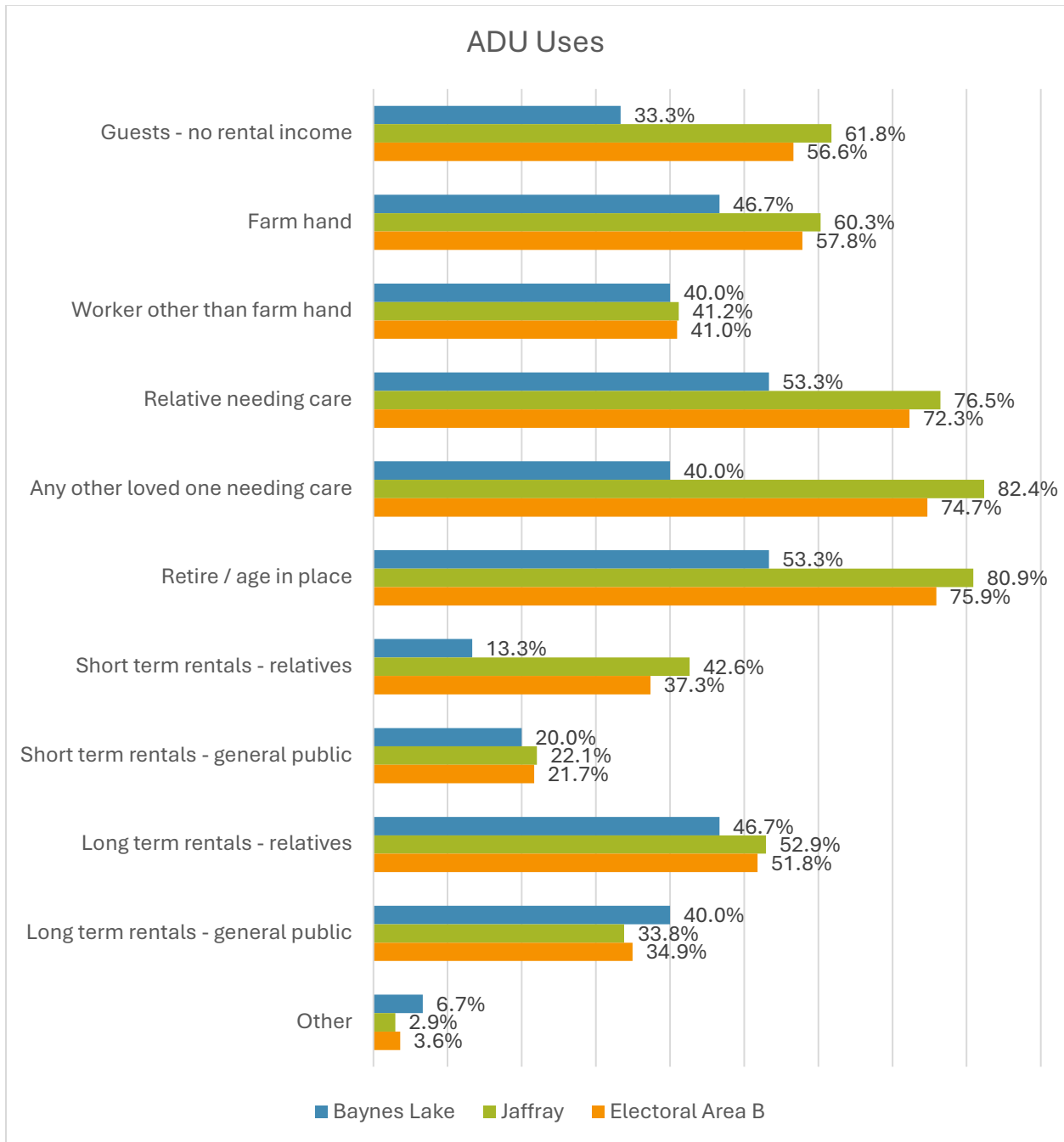
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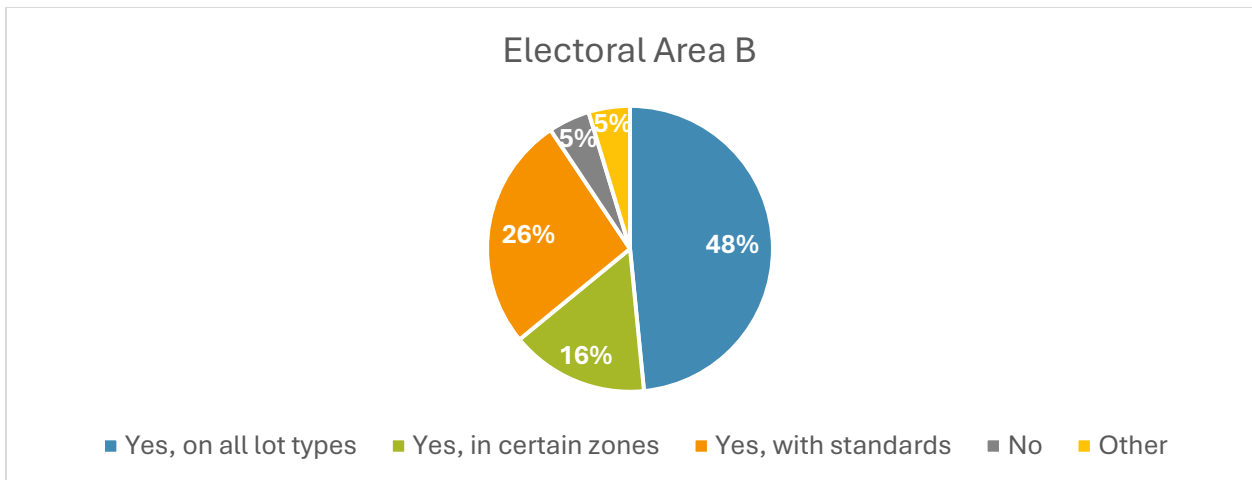
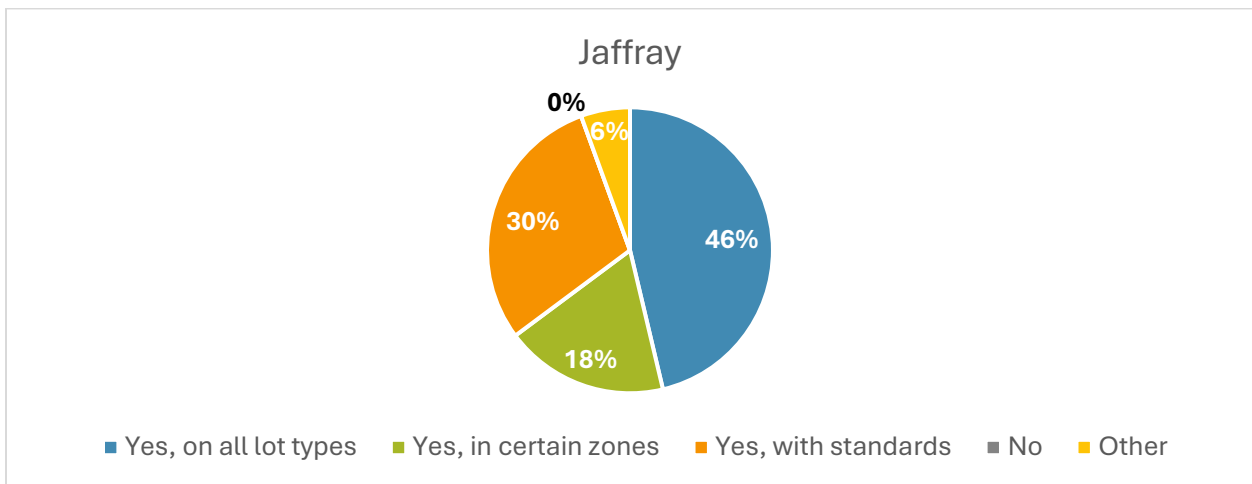
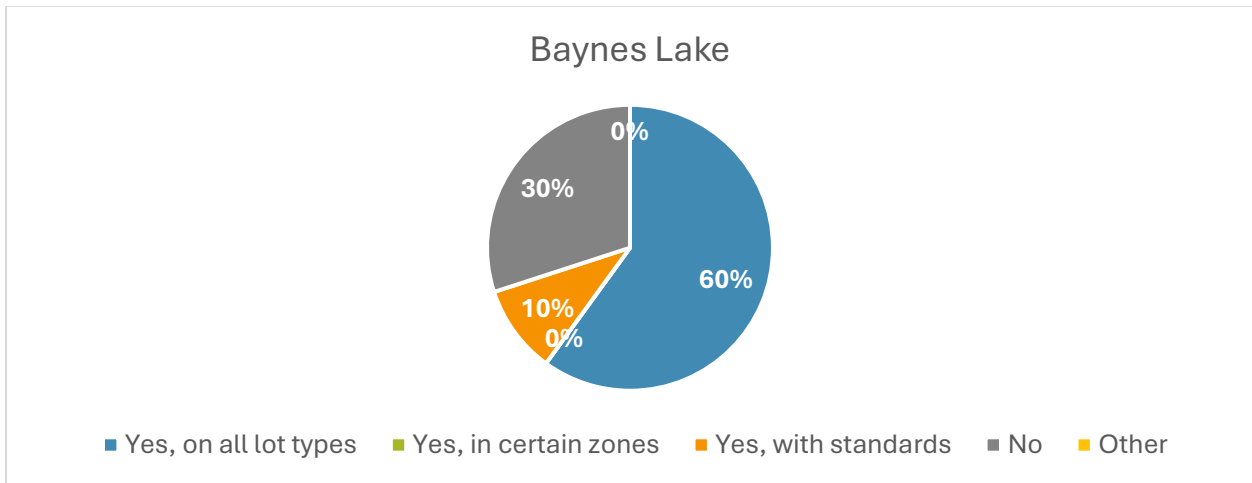
Electoral Area B



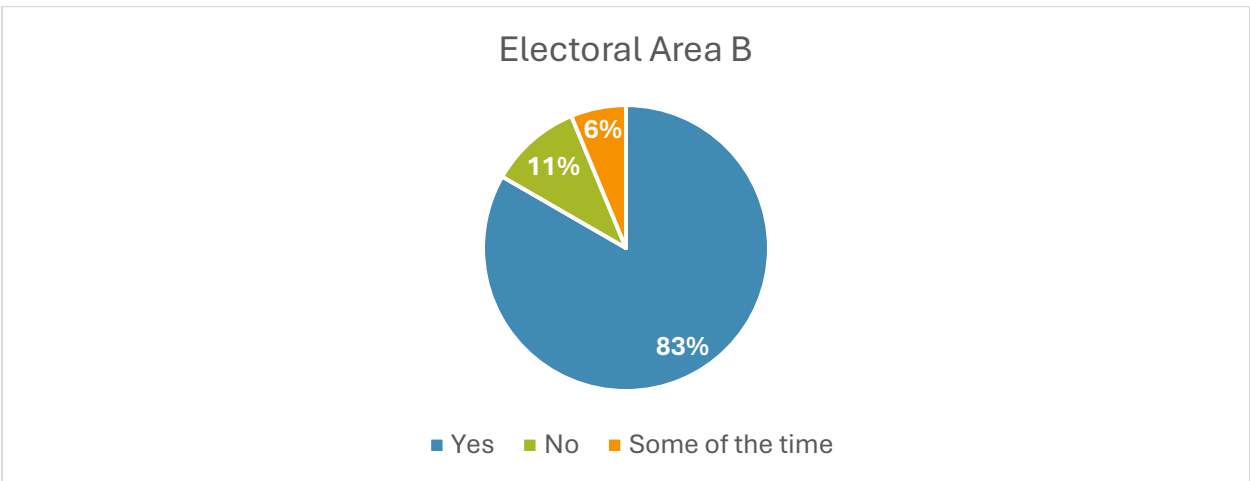
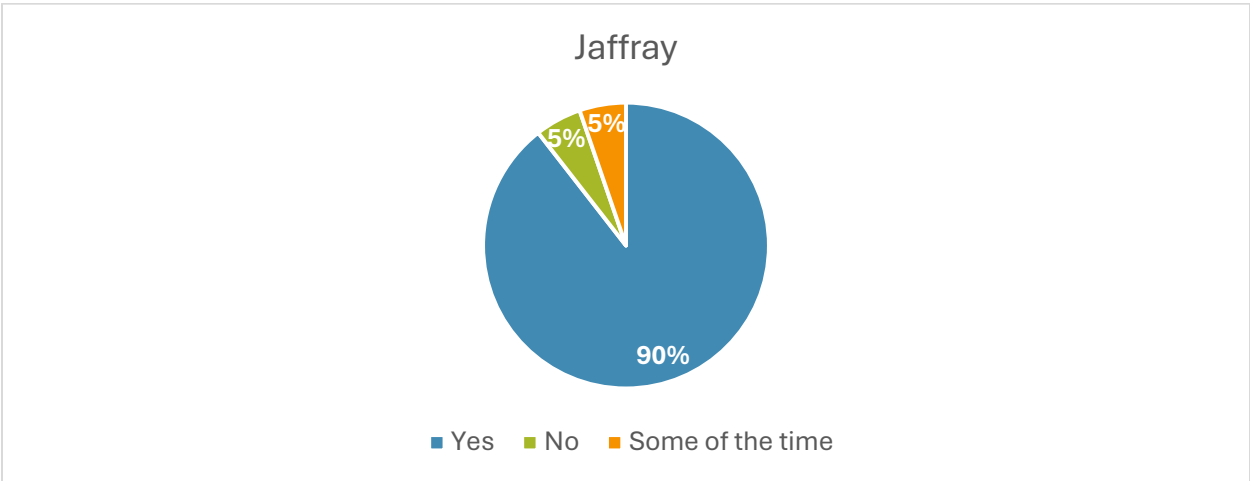
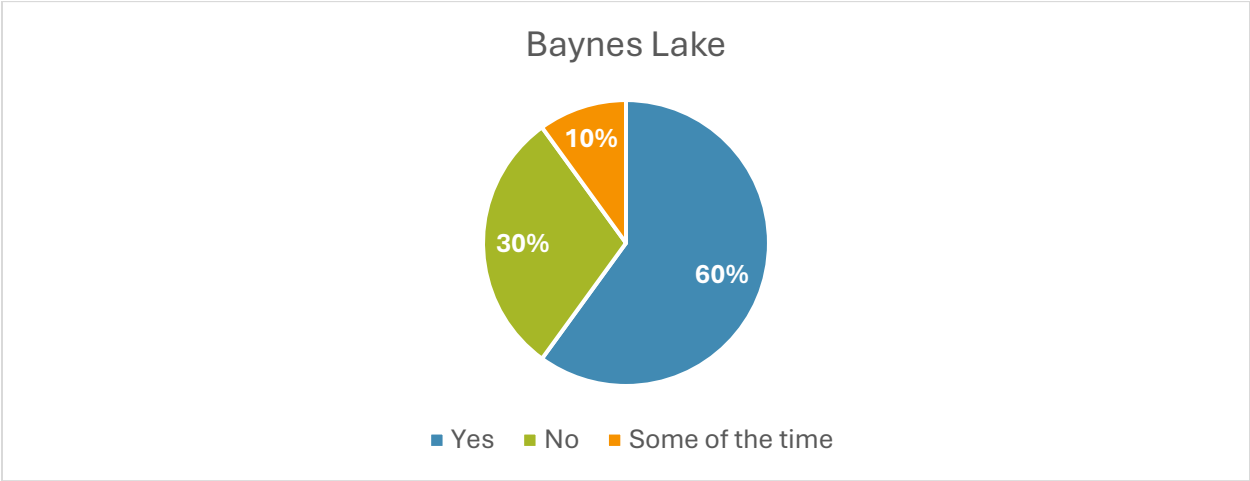
Activity 9 – How should small/additional homes be used?



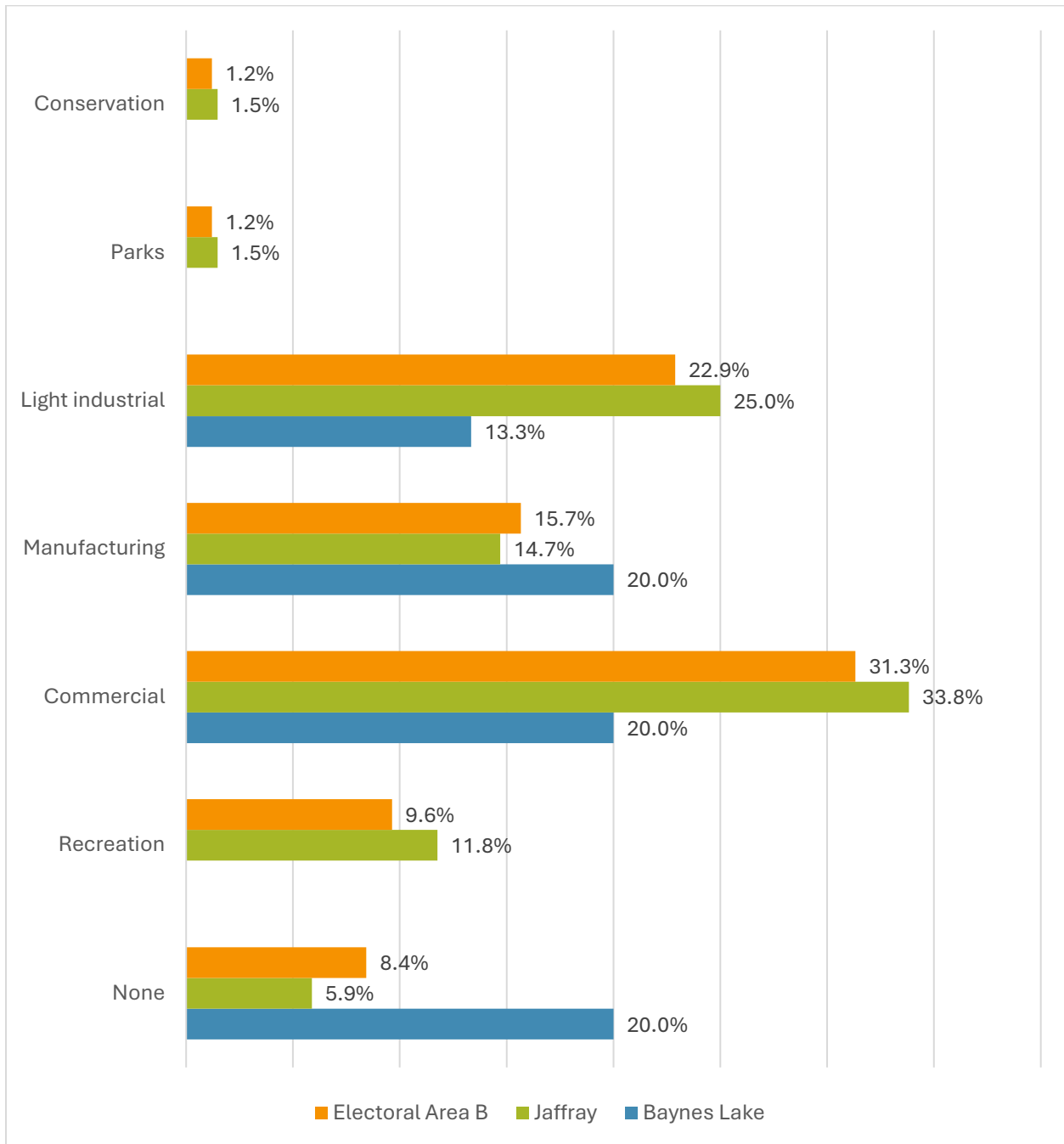
Activity 10a – Should manufactured homes be used as small/additional homes?



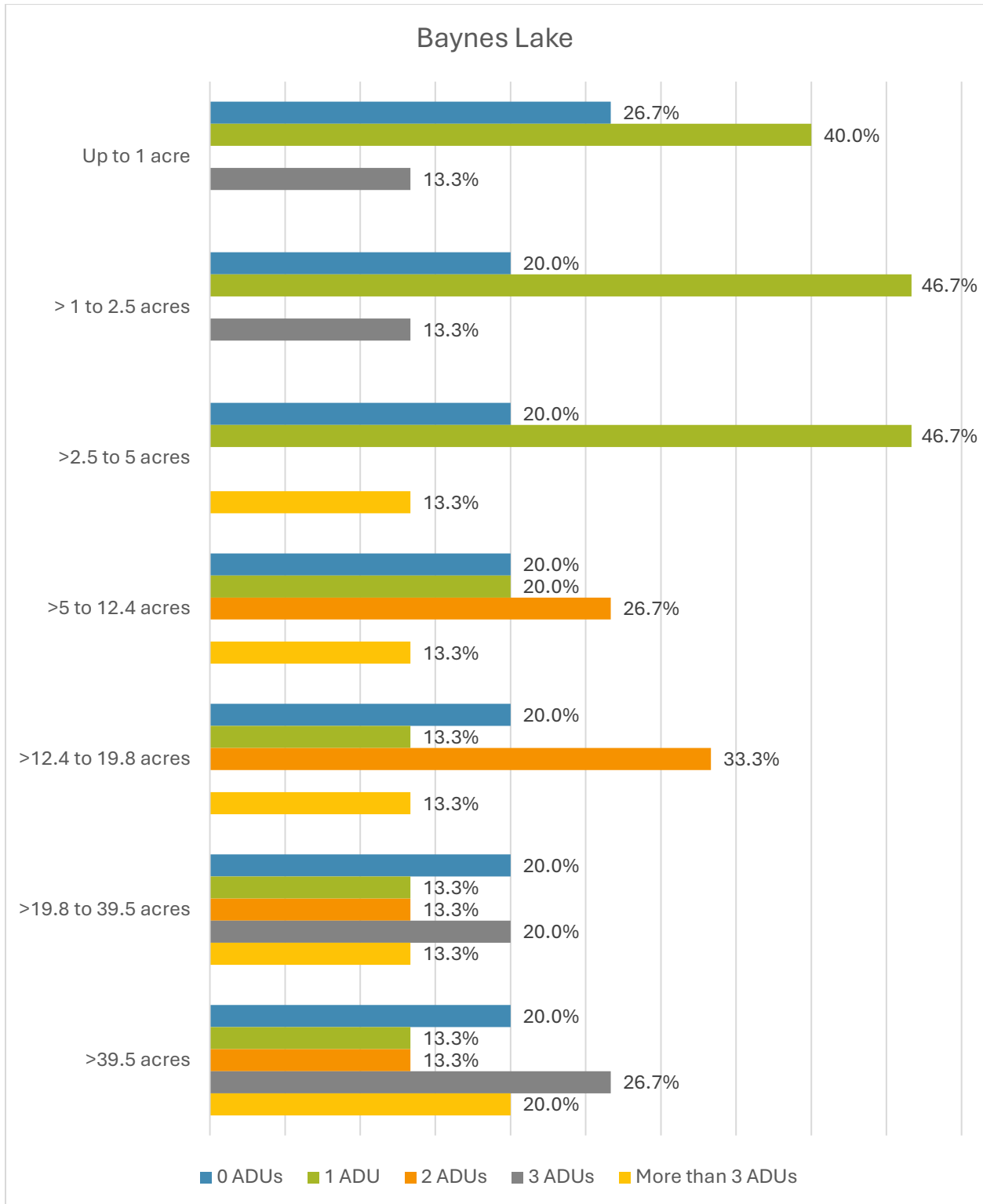
Activity 10b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?



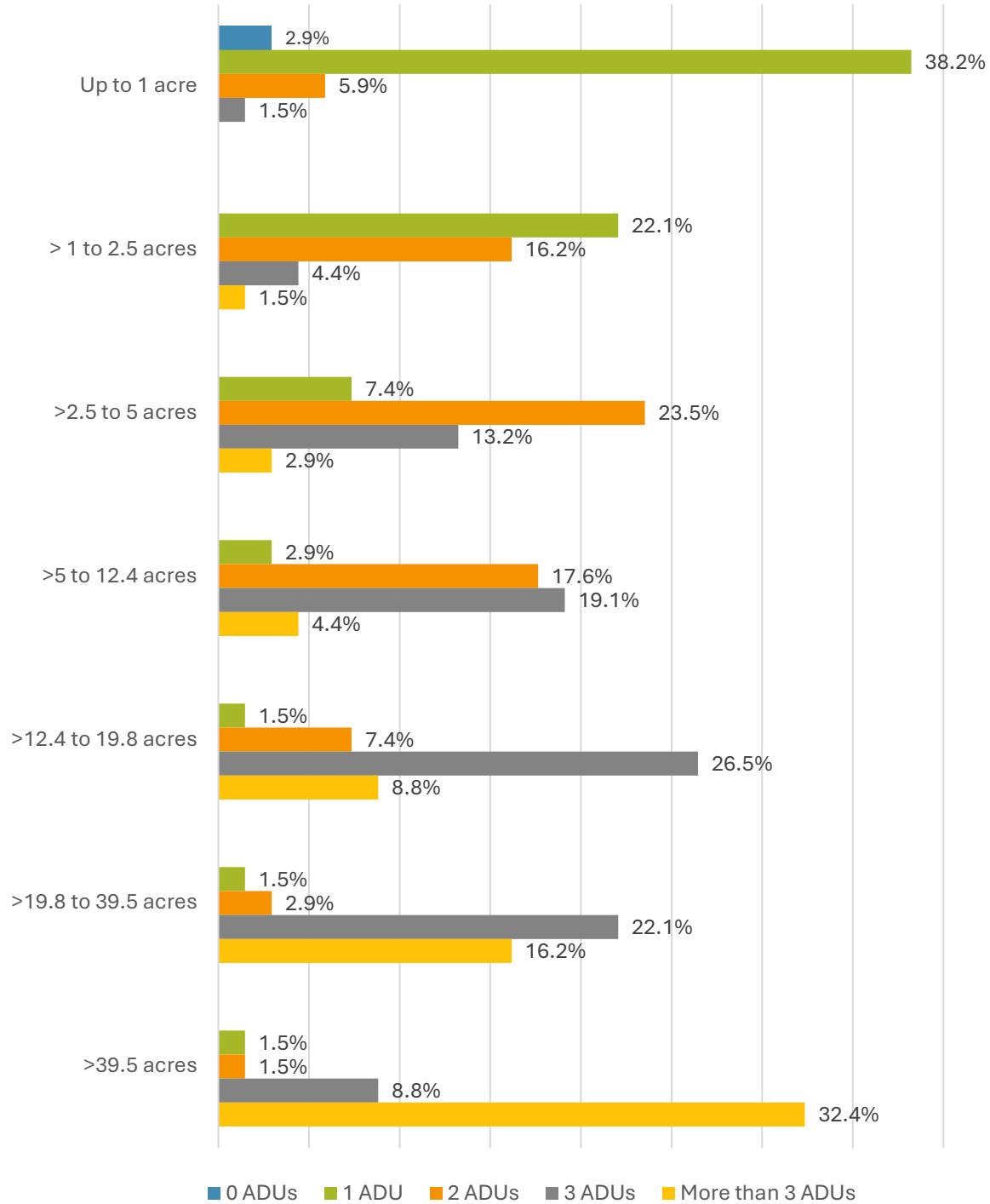
Activity 10c – A small home attached to the main building is allowed in commercial, recreation, light industrial, park, and conservation areas. Should detached small/additional homes also be allowed in these areas?



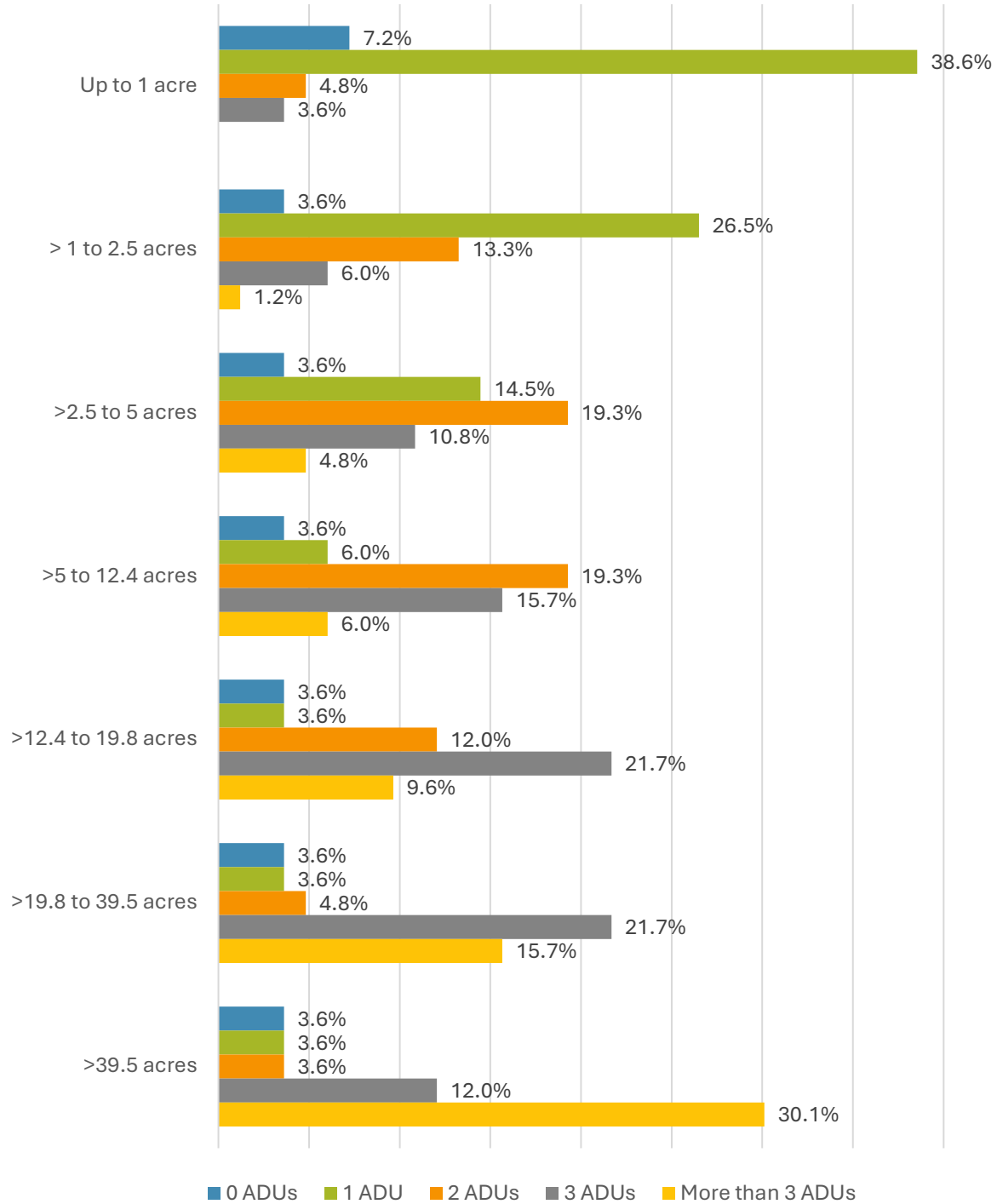
Activity 11 – What is the maximum number of small/additional homes you want on different parcel sizes?



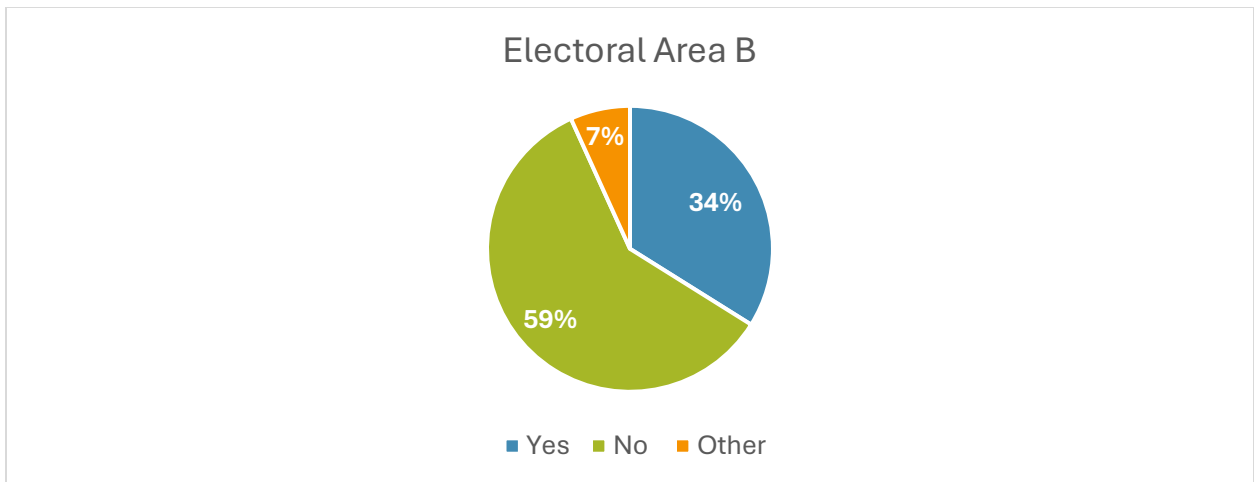
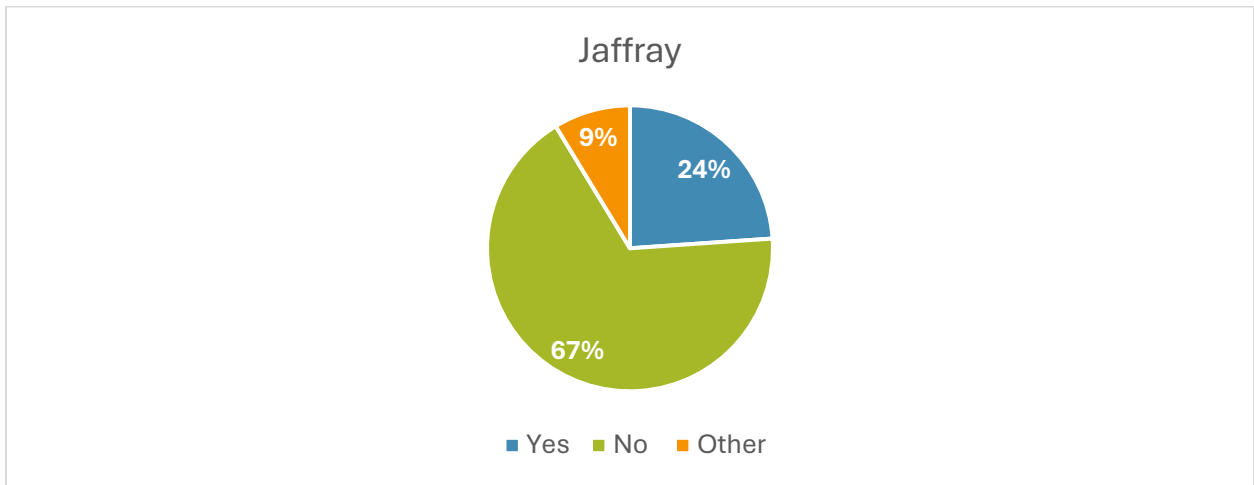
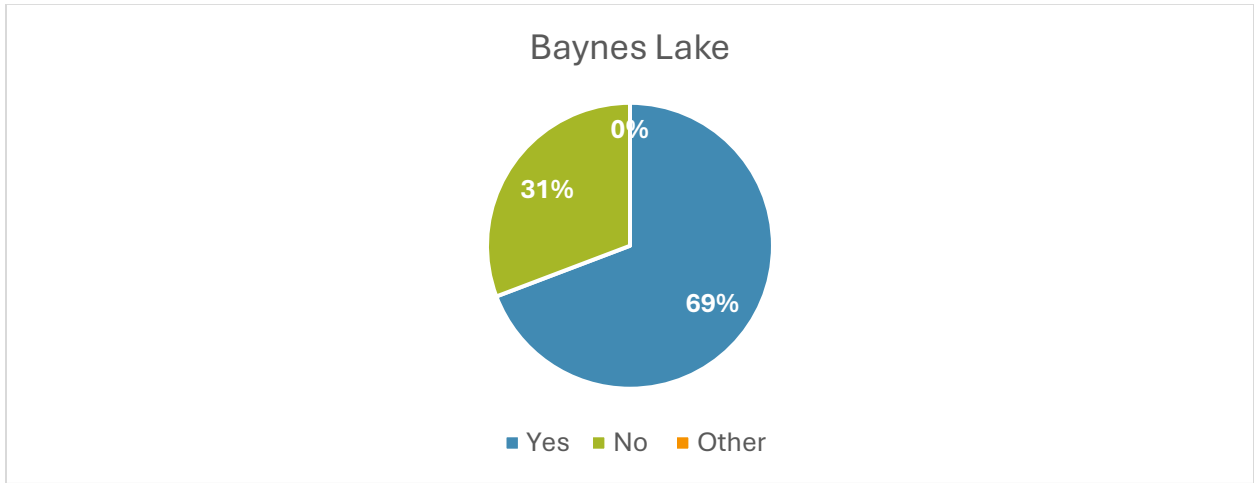
Jaffray



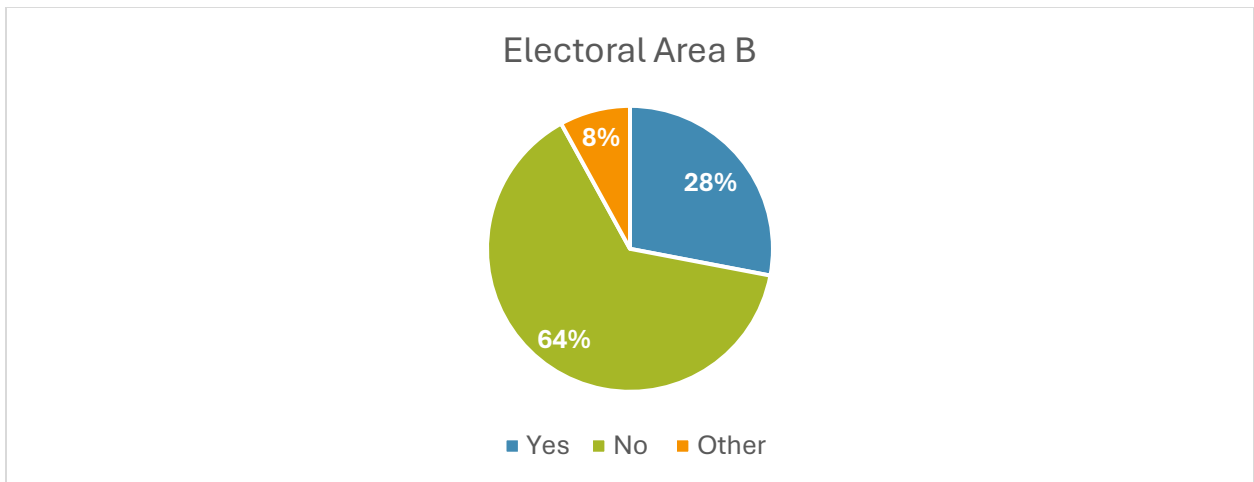
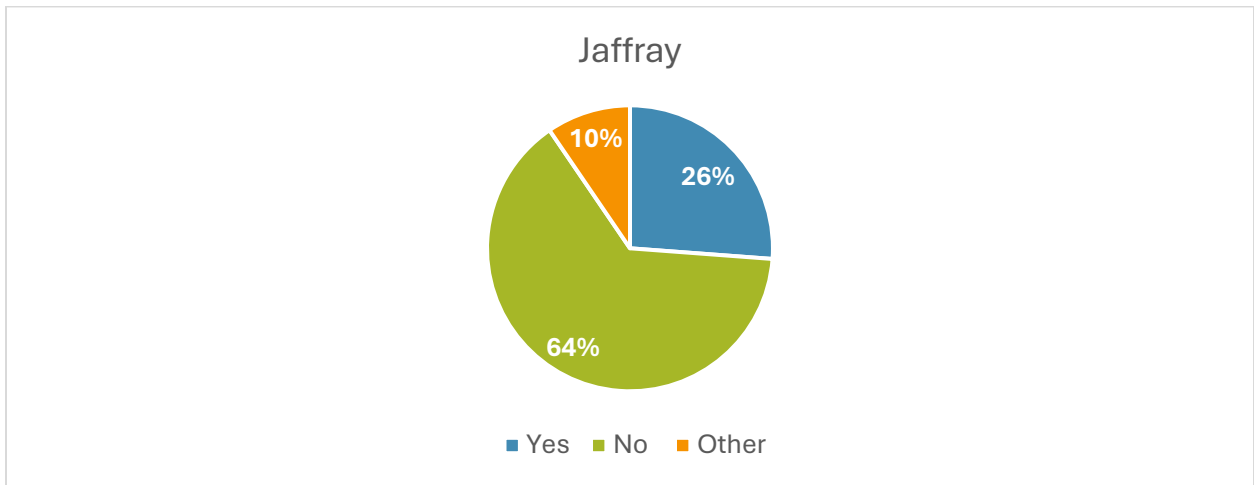
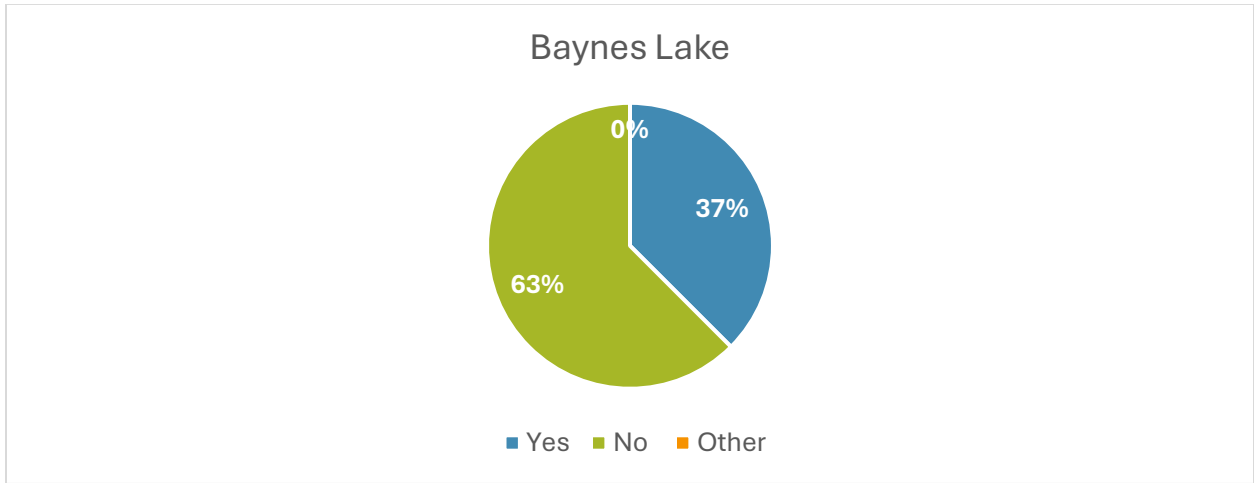
Electoral Area B



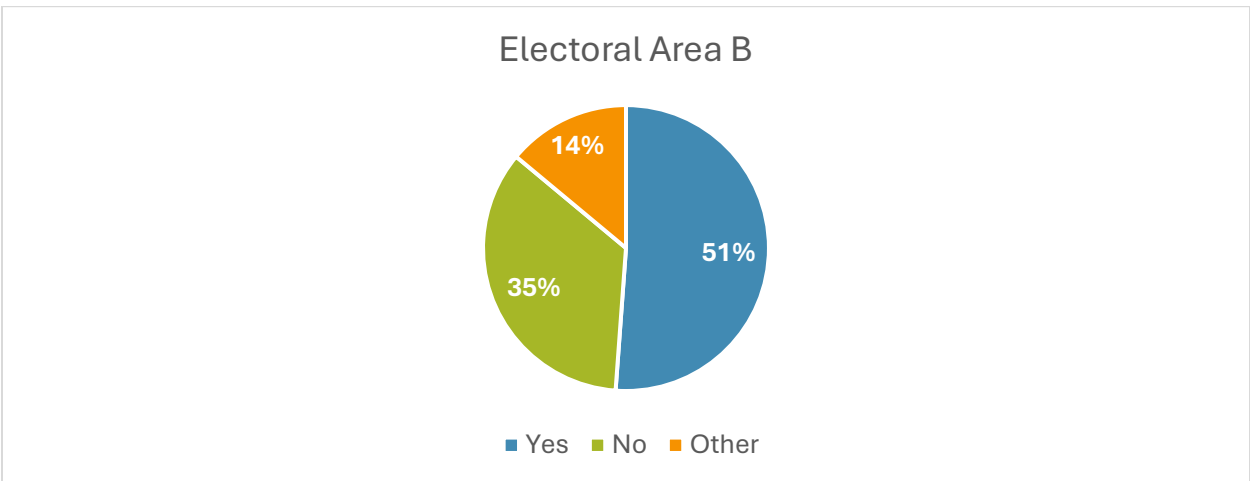
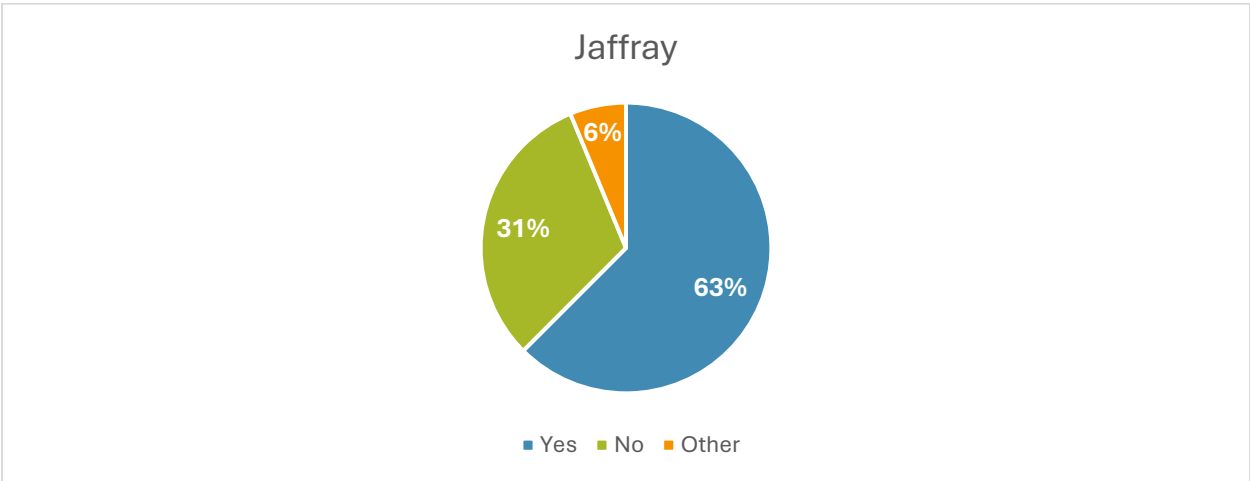
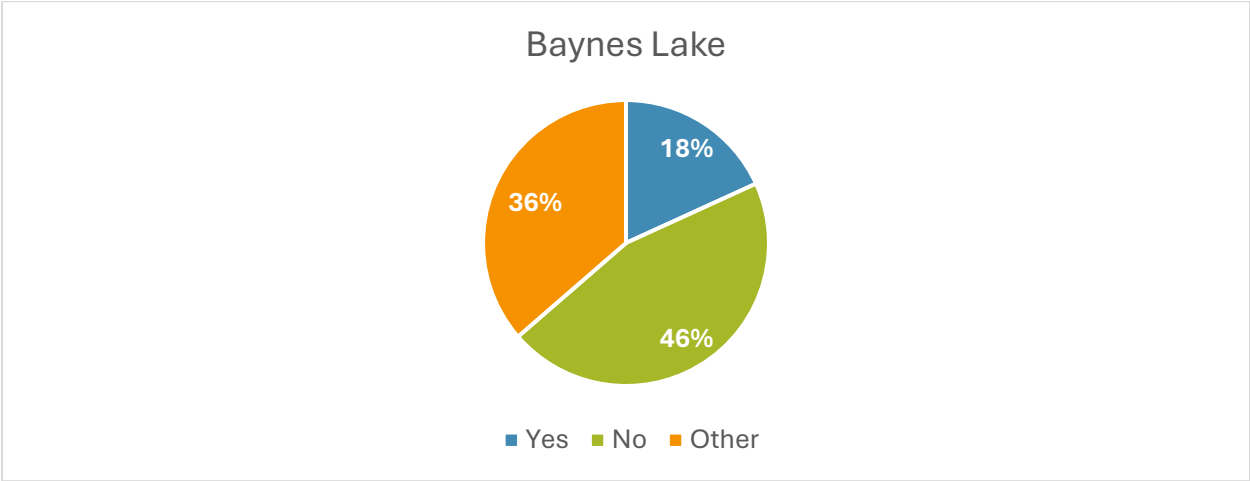
Activity 12a – Should the RDEK adopt the provincial rules for parcels within the ALR?



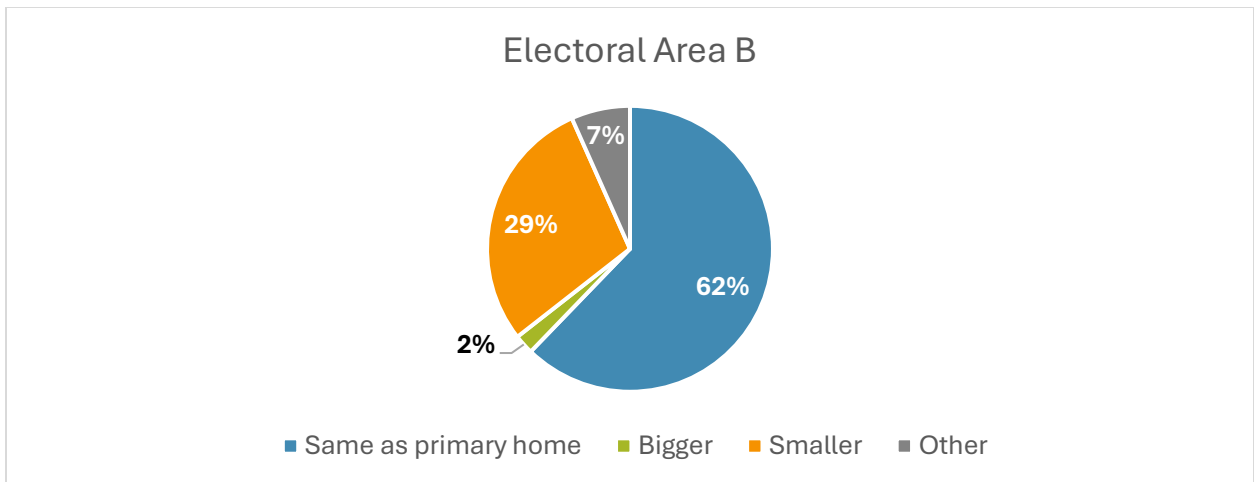
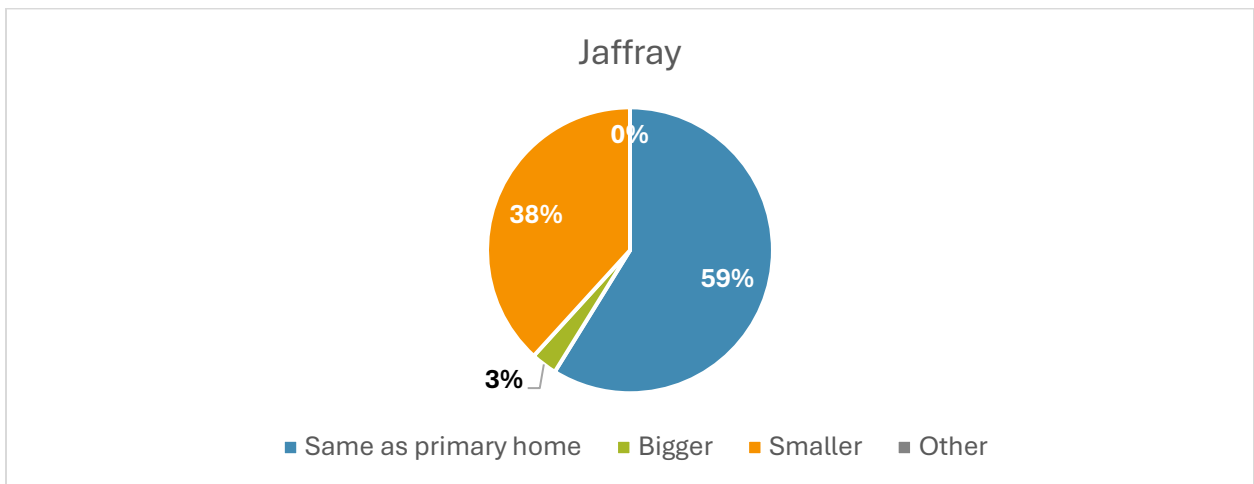
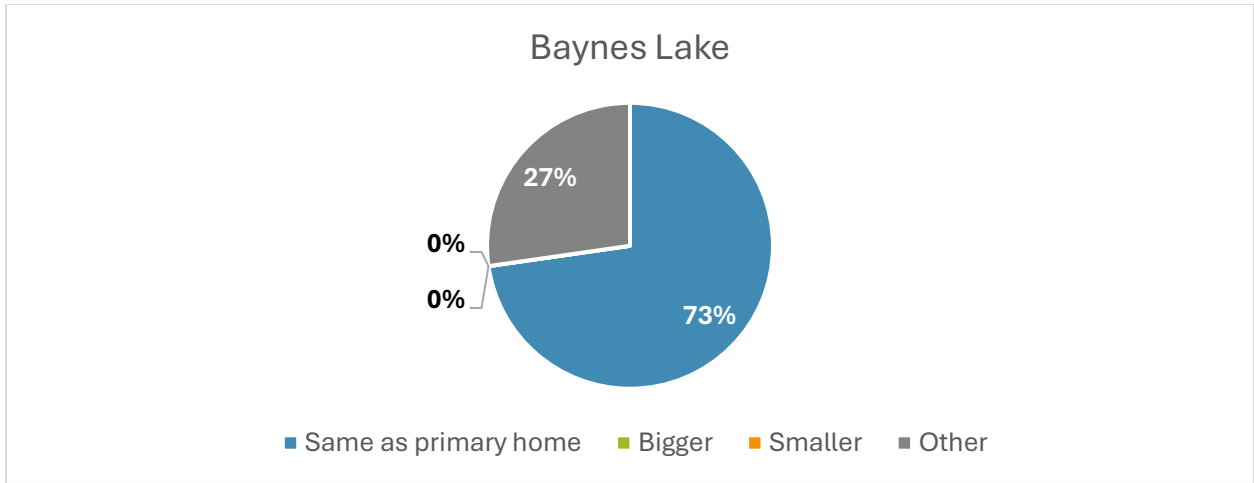
Activity 12b – Should the RDEK apply the provincial rules to parcels outside the ALR?



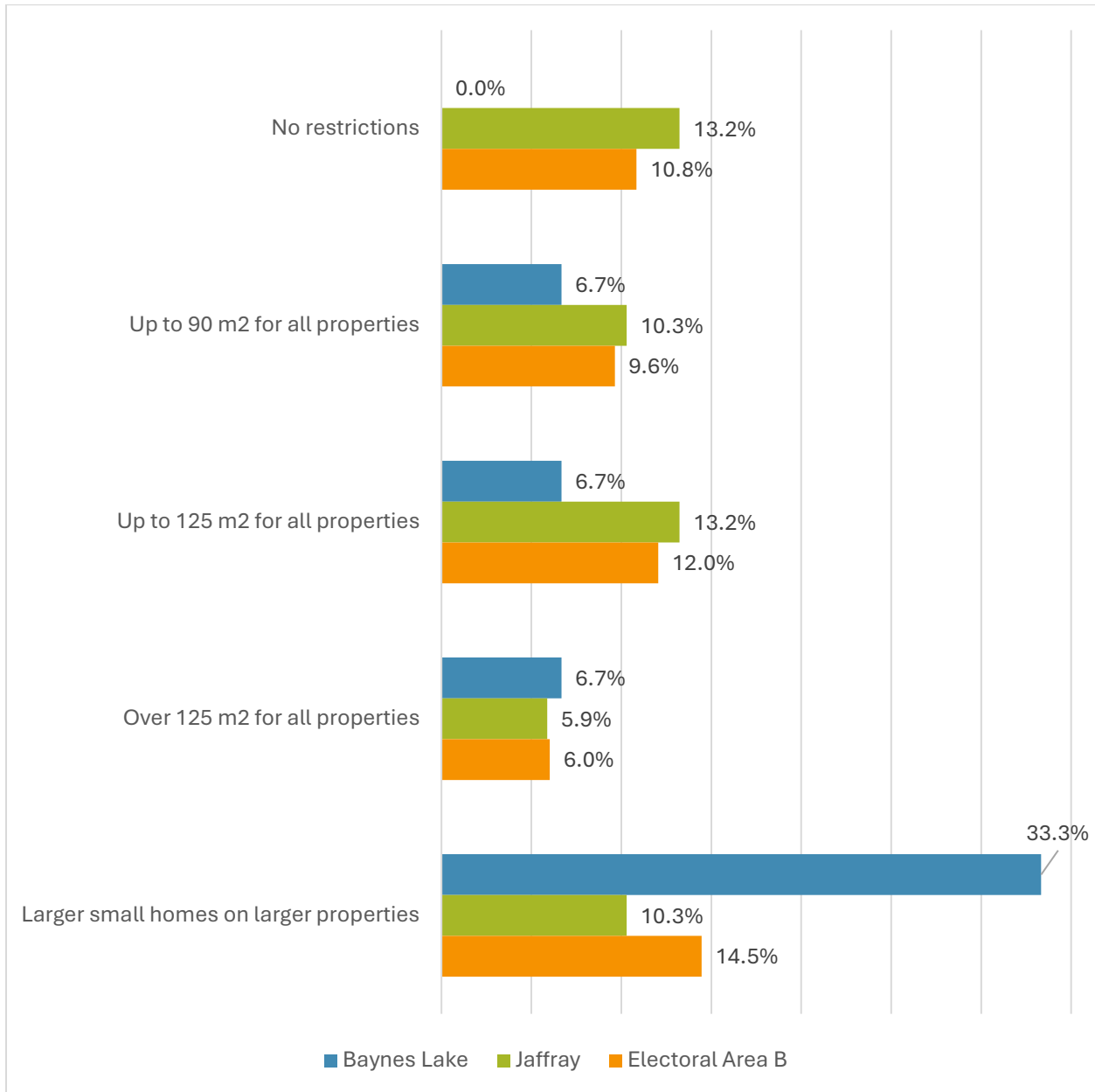
Activity 13a – Should the allowable spacing between detached small/additional homes and other buildings be larger for larger parcels?



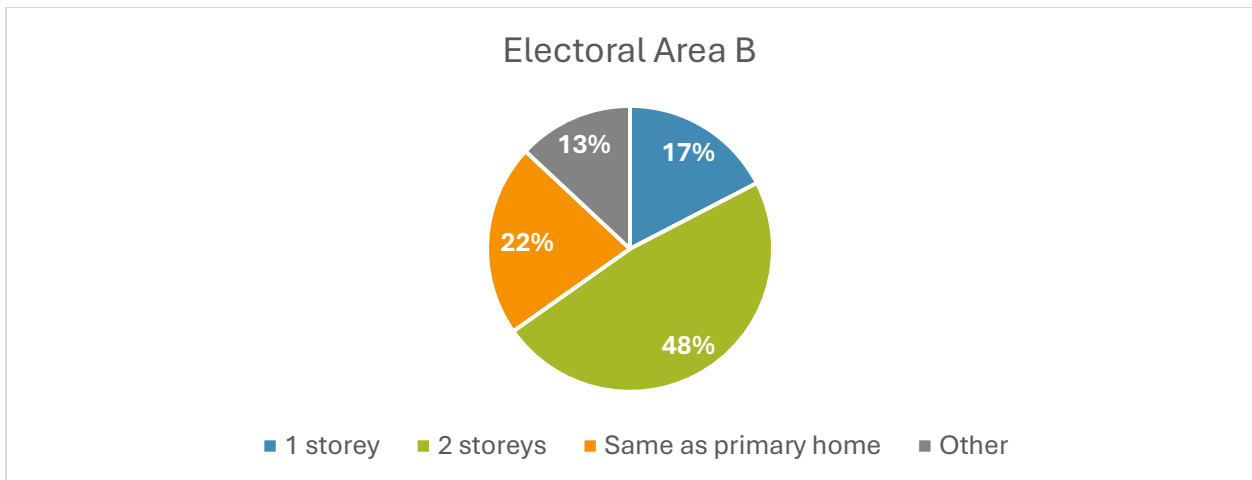
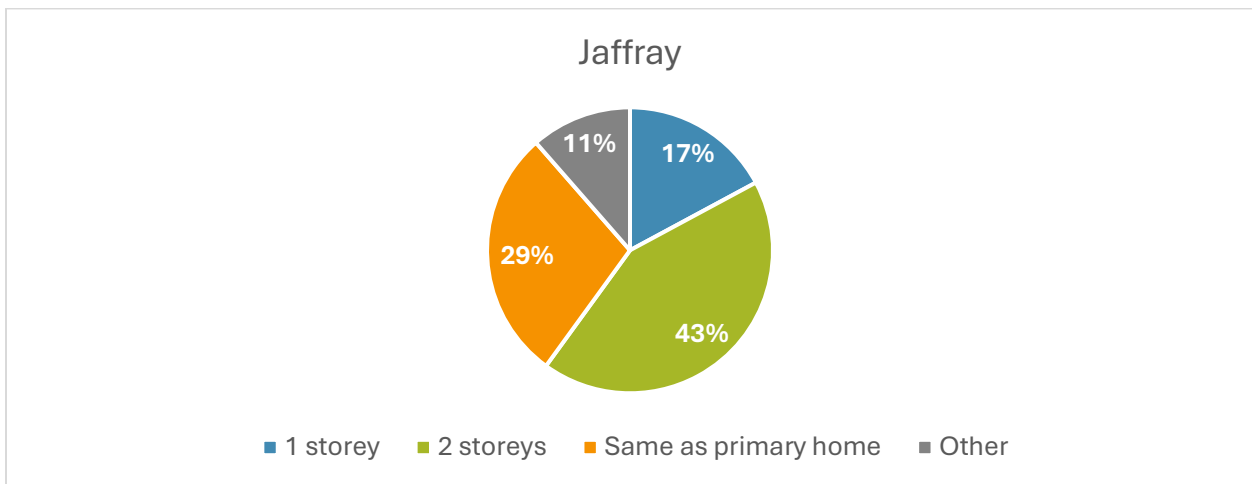
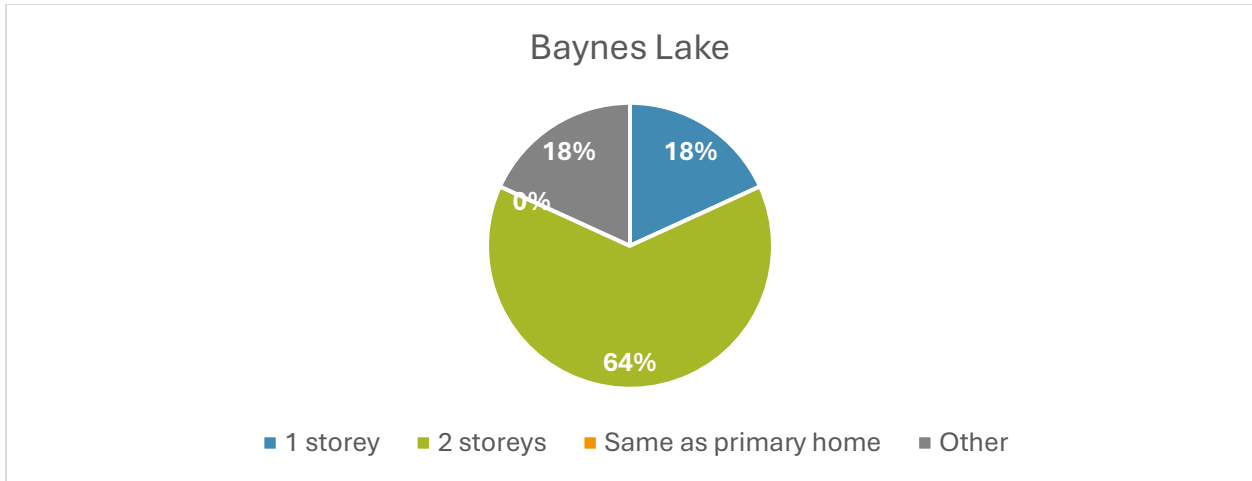
Activity 13b – How far should small/additional homes be from property lines?



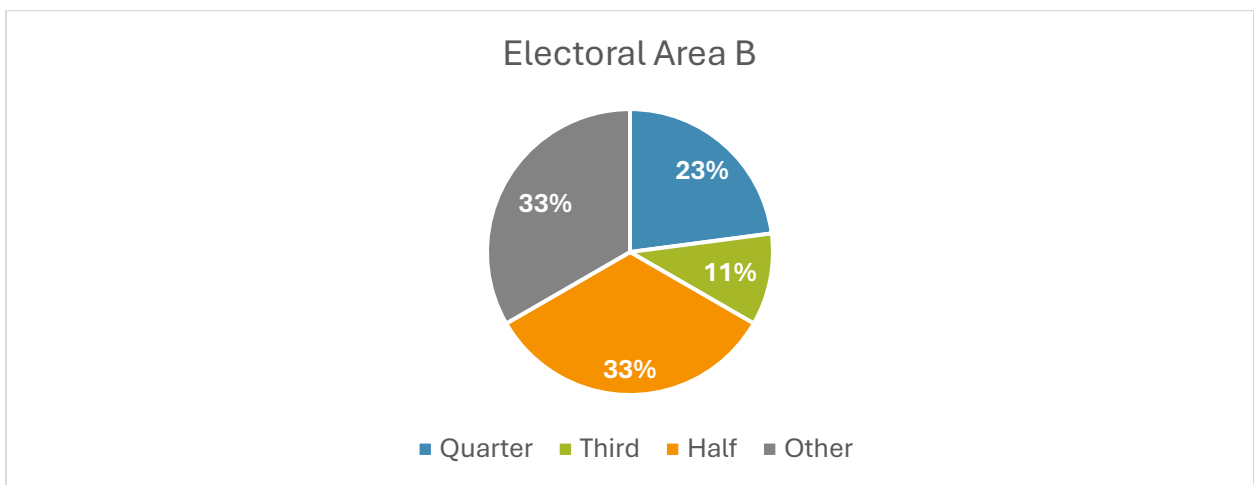
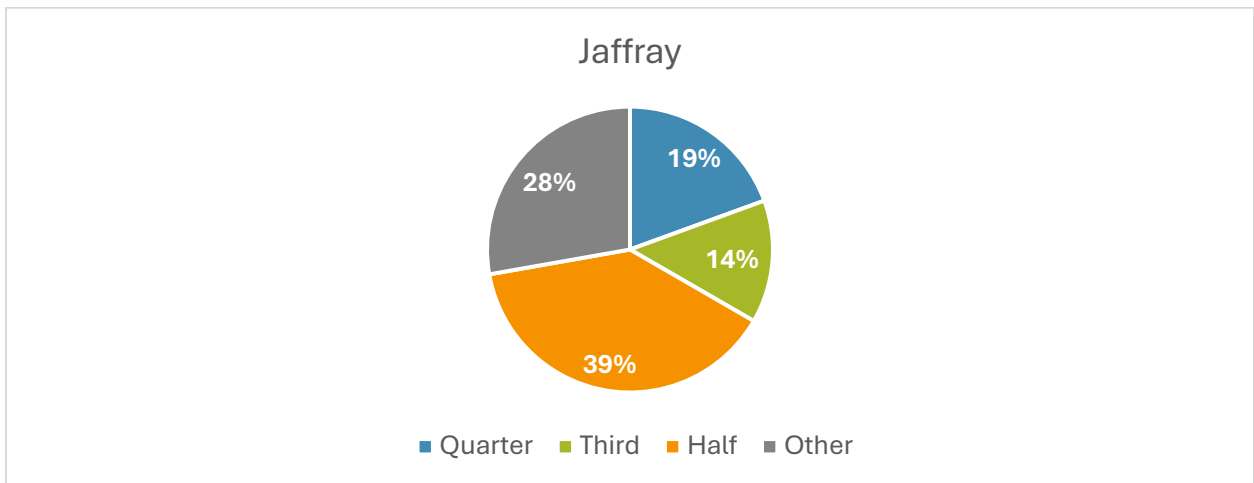
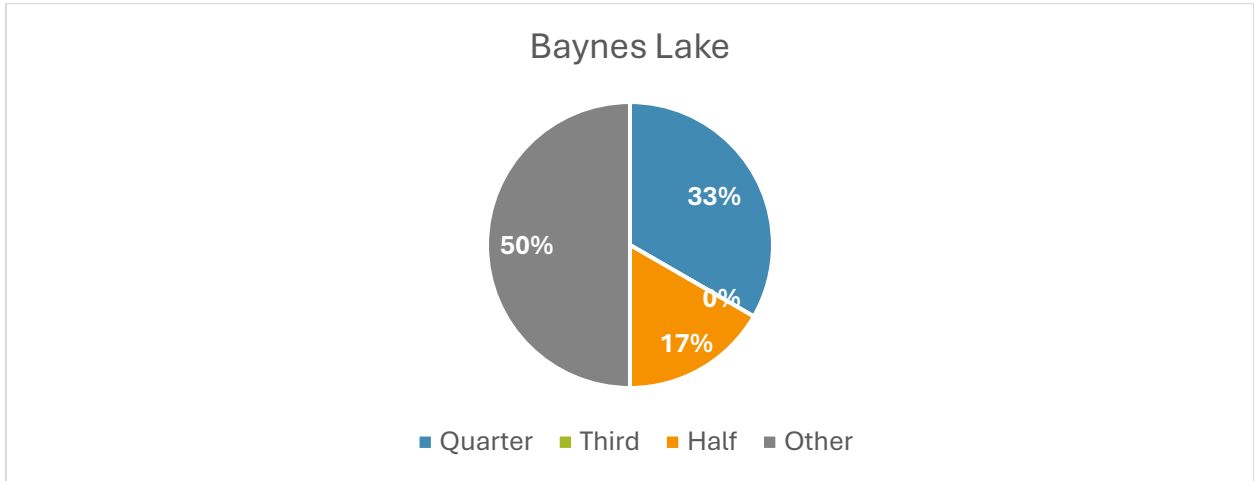
Activity 13c – What should be the maximum allowable size of detached small/additional homes?



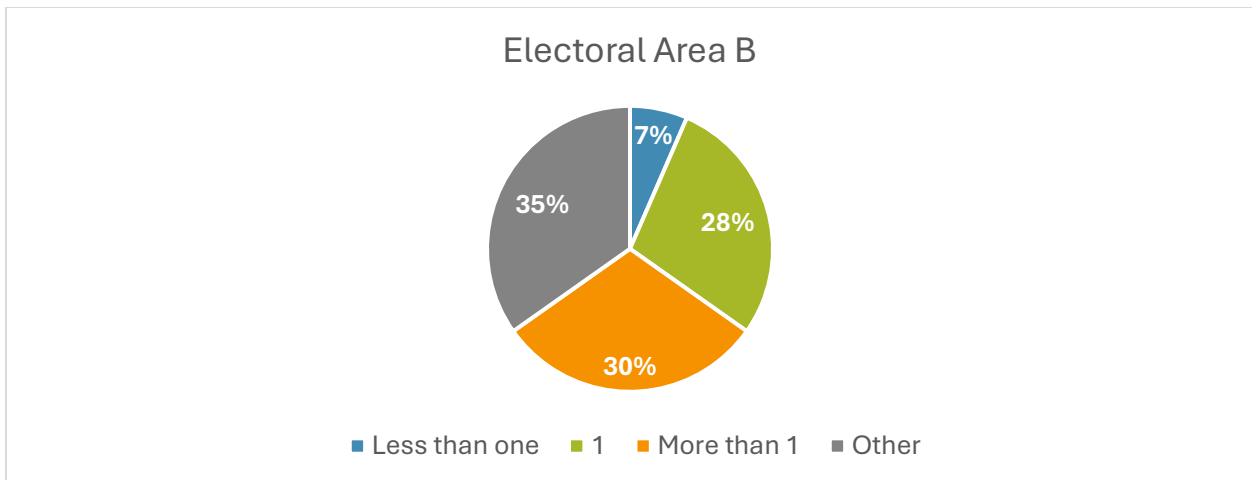
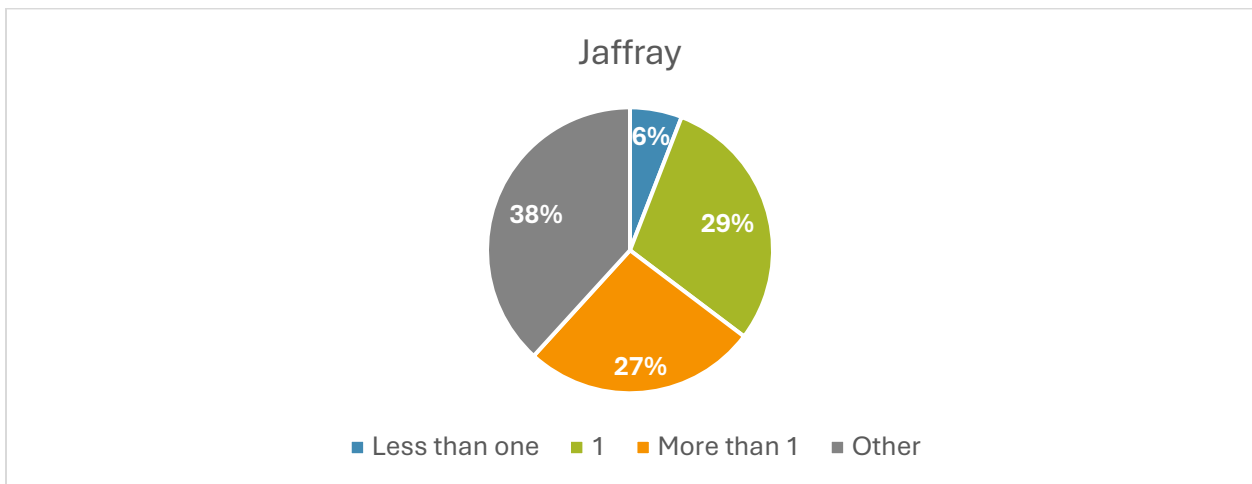
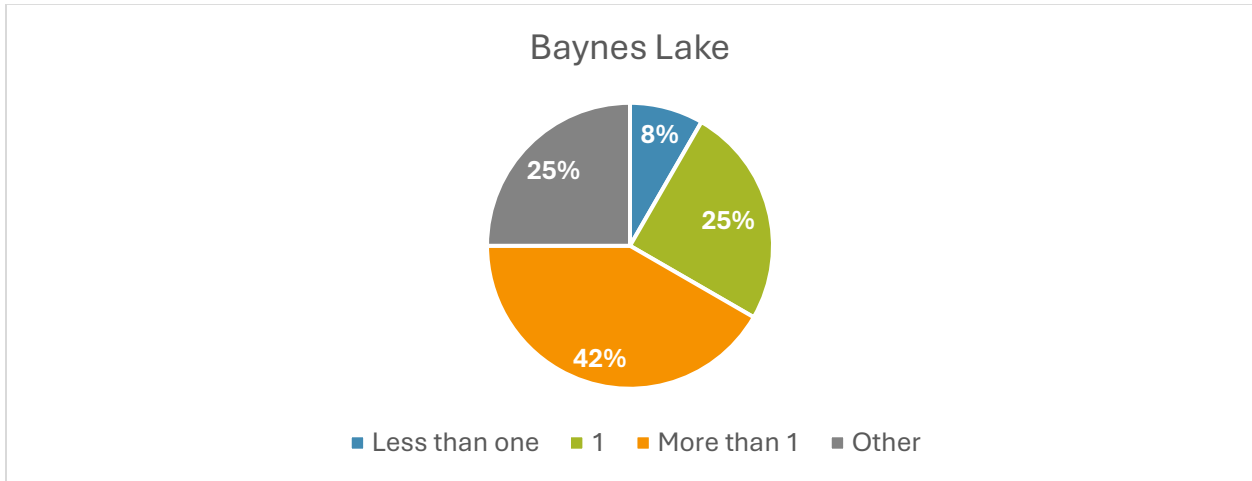
Activity 13d – What should the maximum height be for detached small/additional homes?



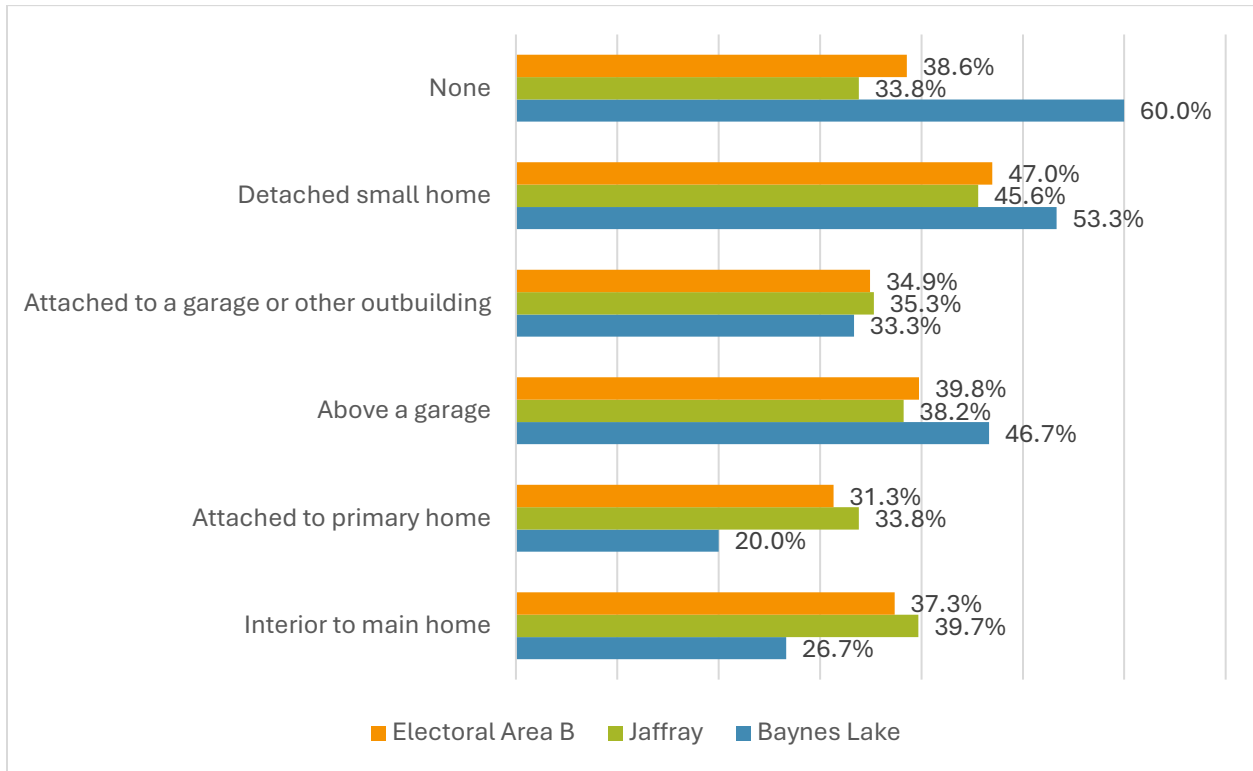
Activity 13e – How much area should all buildings, including small/additional homes, take up on a property?



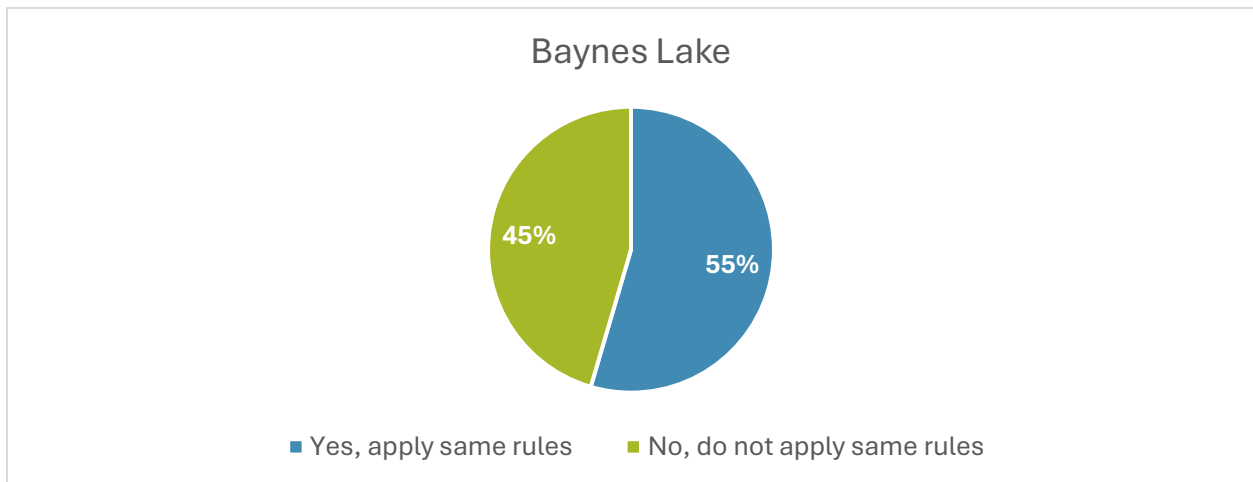
Activity 13f – How many parking spaces should be required for each small home?

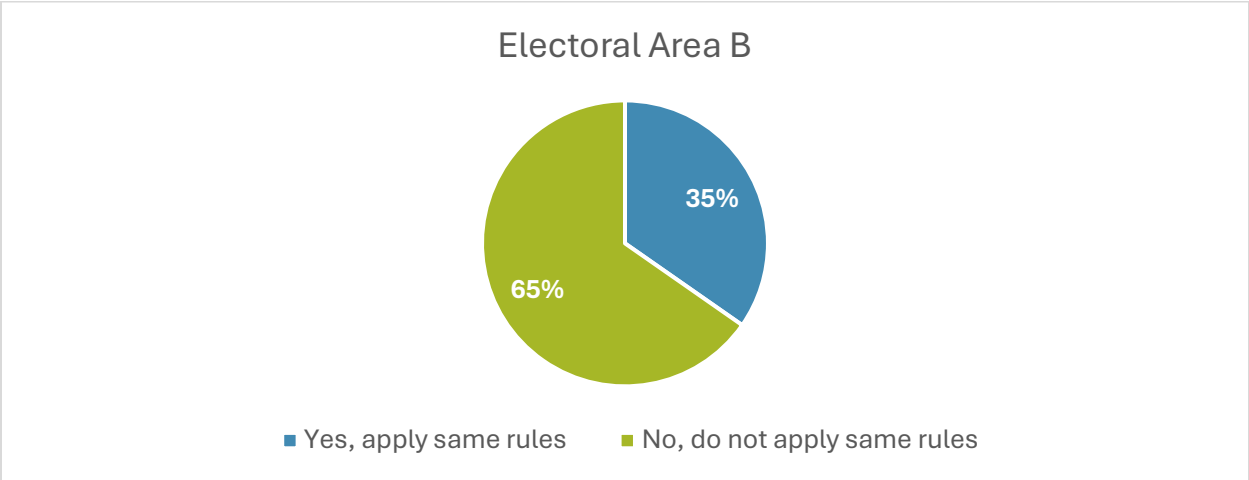
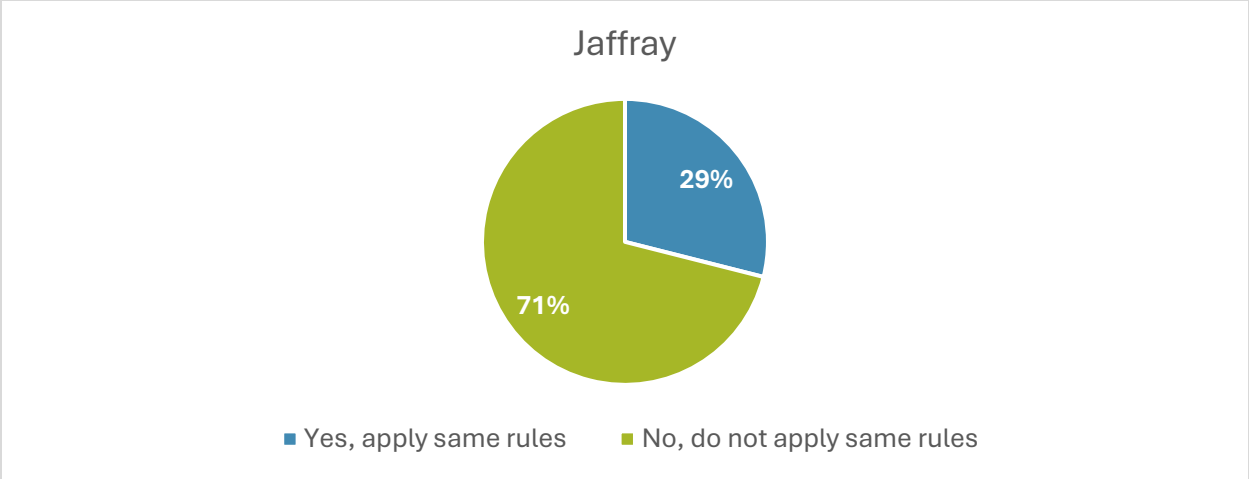


Activity 14a – What types of small/additional homes should be allowed to be used as short-term rentals?

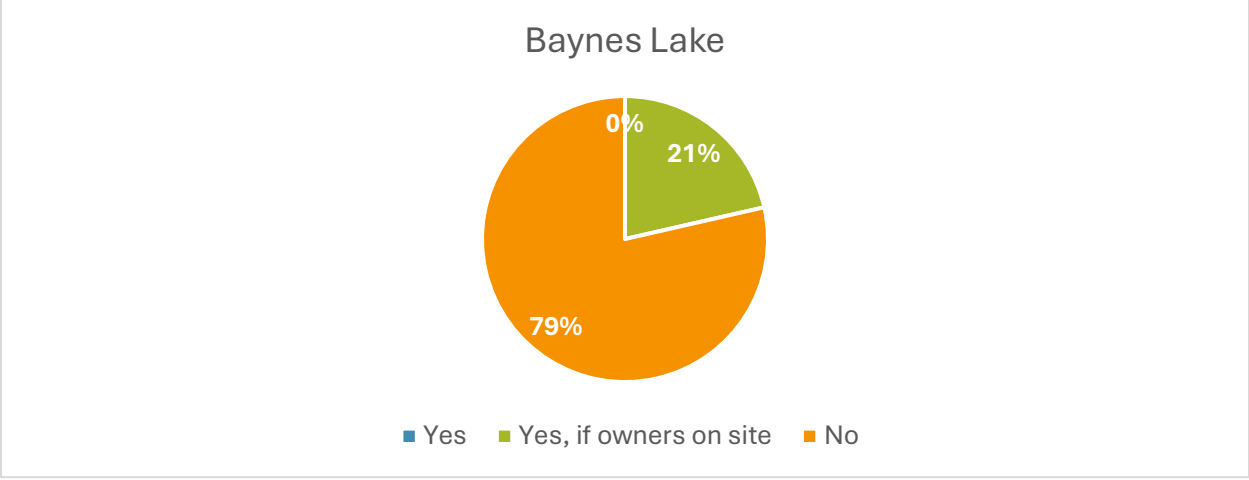


Activity 14b – Should the same size rules be applied to small/additional homes used as short-term rentals and those used for other purposes?

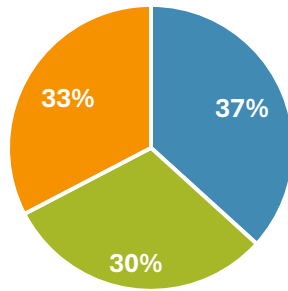




Activity 14c – Should small/additional homes be used as short-term rentals if they are outside a fire protection zone?

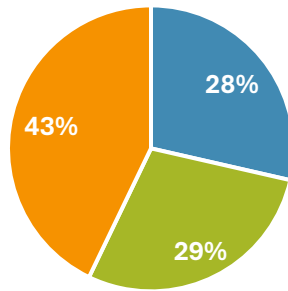


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■ Yes ■ Yes, if owners on site ■ No

Electoral Area B



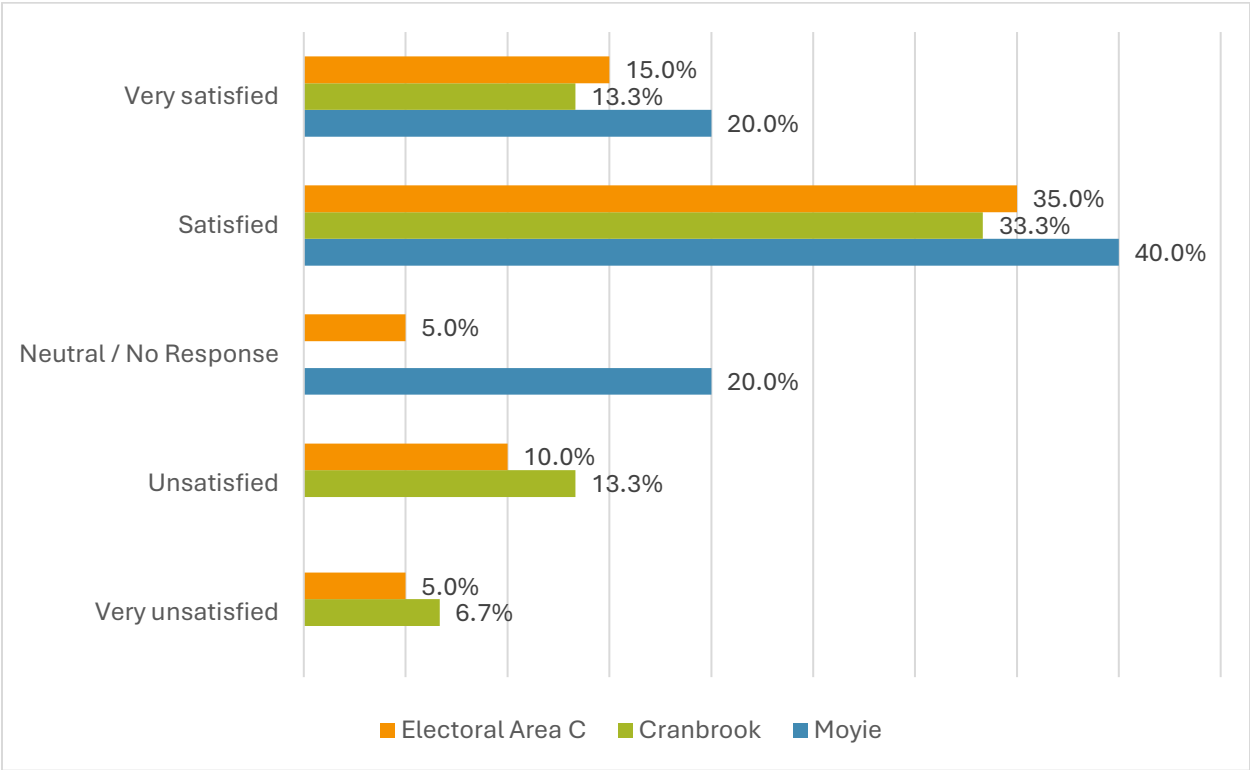
■ Yes ■ Yes, if owners on site ■ No

Chapter 7 – In-person Open House Results for Electoral Area C

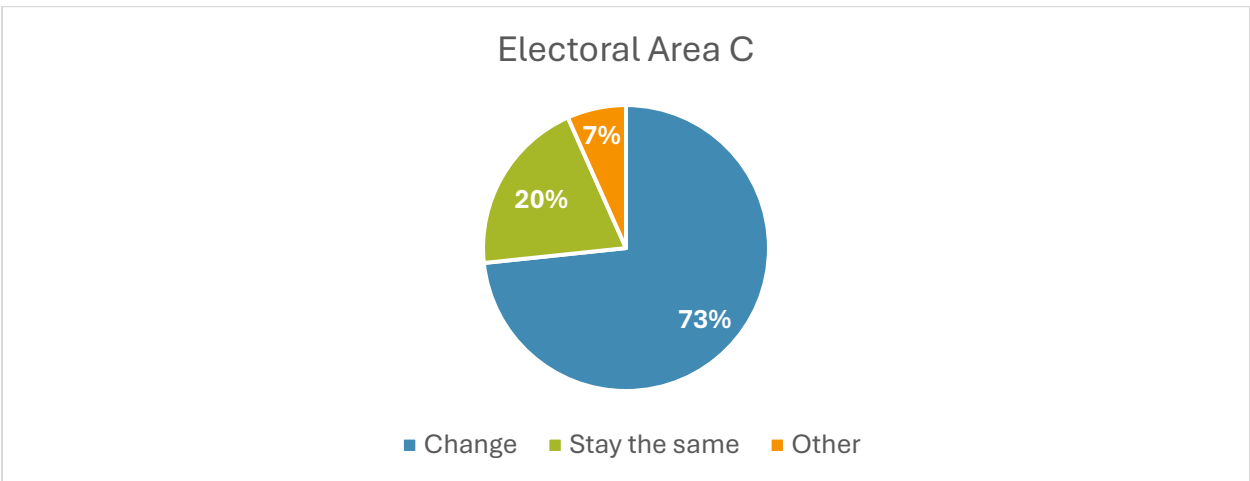
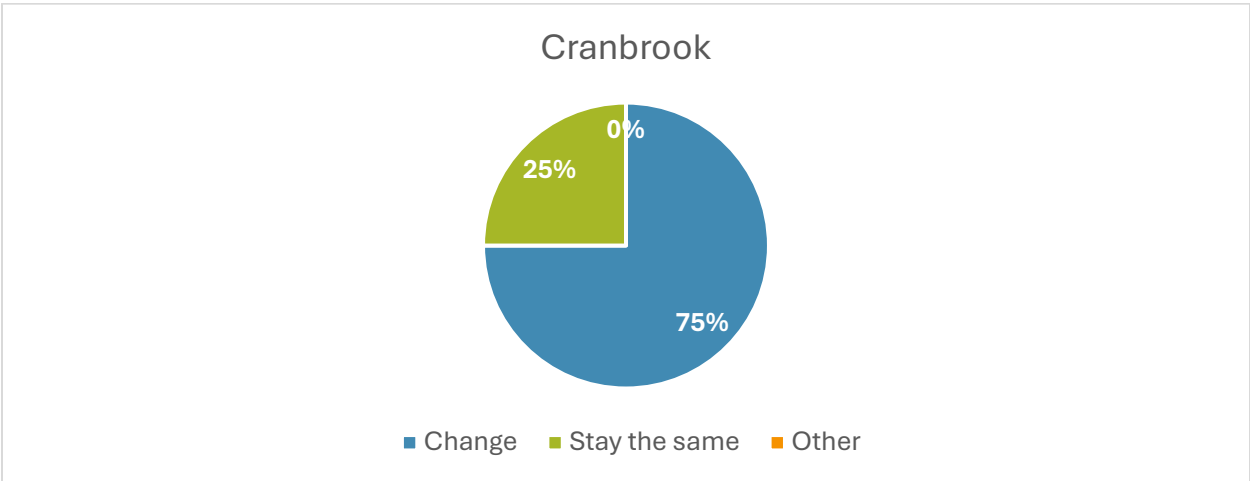
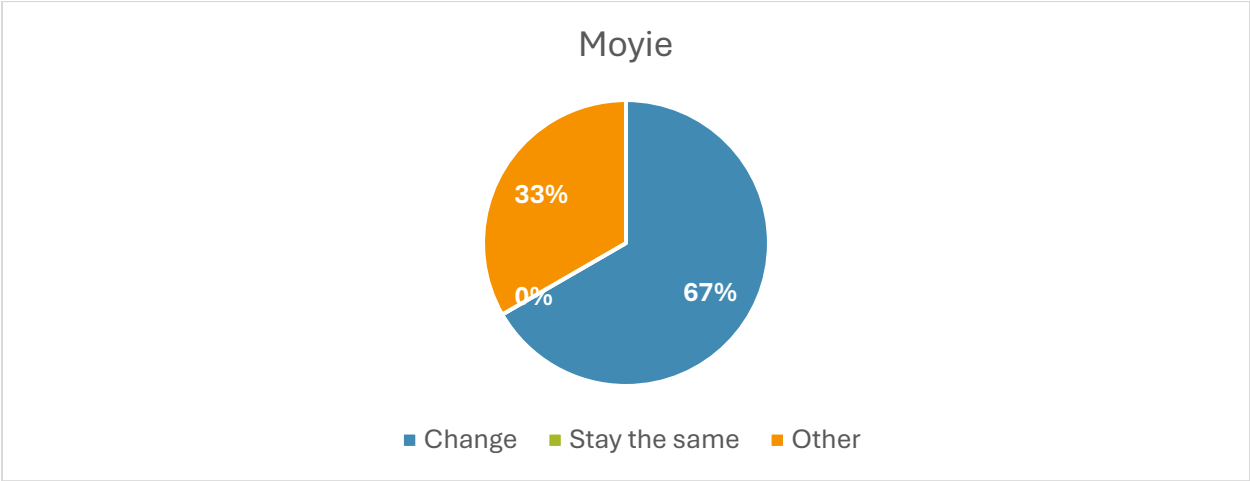
Below is a summary of the input received at the in-person open houses held in Moyie (October 25th; 5 participants) and Cranbrook (October 27th; 8 participants & November 1st; 7 participants). Feedback from each open house is presented separately, as well as combined to represent Electoral Area C.

Residents and property owners are encouraged to take part in the upcoming public review of the proposed bylaw amendments starting in early 2026.

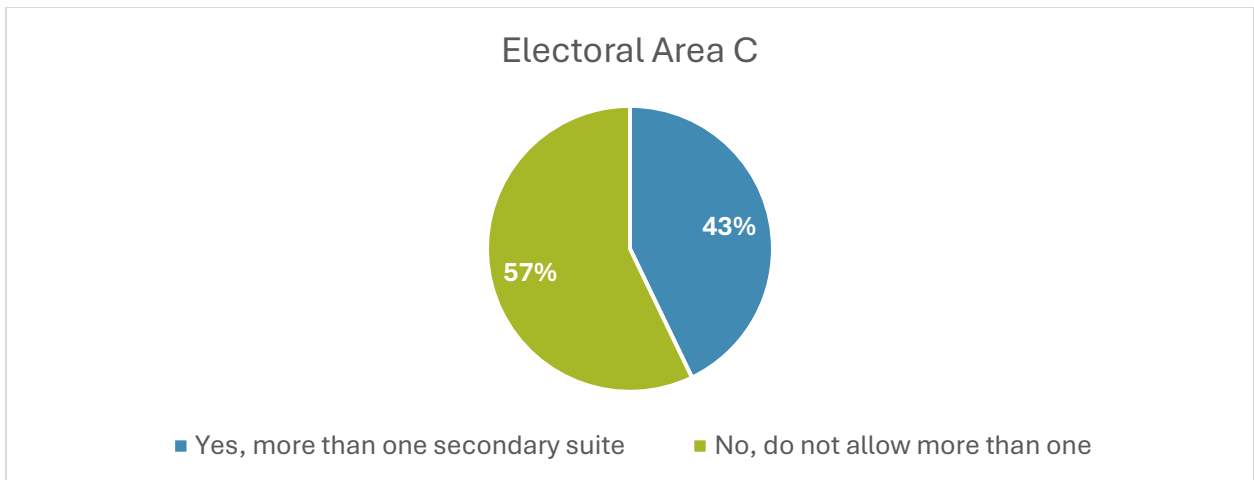
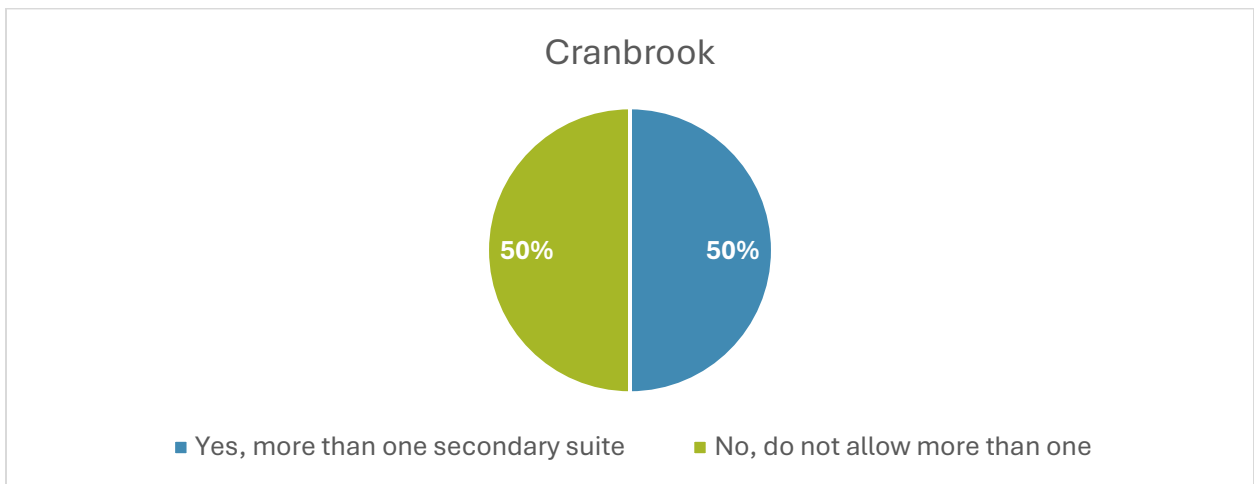
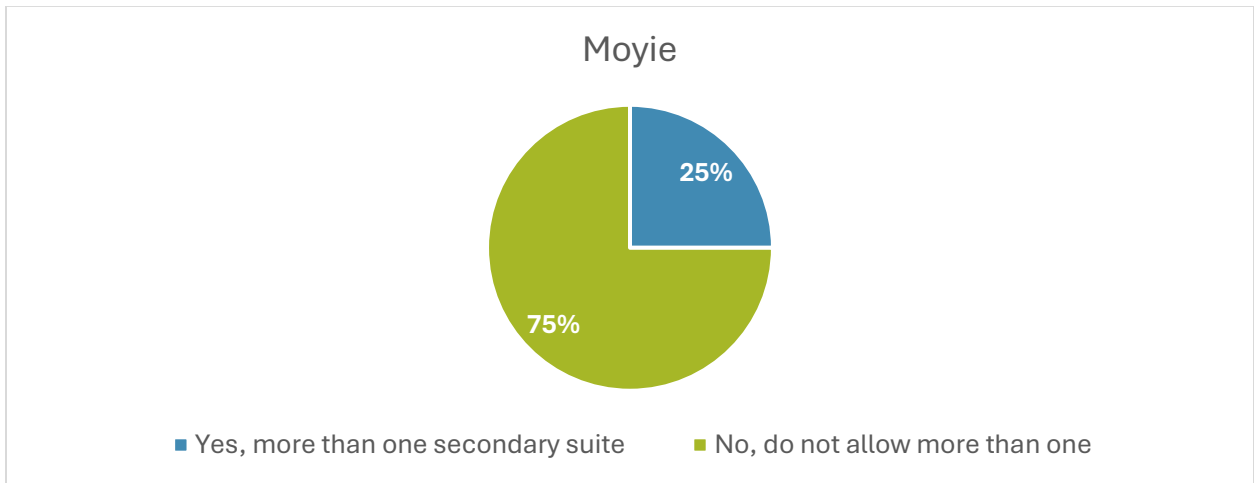
Activity 1.1 – How satisfied are you with the RDEK bylaw changes made to meet the provincial law?



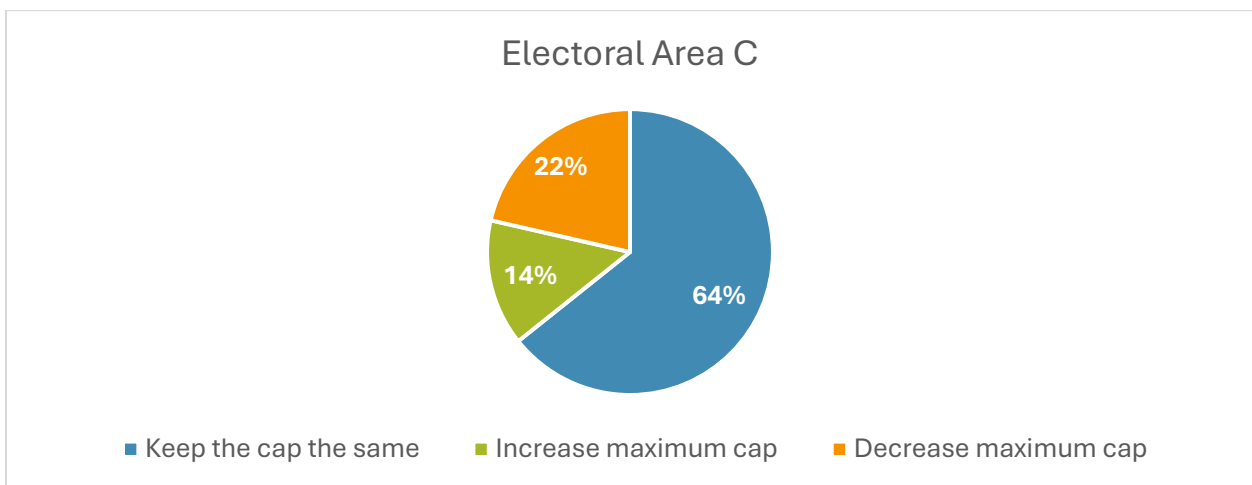
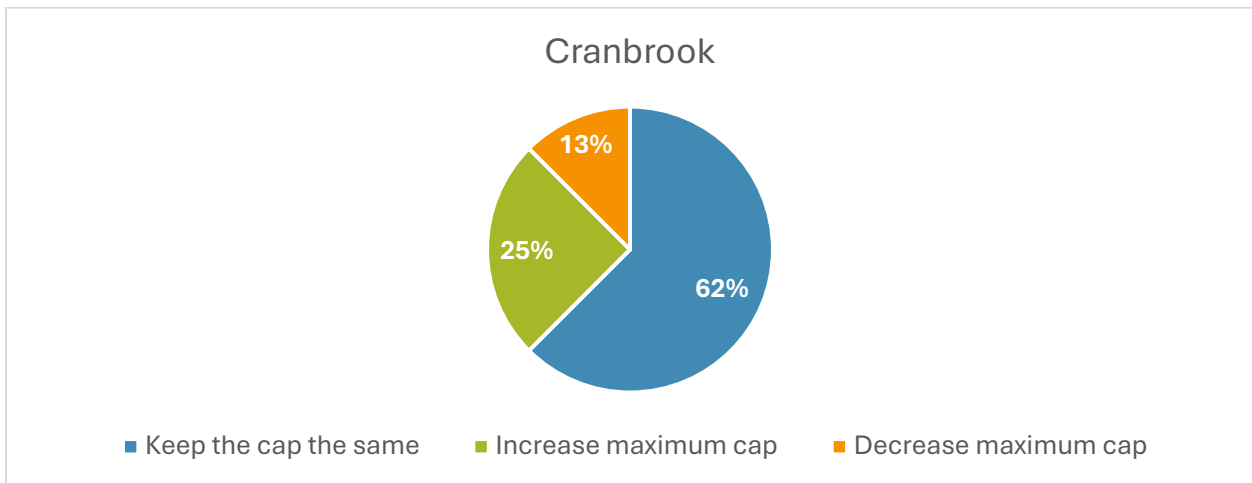
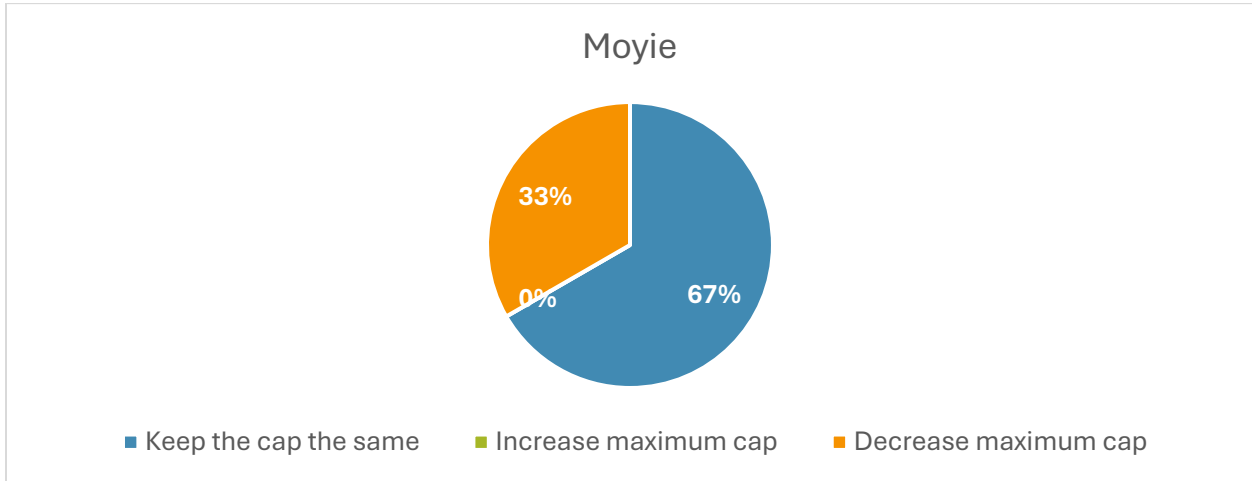
Activity 1.2 – Should the RDEK bylaws stay the same or be changed to allow more opportunities for small/additional homes?



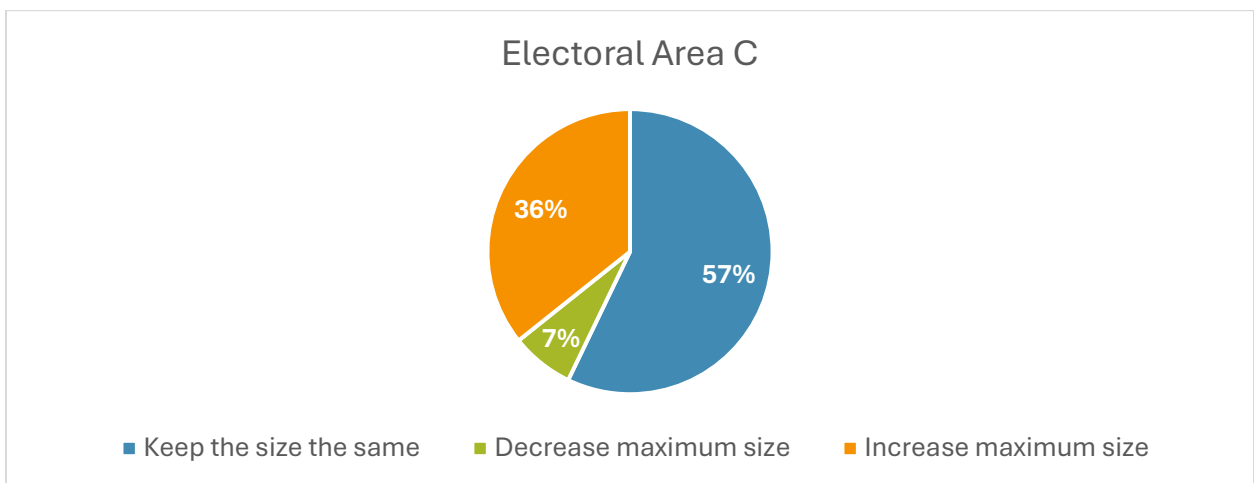
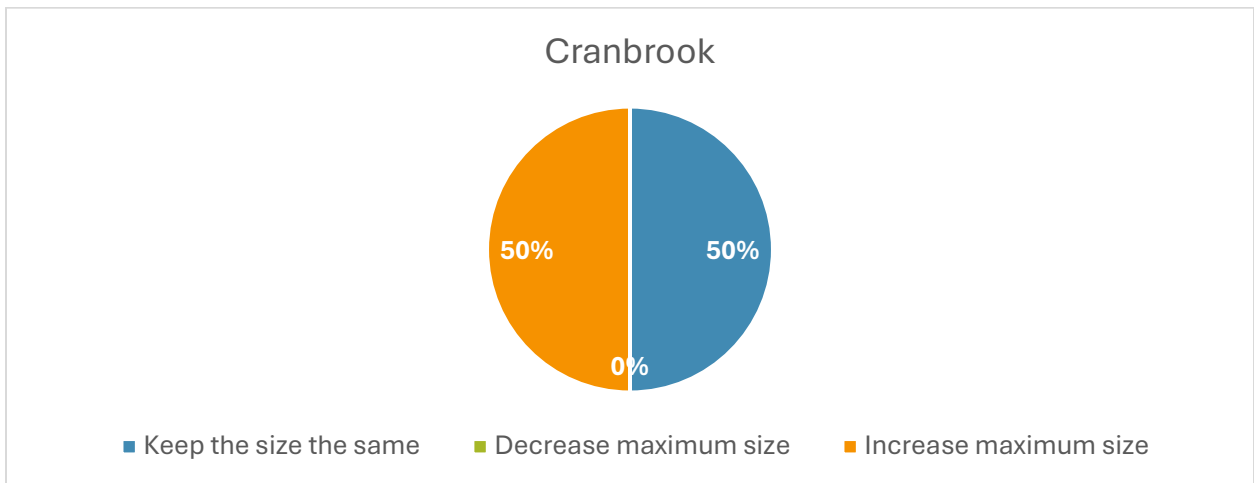
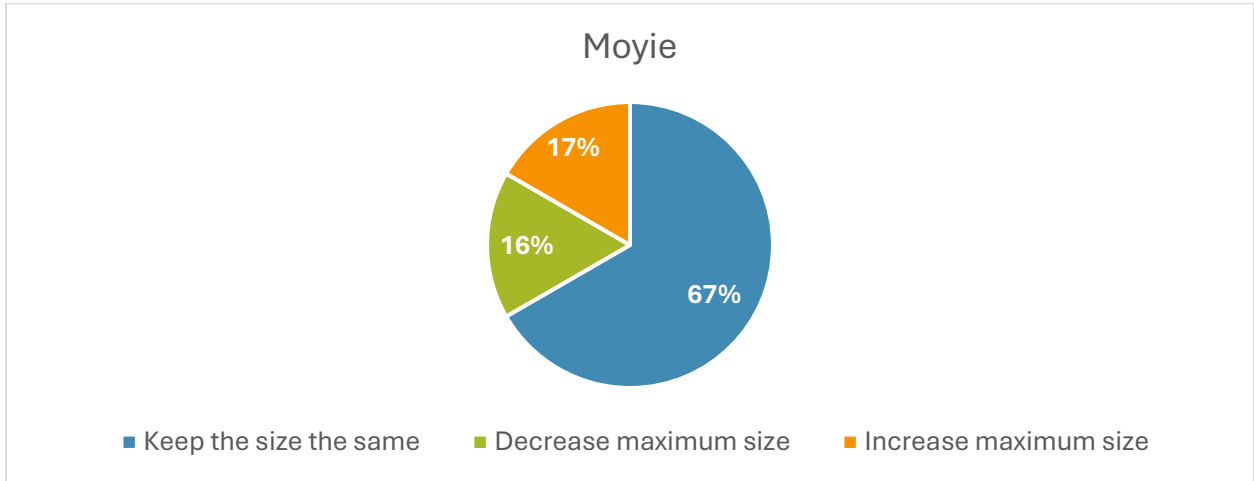
Activity 2.1 – Should more than one secondary suite be allowed on a parcel?



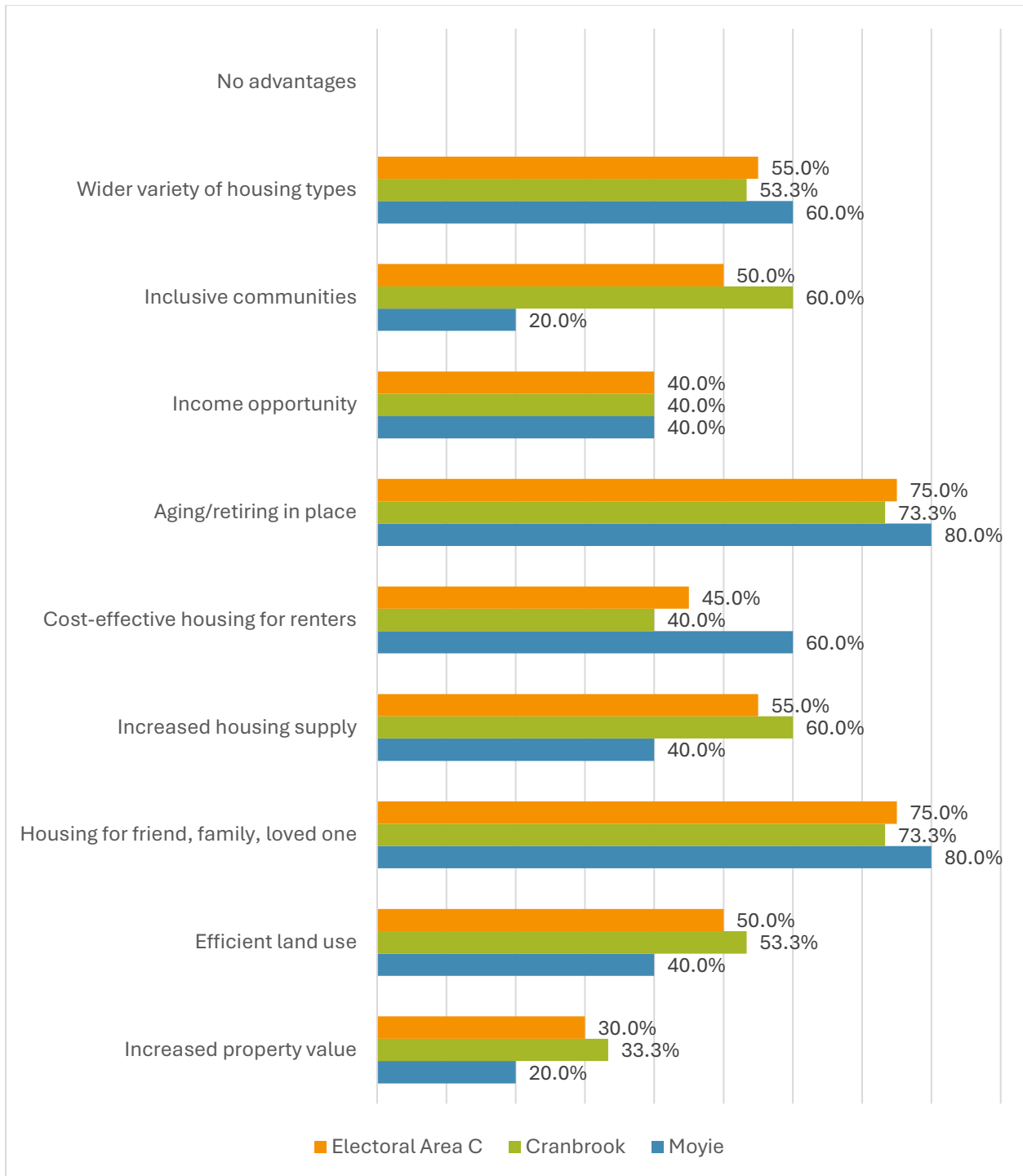
Activity 2.2 – Should the maximum cap of 49% on the size of secondary suites inside the main home be decreased, increased, or stay the same?



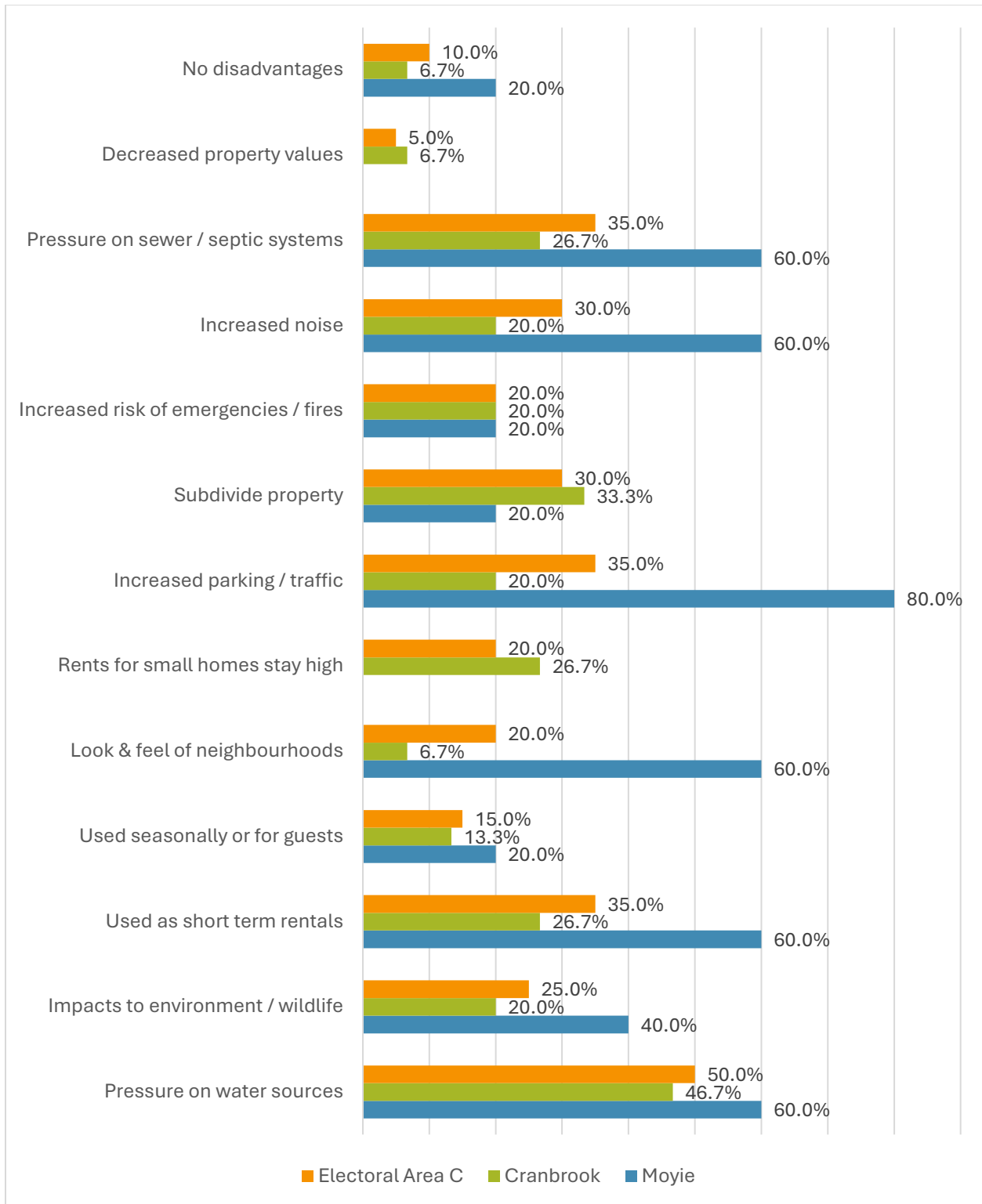
Activity 2.3 – Should the maximum size for secondary suites above garages be decreased, stay the same, or increase?



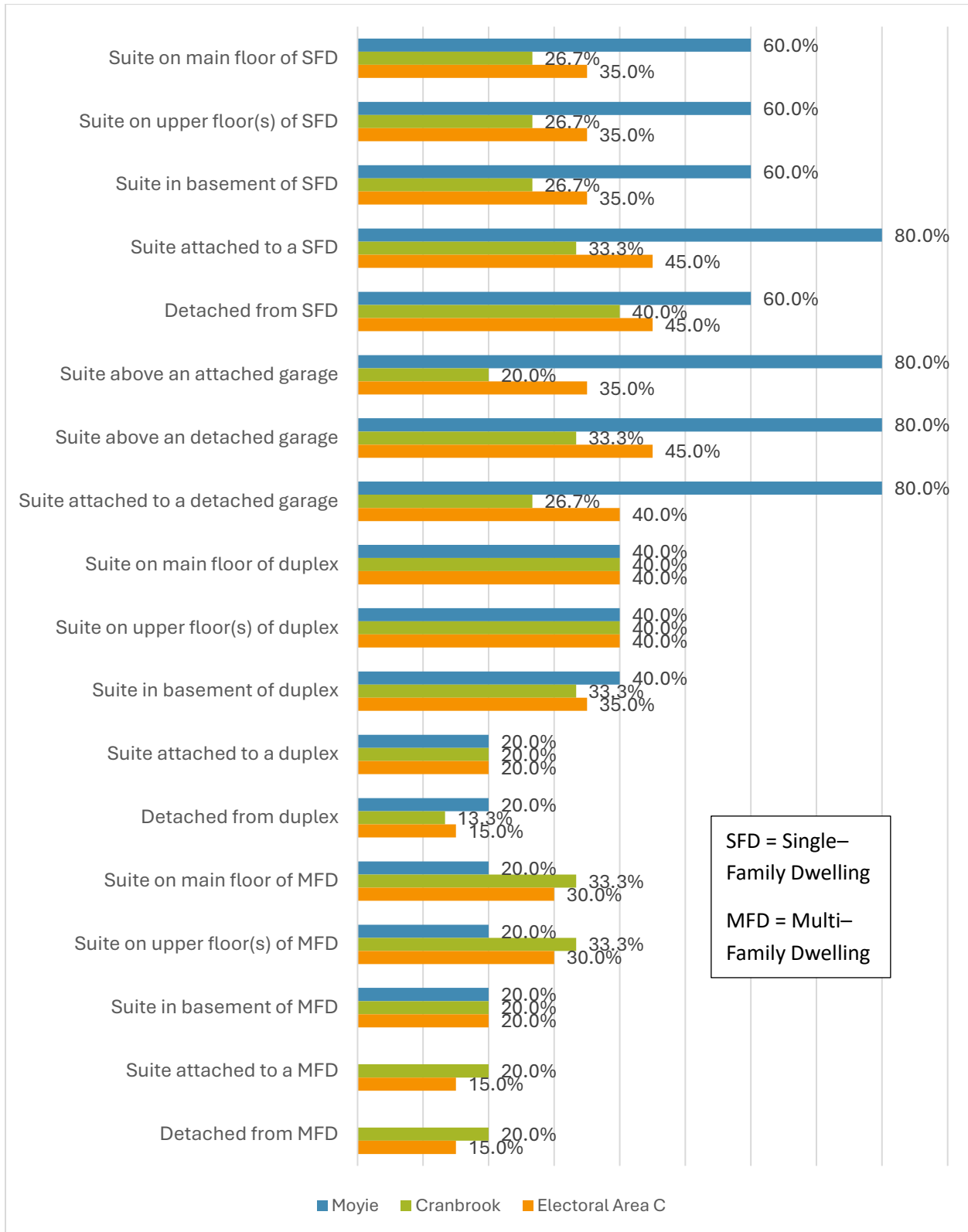
Activity 4 – What are the advantages of having small/additional homes in your community?



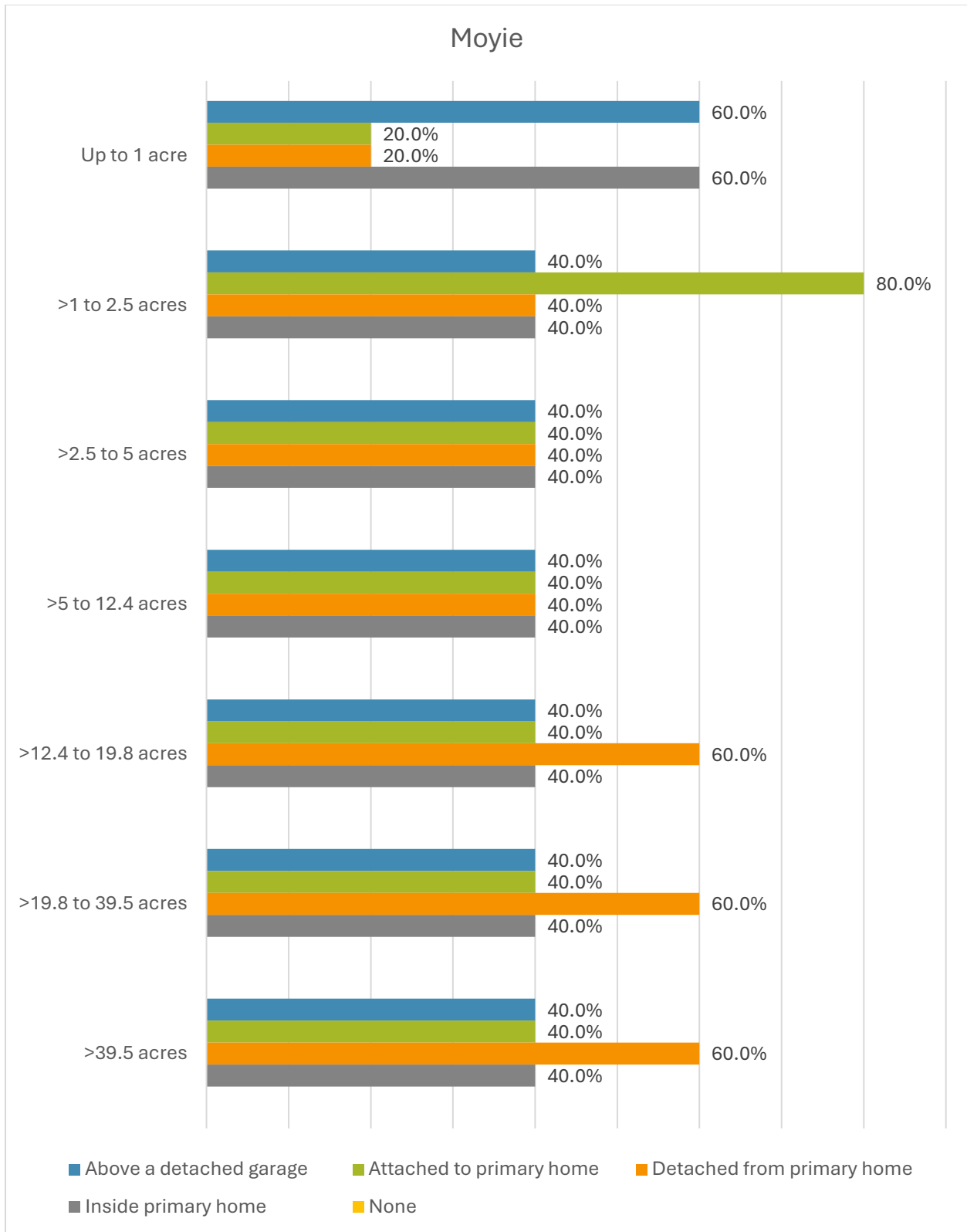
Activity 5 – What are the disadvantages of having small/additional homes in your community?



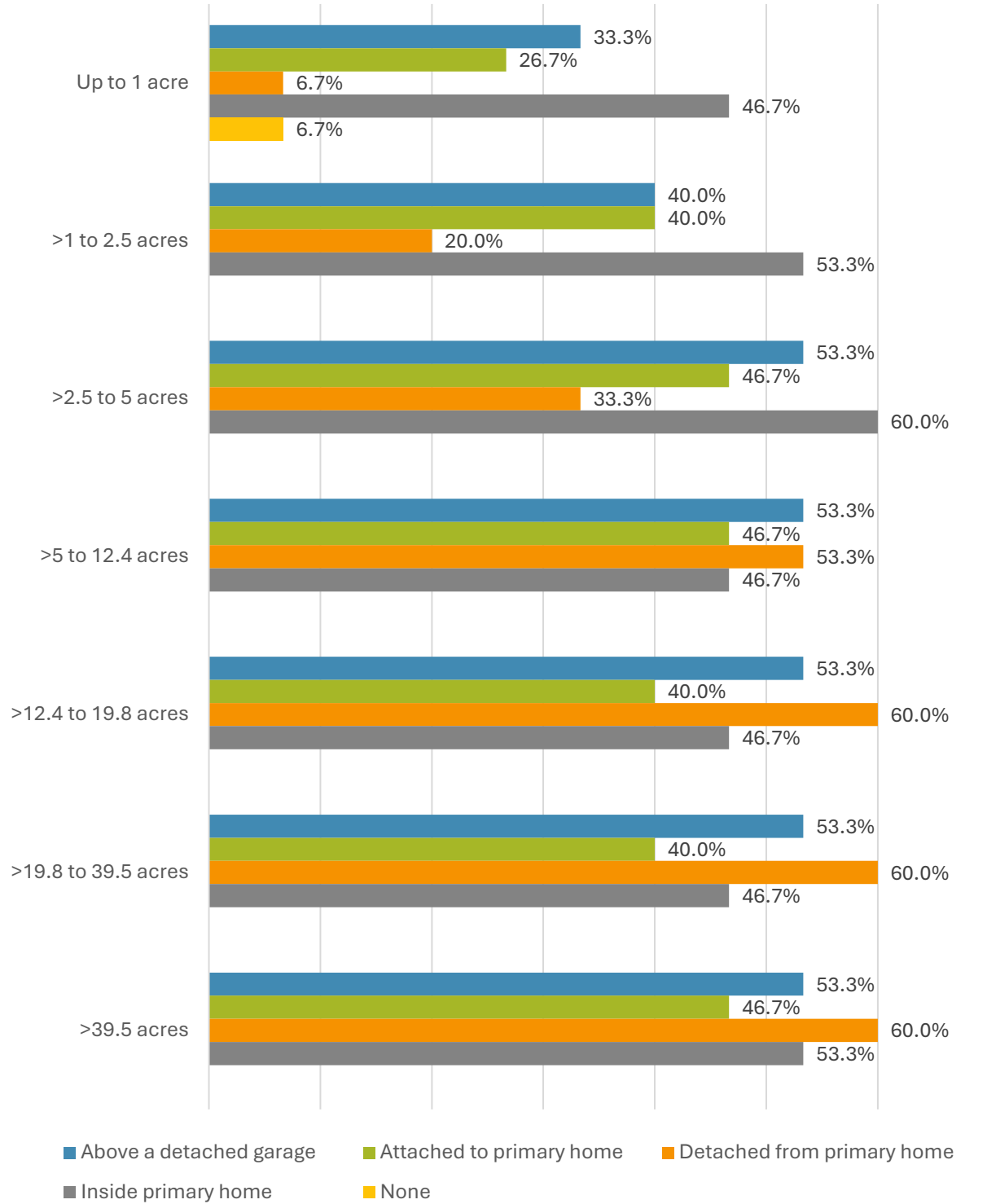
Activity 6 – Which small/additional homes do you want to be included as Accessory Dwelling Units in the bylaw changes?



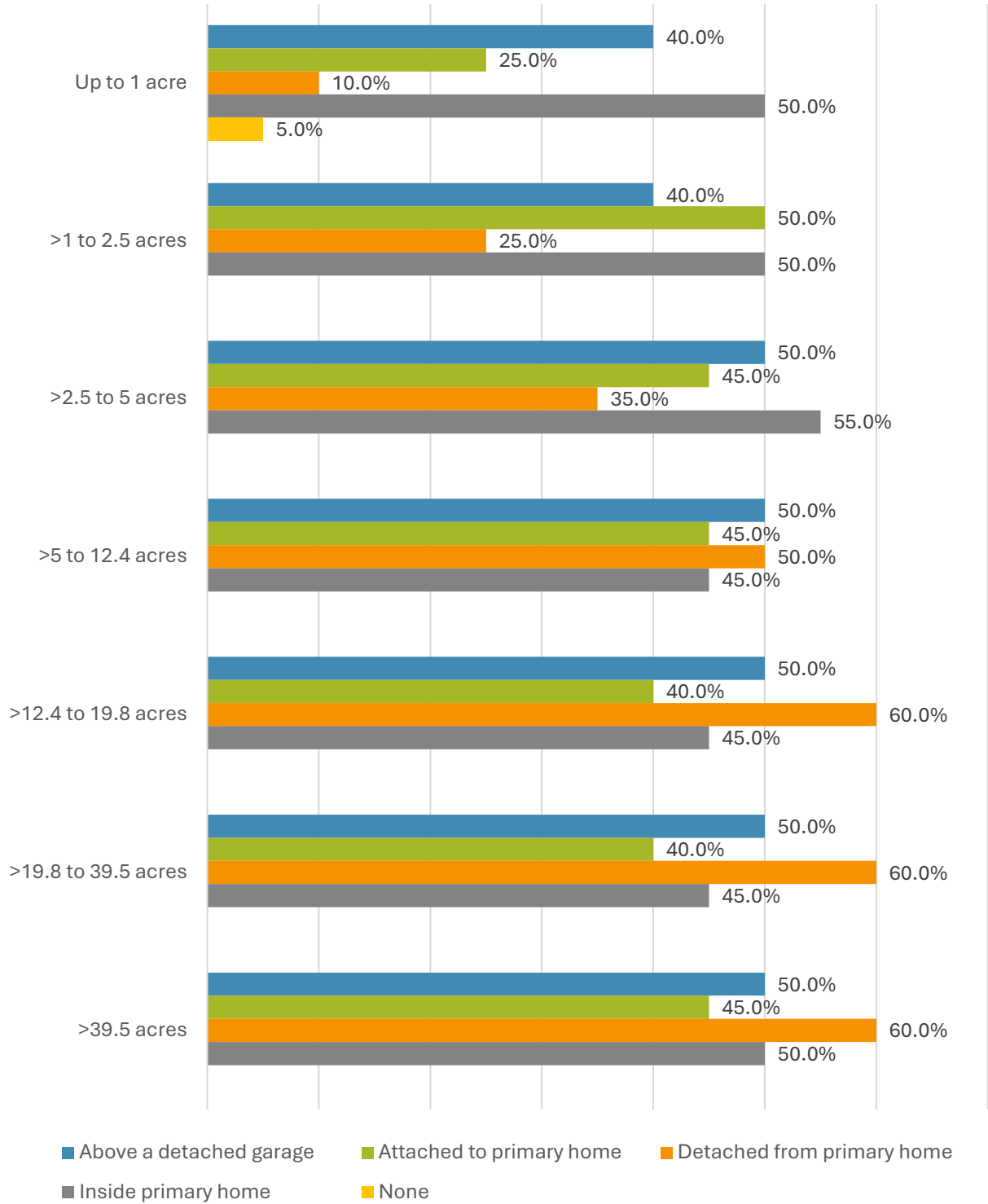
Activity 7 – What types of small/additional homes do you want on different parcel sizes?



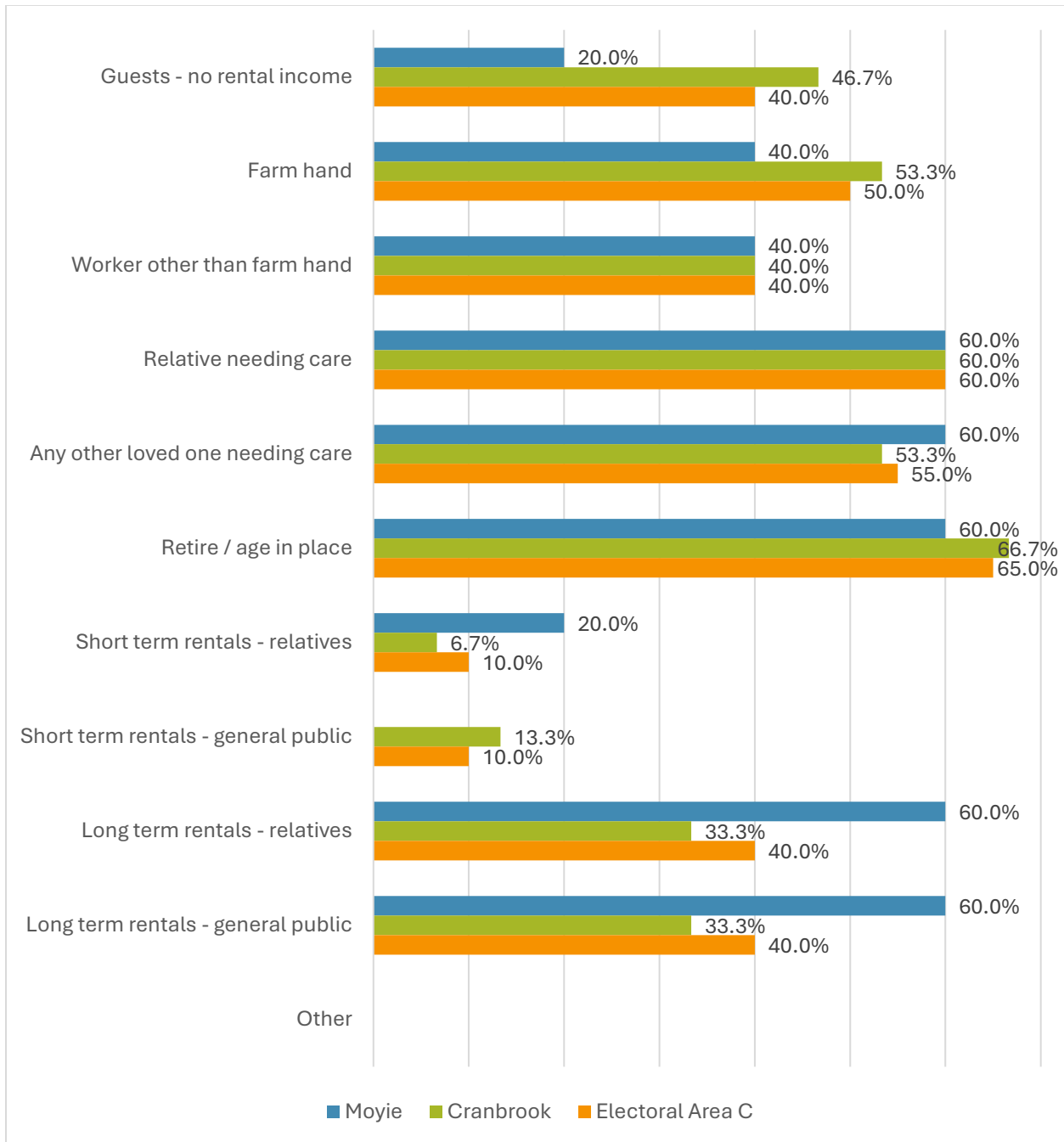
Cranbrook



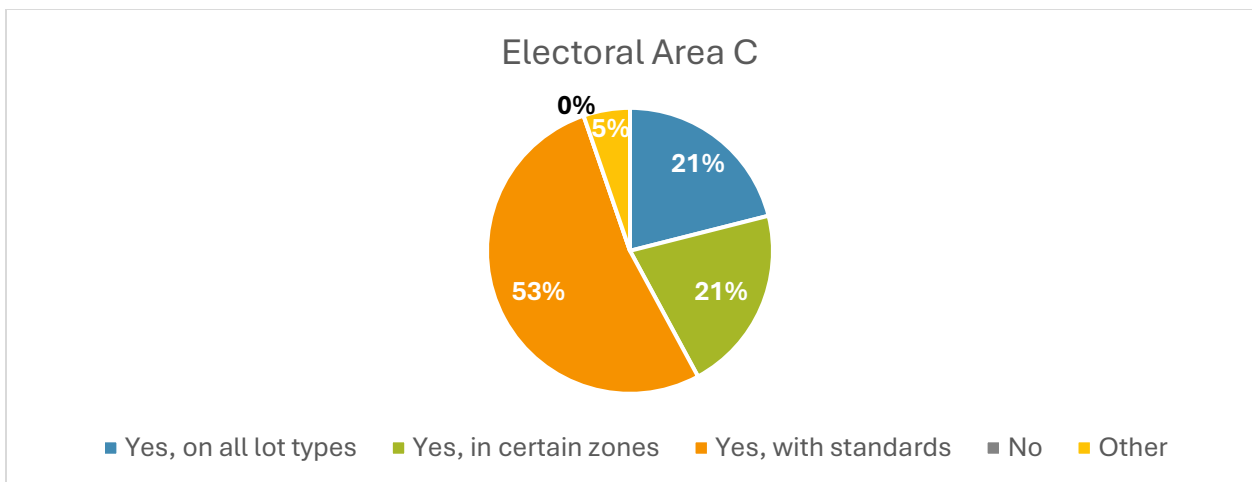
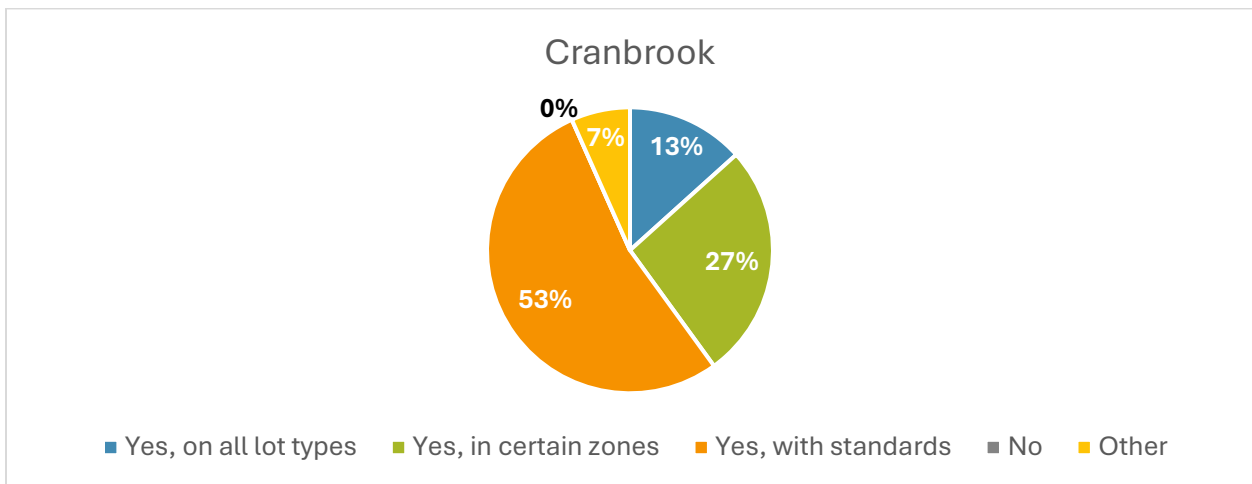
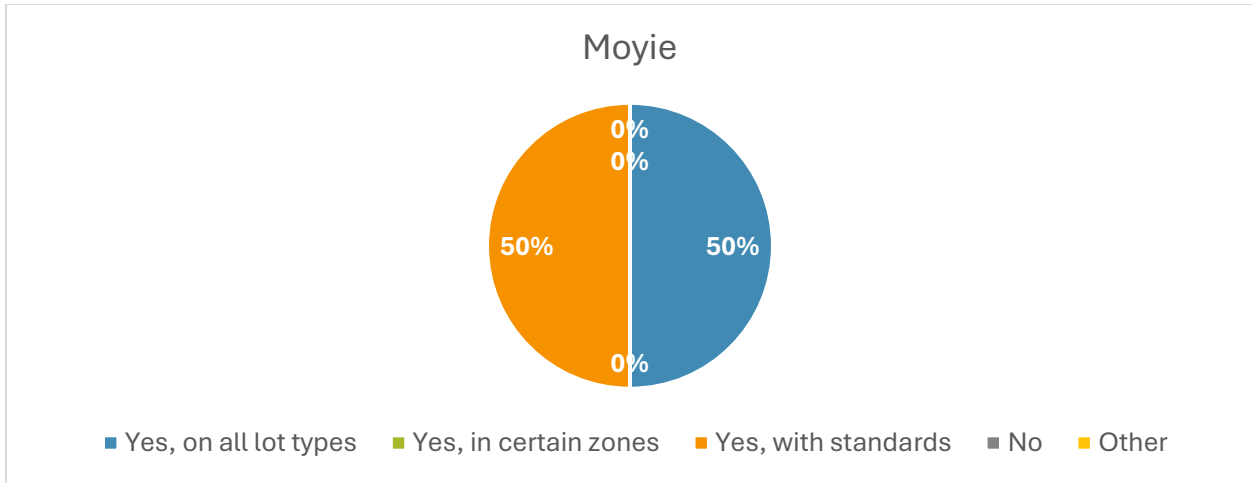
Electoral Area C



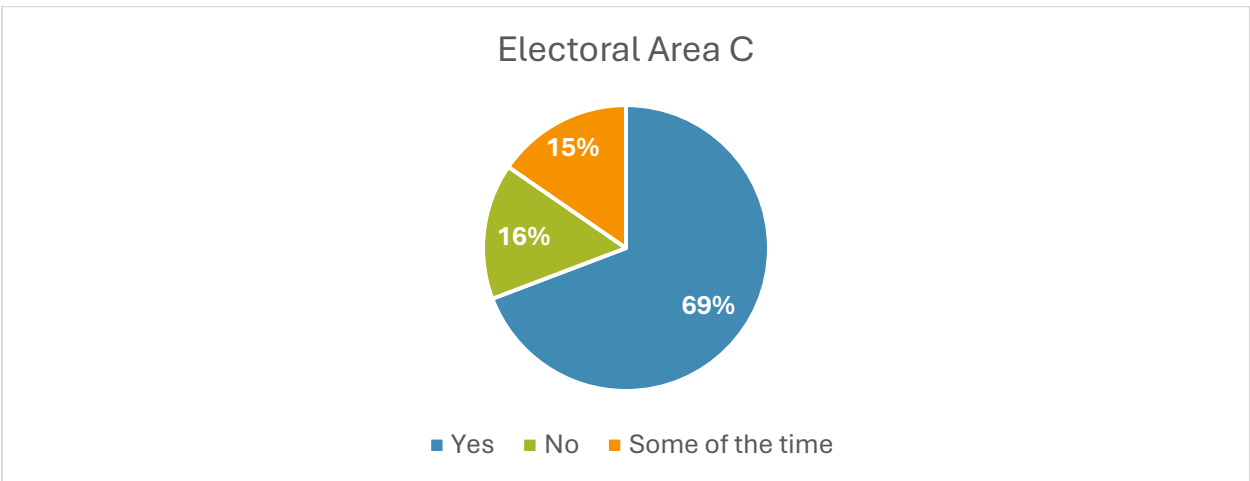
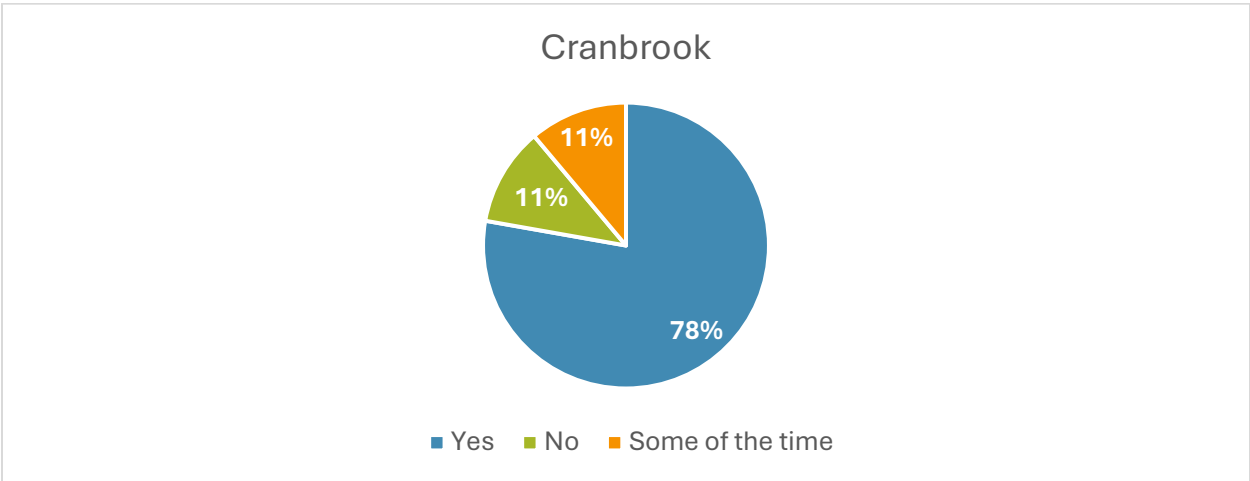
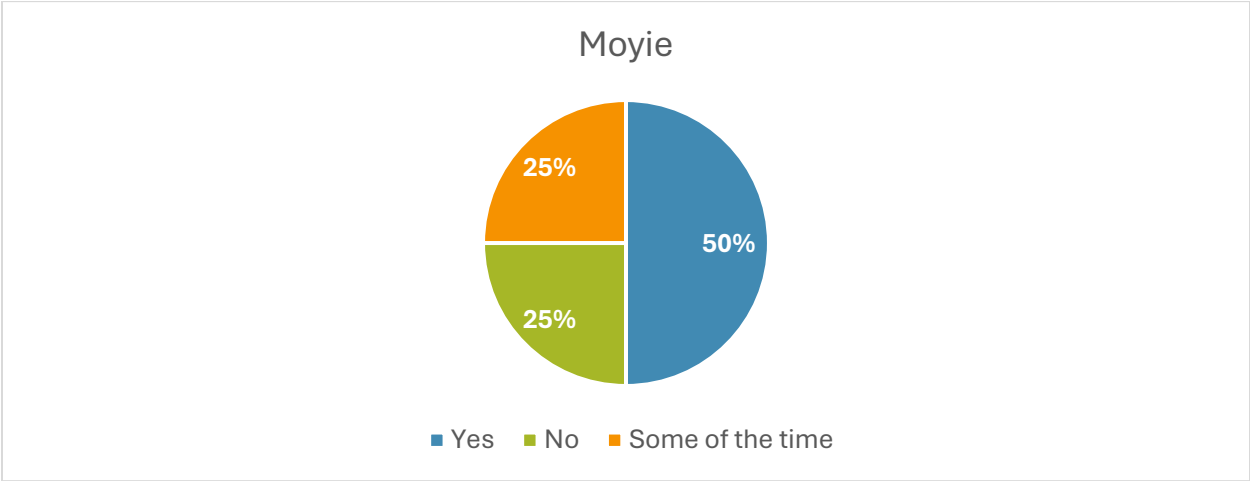
Activity 9 – How should small/additional homes be used?



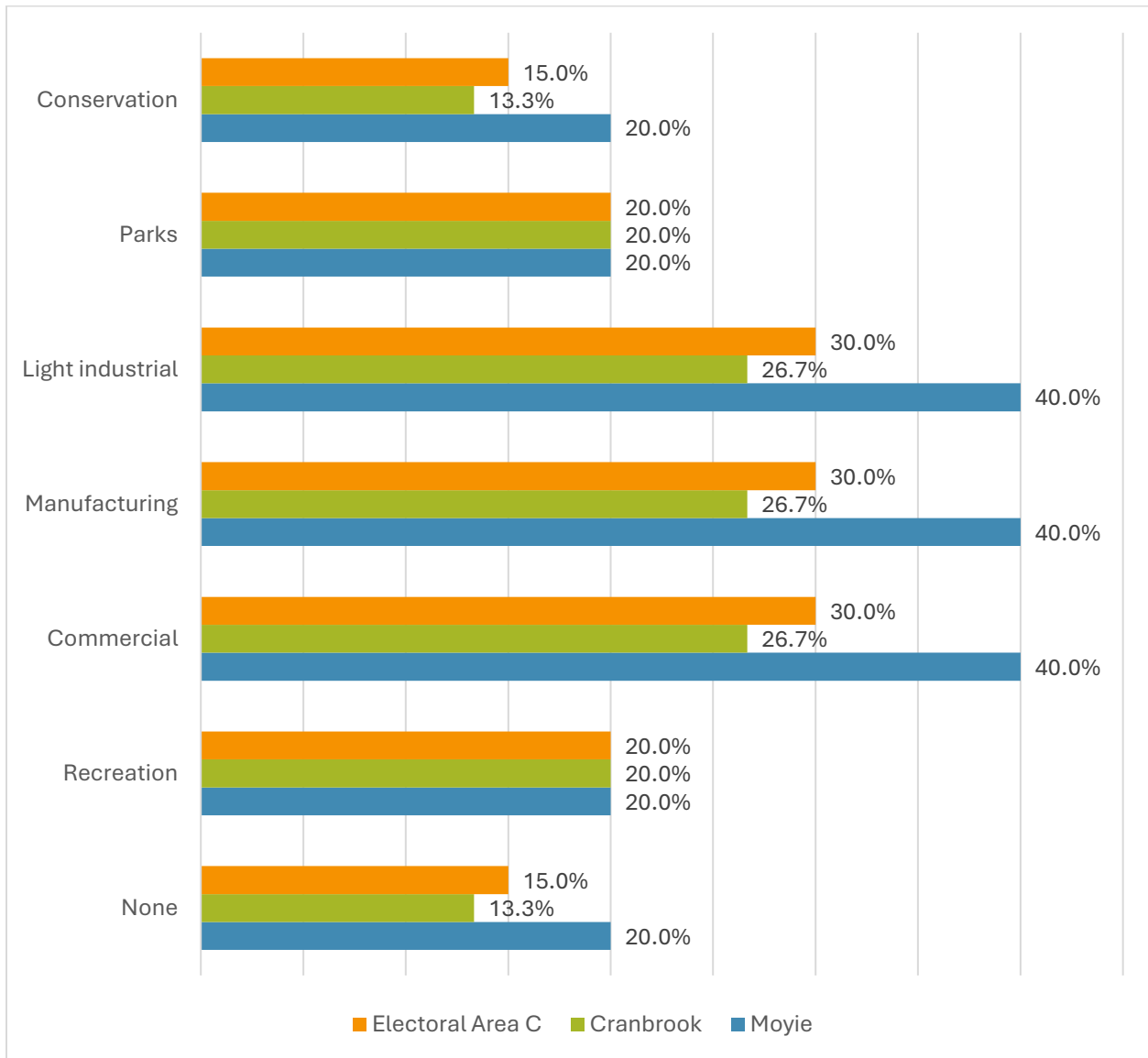
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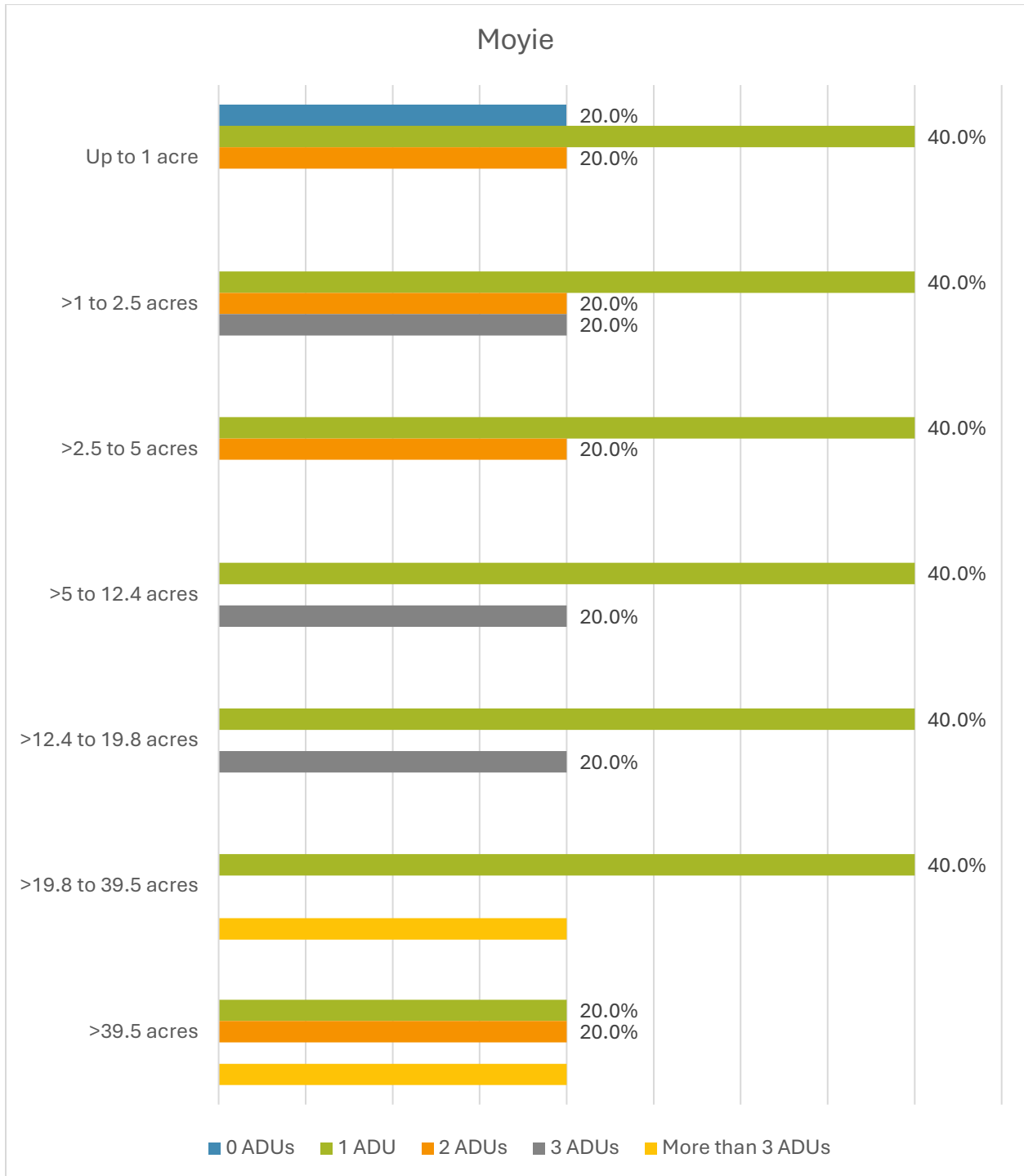
Activity 10b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?



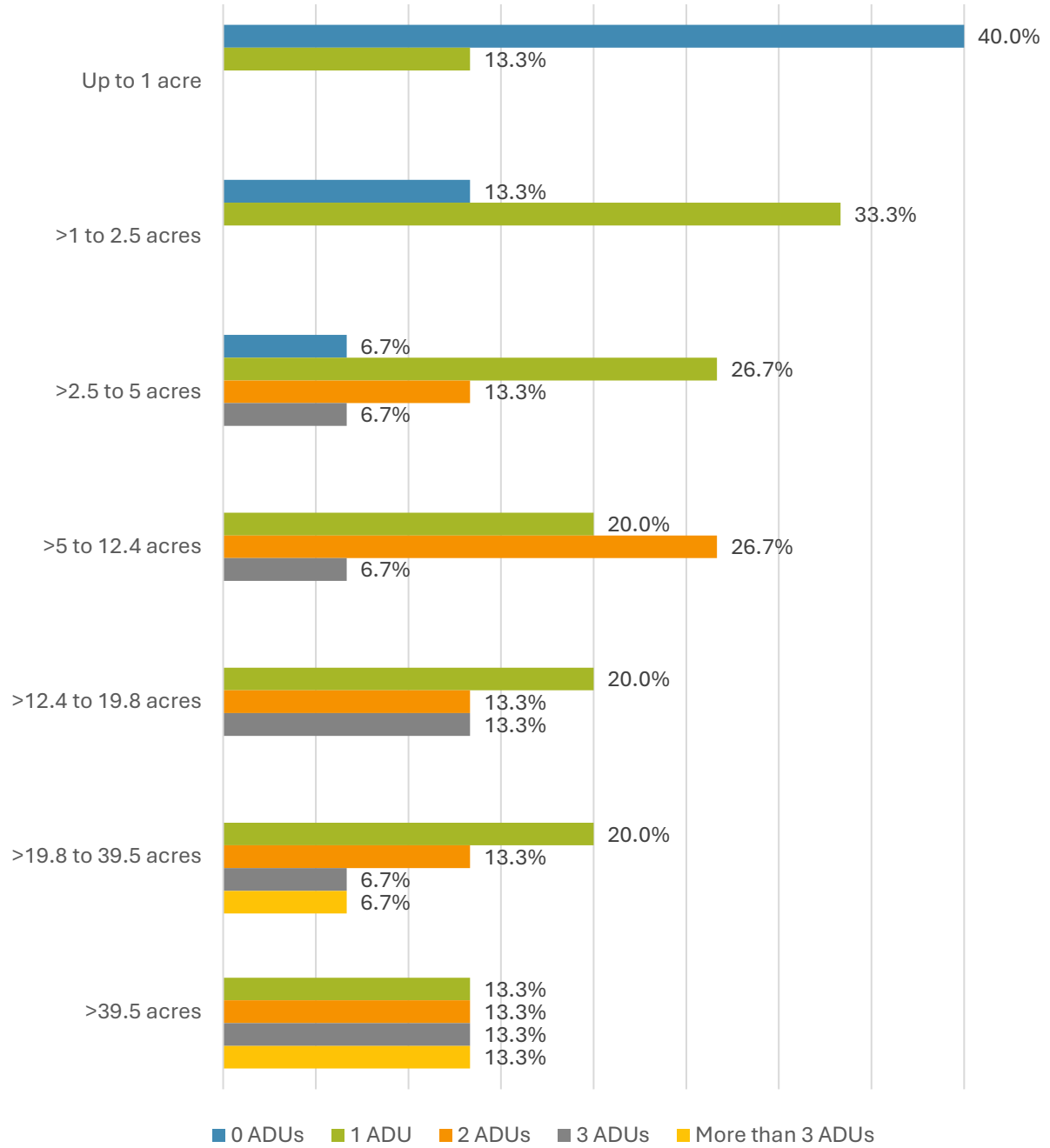
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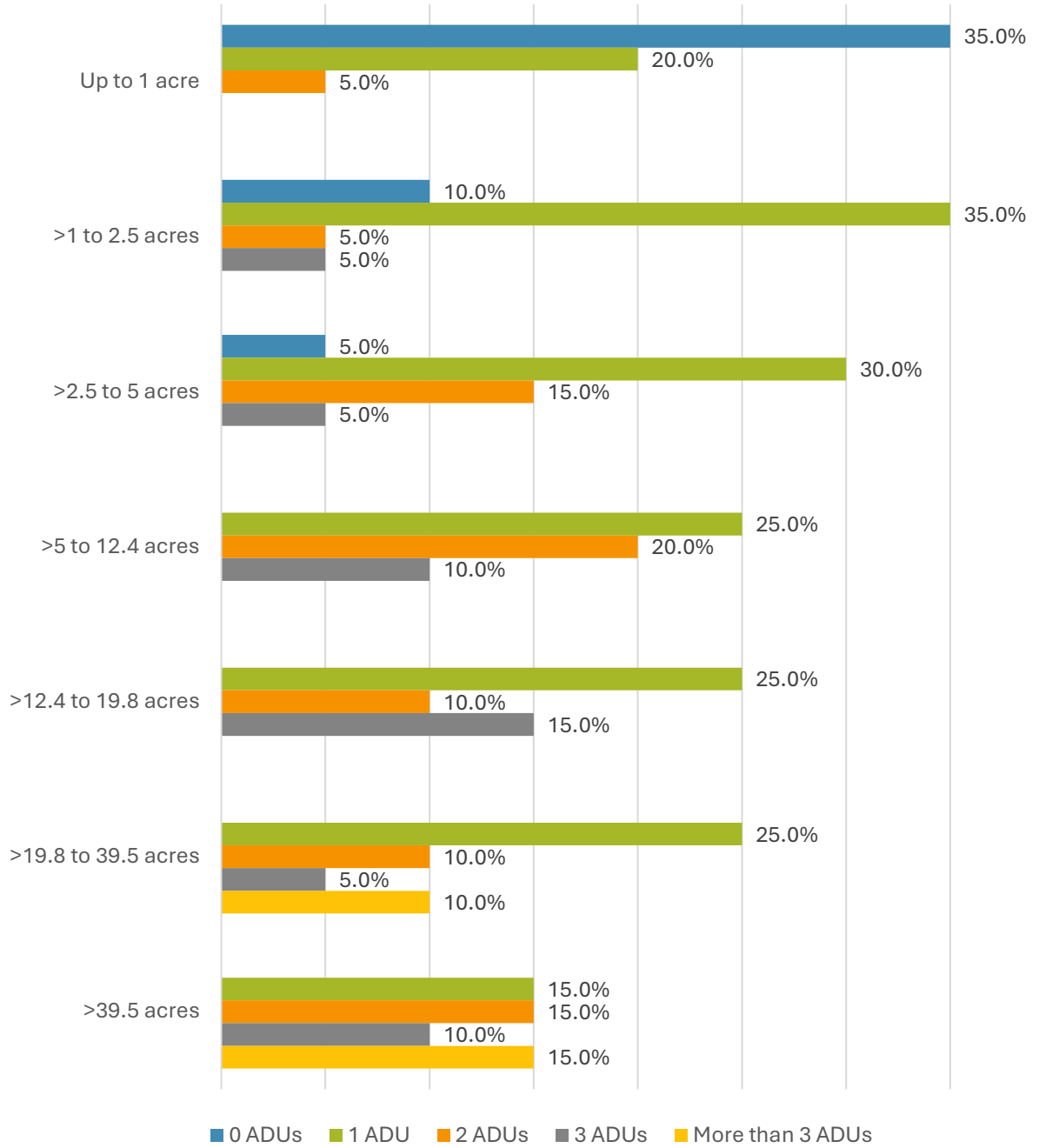
Activity 11 – What is the maximum number of small/additional homes you want on different parcel sizes?



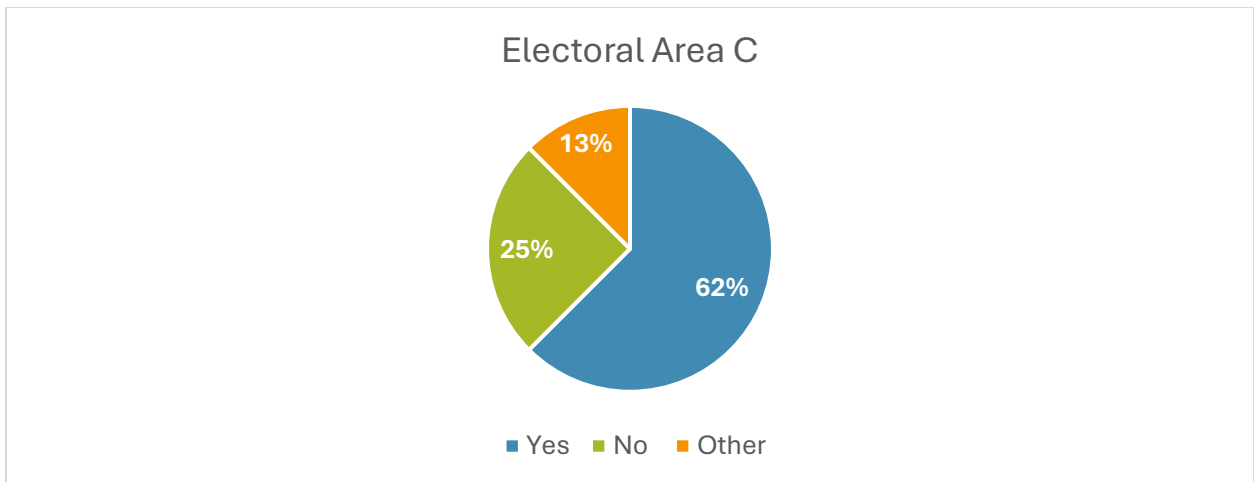
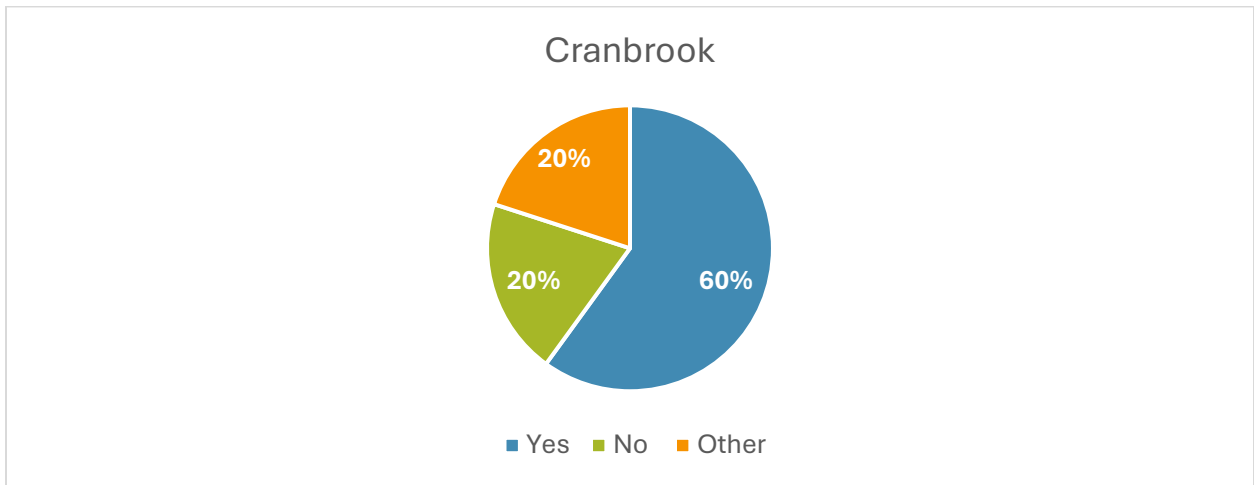
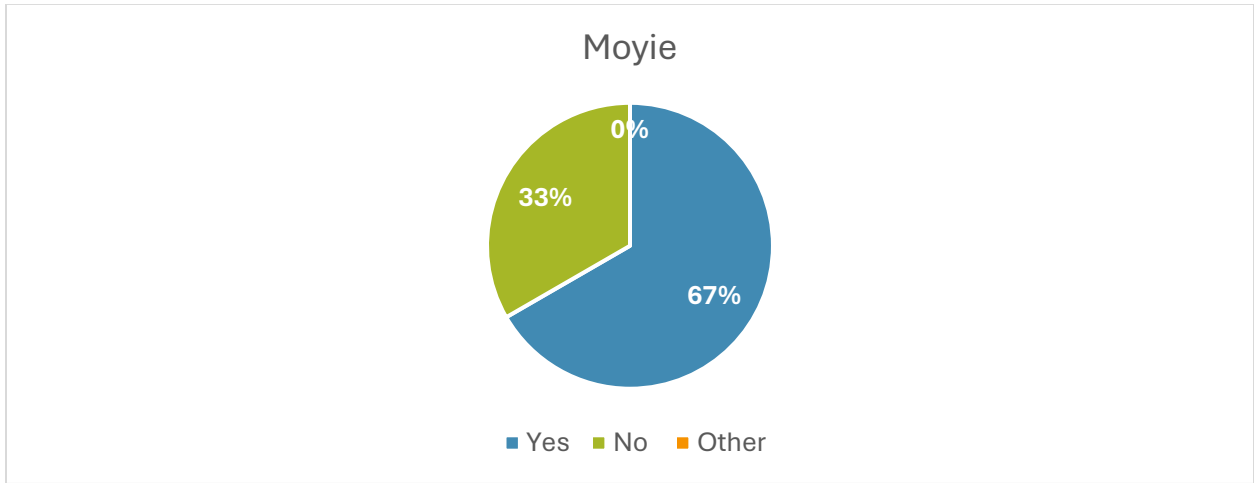
Cranbrook



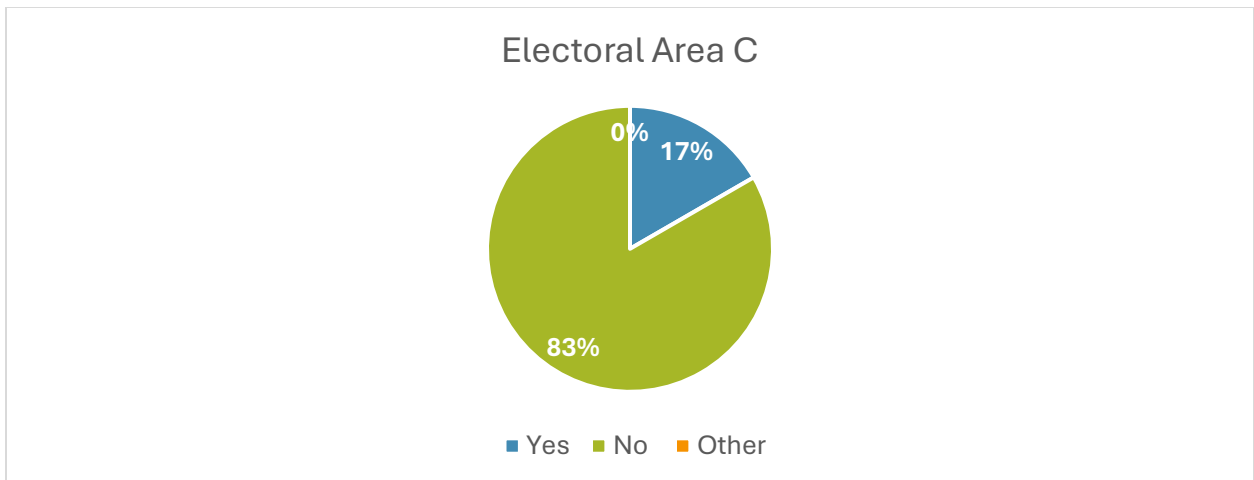
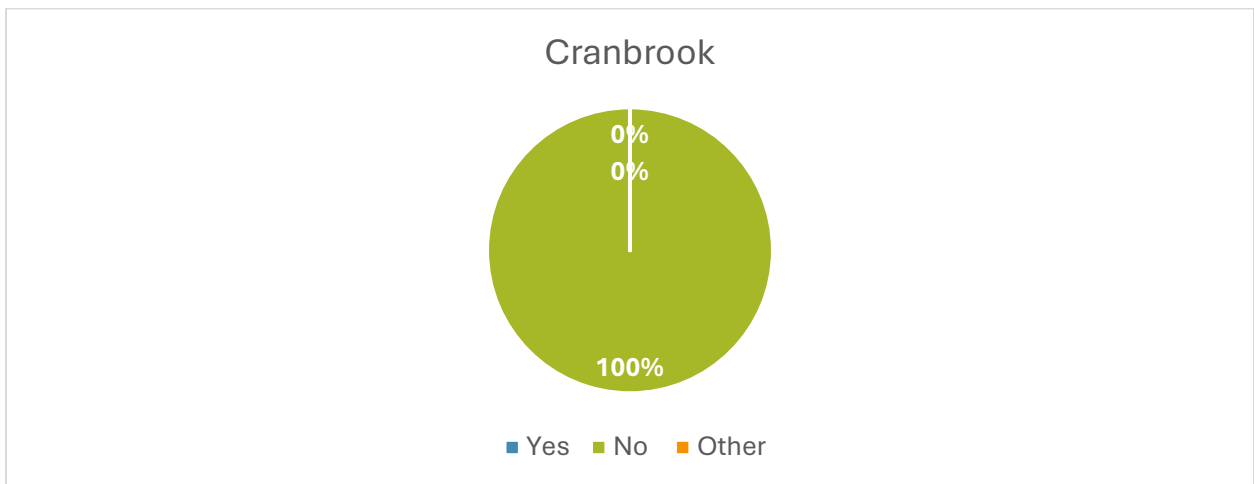
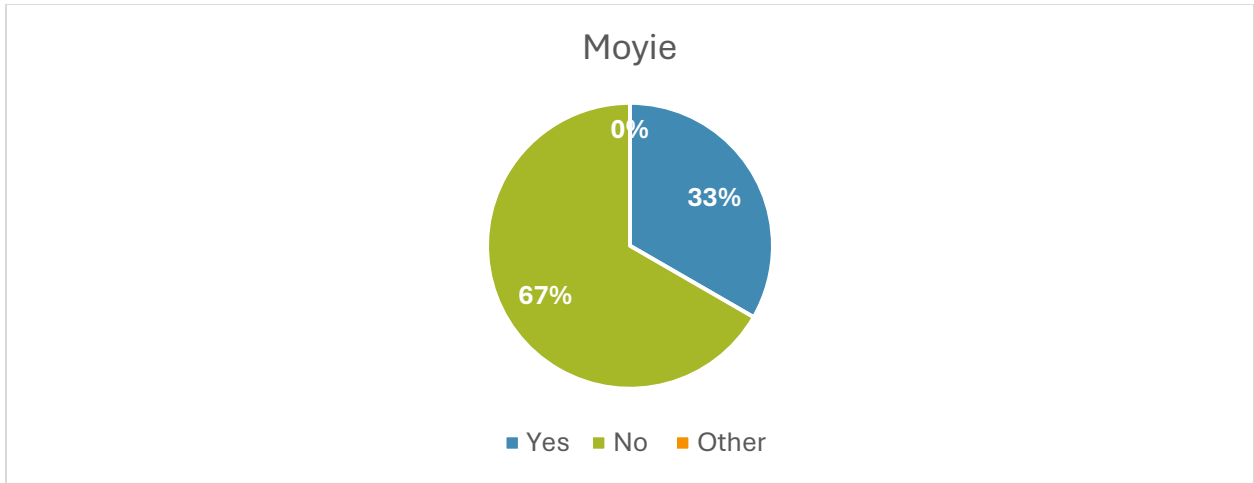
Electoral Area C



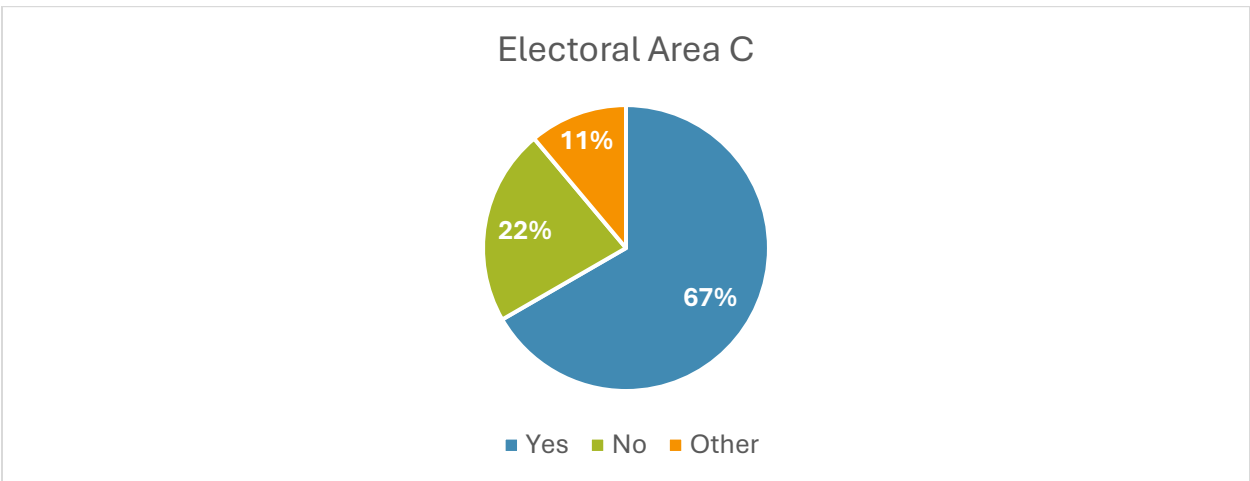
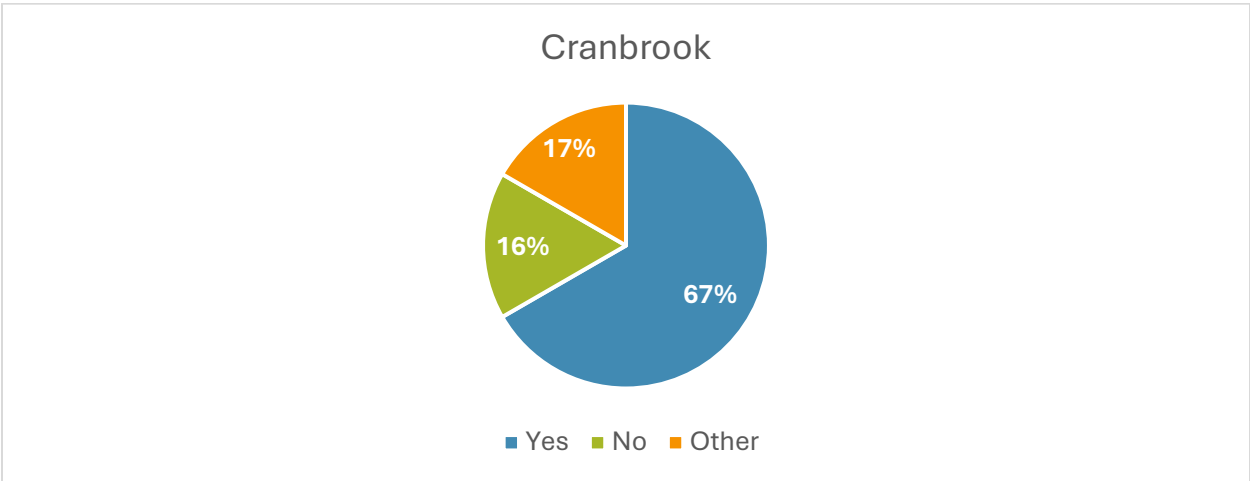
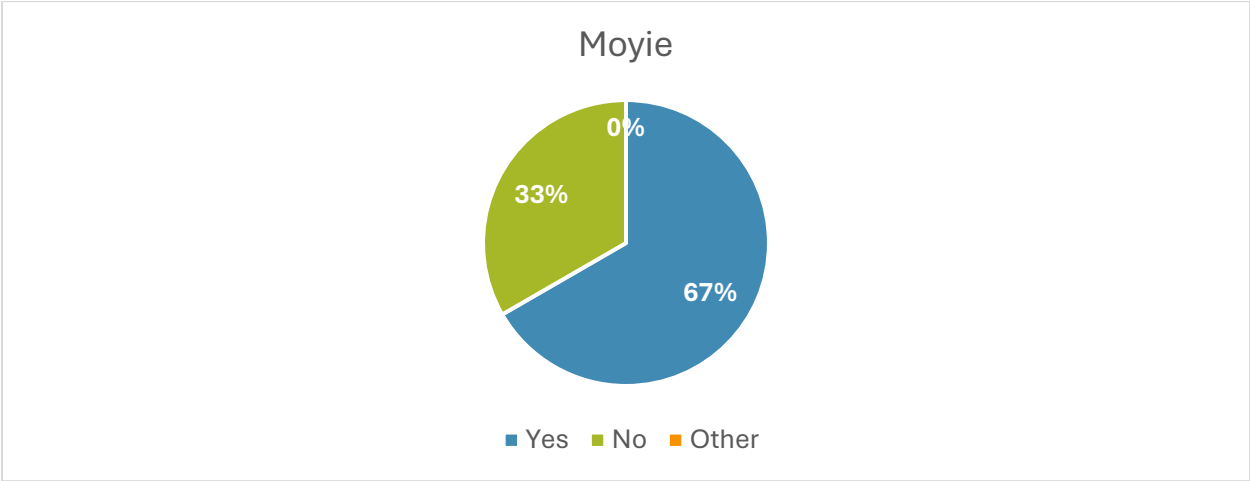
Activity 12a – Should the RDEK adopt the provincial rules for parcels within the ALR?



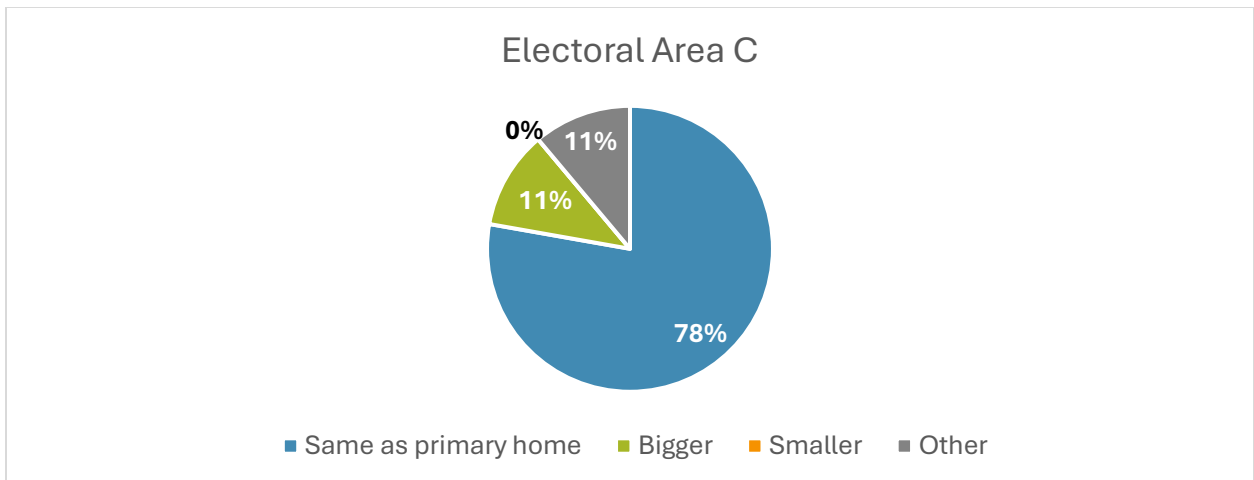
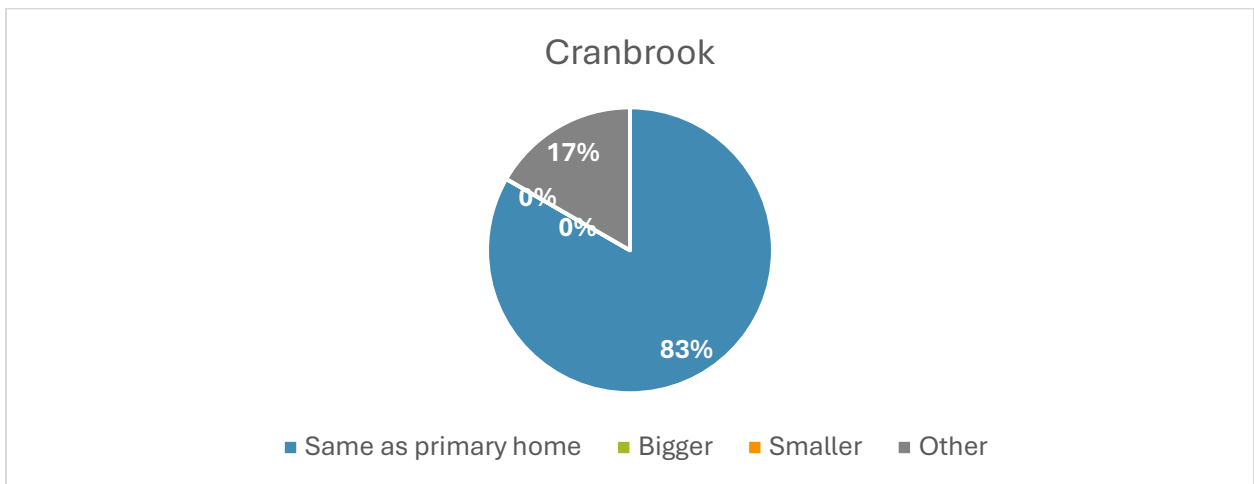
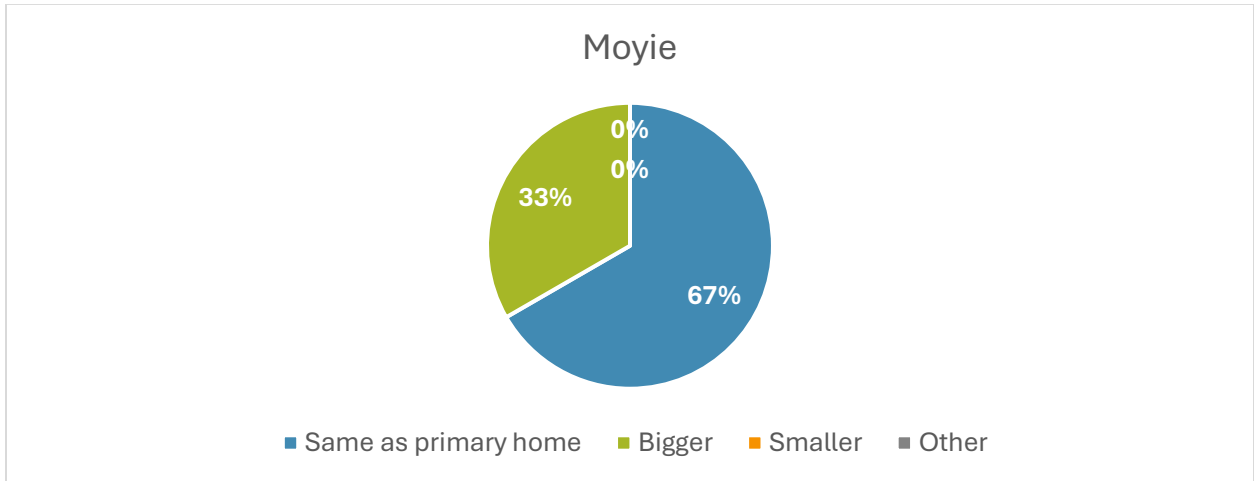
Activity 12b – Should the RDEK apply the provincial rules to parcels outside the ALR?



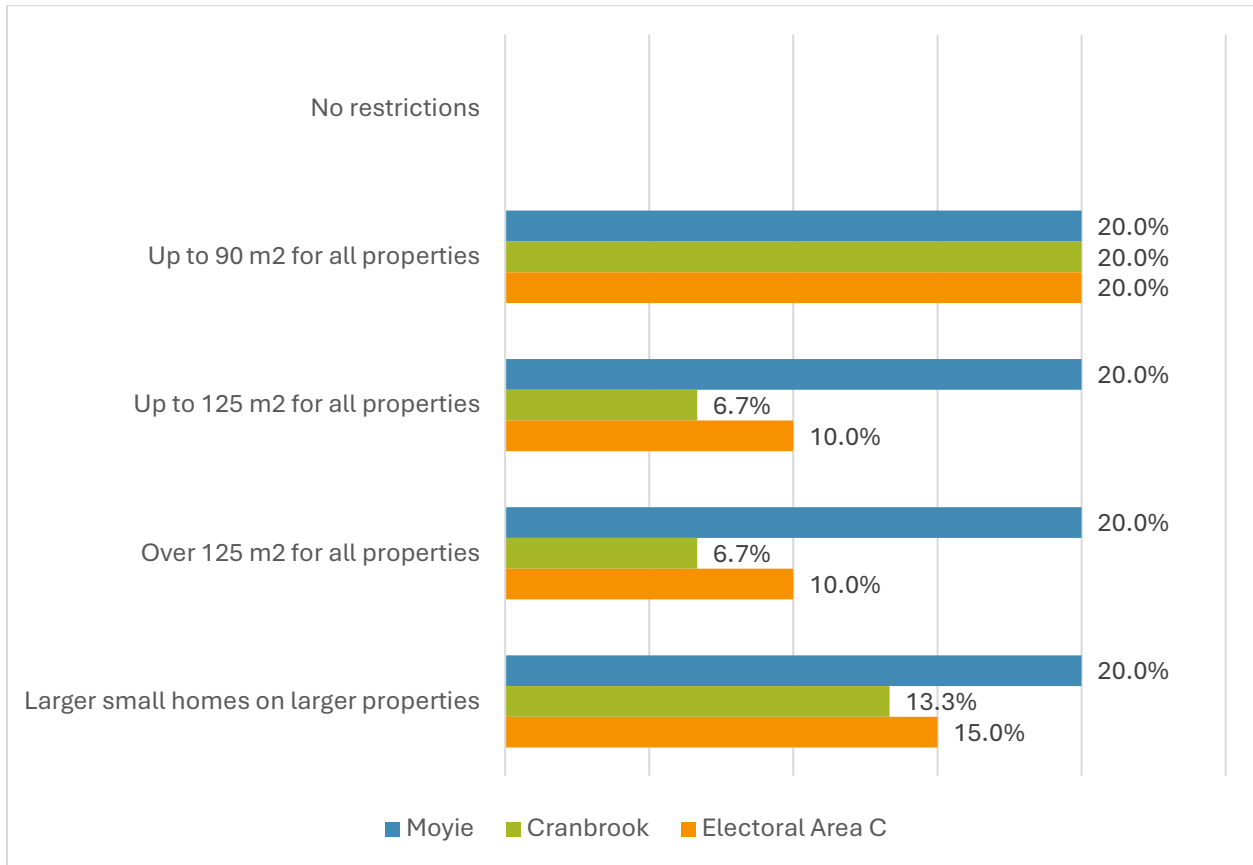
Activity 13a – Should the allowable spacing between detached small/additional homes and other buildings be larger for larger parcels?



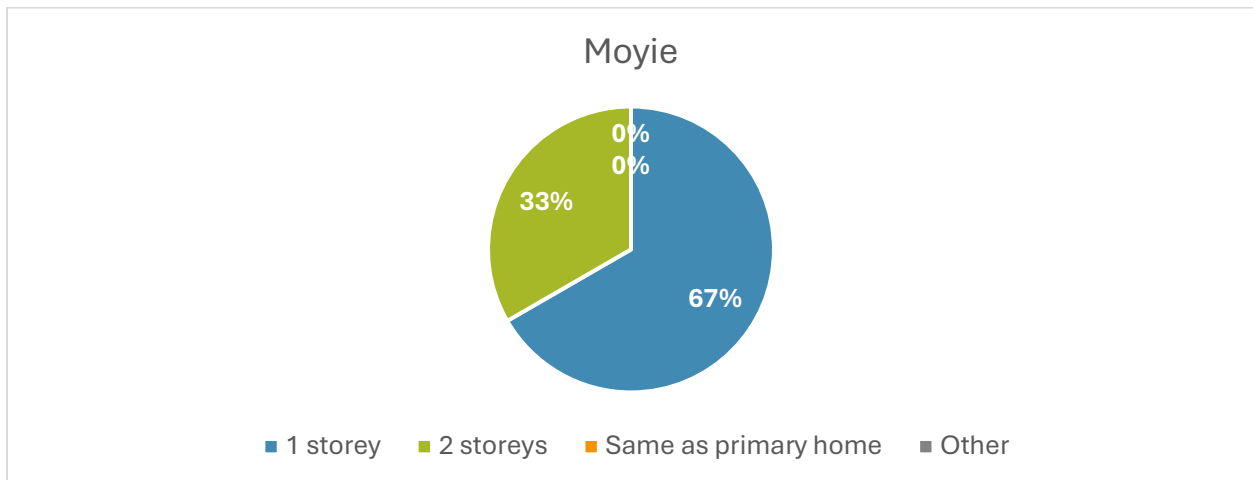
Activity 13b – How far should small/additional homes be from property lines?

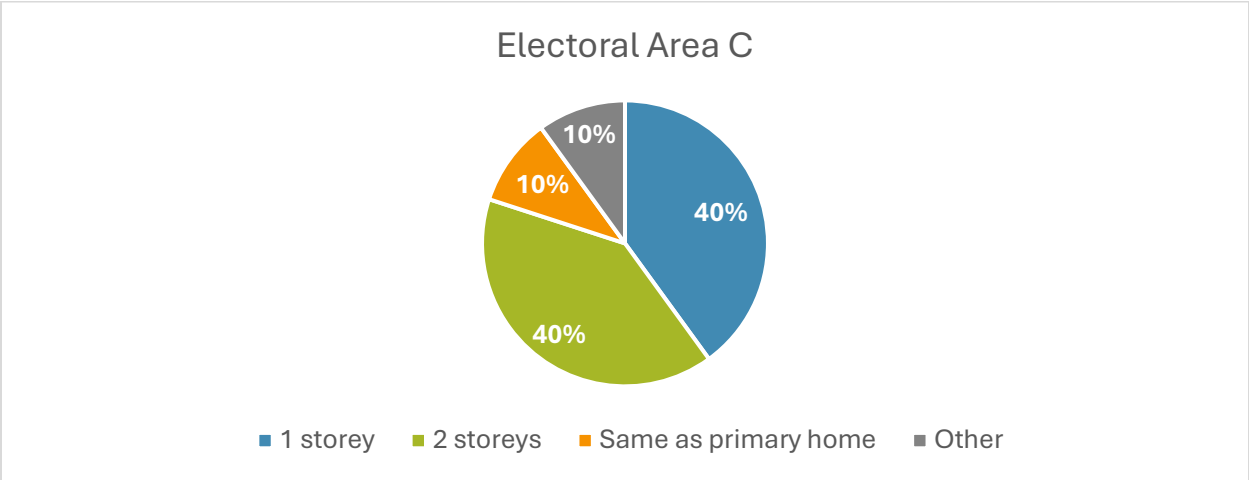
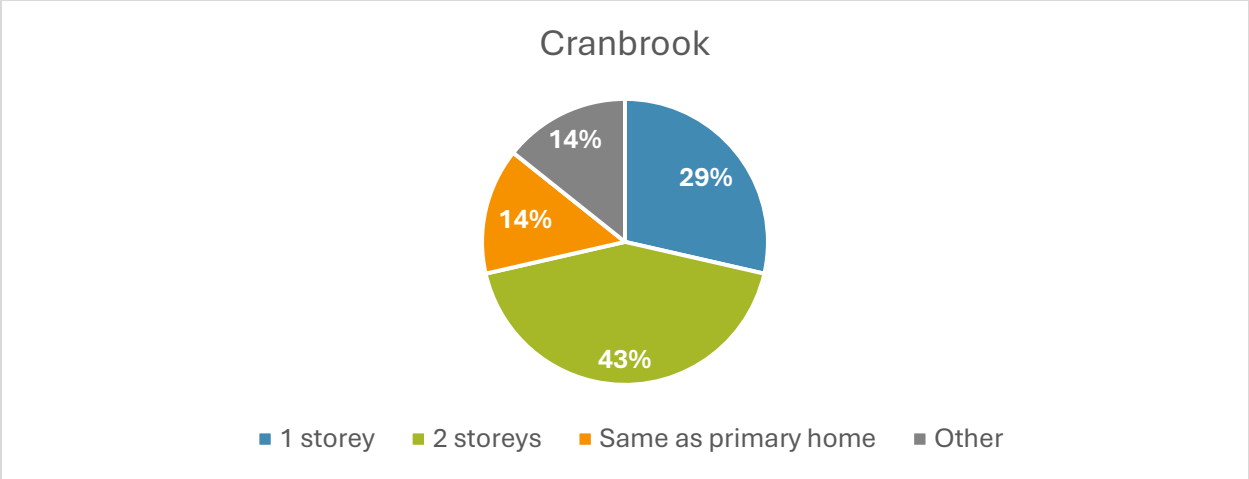


Activity 13c – What should be the maximum allowable size of detached small/additional homes?

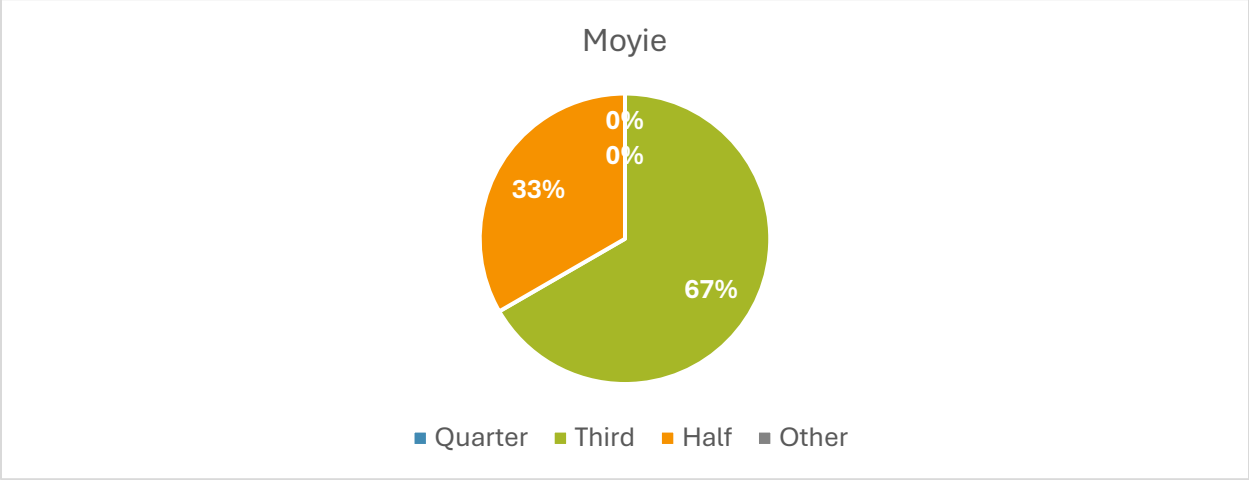


Activity 13d – What should the maximum height be for detached small/additional homes?

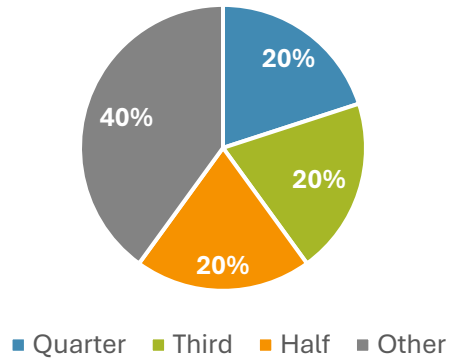




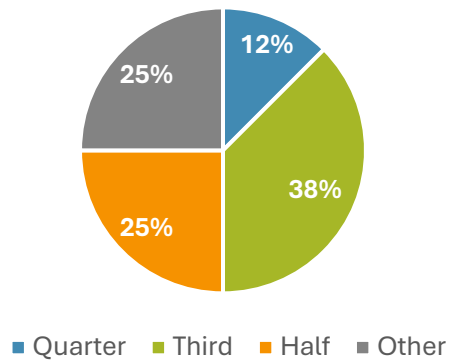
Activity 13e – How much area should all buildings, including small/additional homes, take up on a property?



Cranbrook

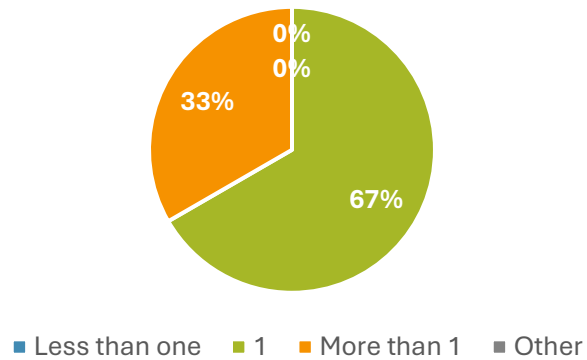


Electoral Area C

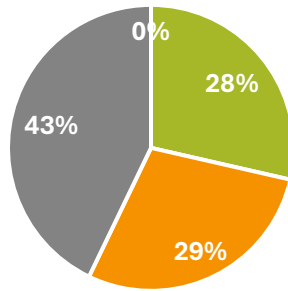


Activity 13f – How many parking spaces should be required for each small home?

Moyie

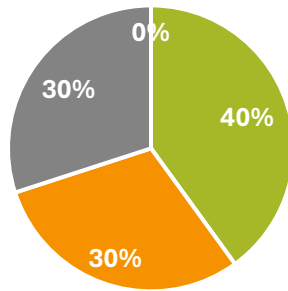


Cranbrook



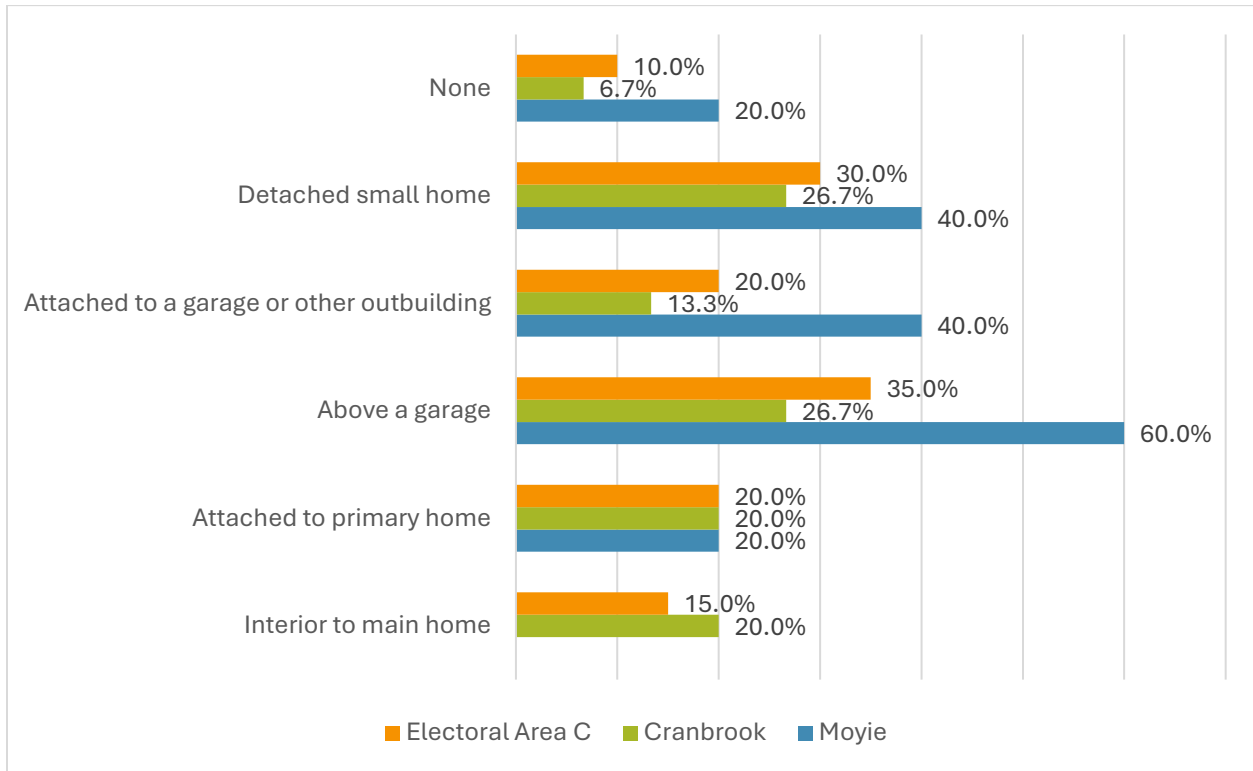
■ Less than one ■ 1 ■ More than 1 ■ Other

Electoral Area C

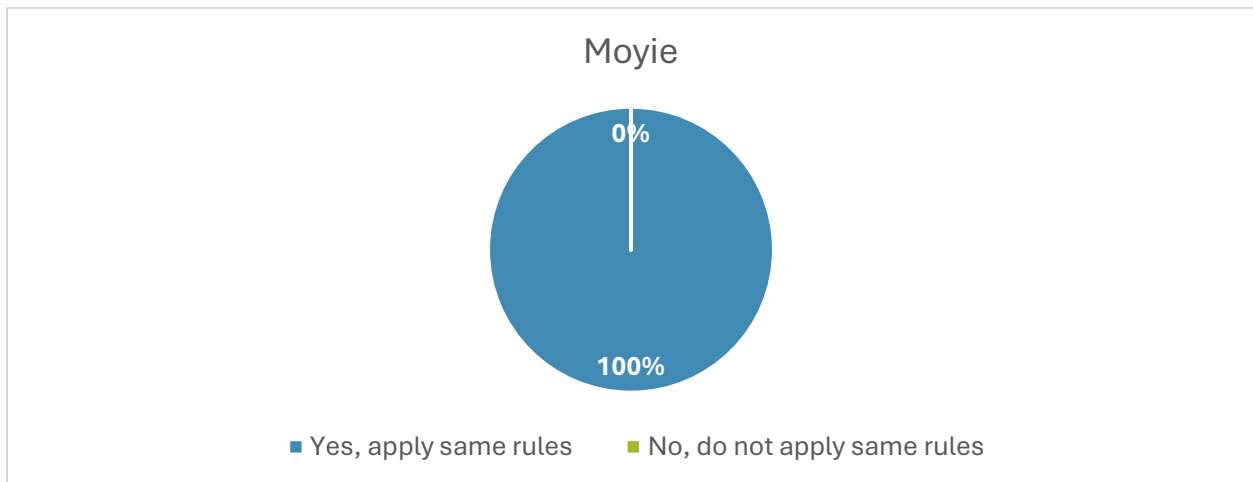


■ Less than one ■ 1 ■ More than 1 ■ Other

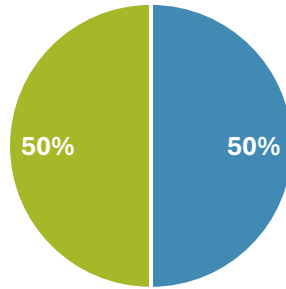
Activity 14a – What types of small/additional homes should be allowed to be used as short-term rentals?



Activity 14b – Should the same size rules be applied to small/additional homes used as short-term rentals and those used for other purposes?

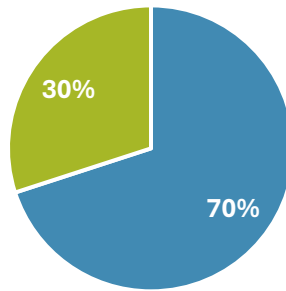


Cranbrook



■ Yes, apply same rules ■ No, do not apply same rules

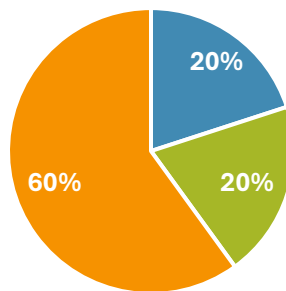
Electoral Area C



■ Yes, apply same rules ■ No, do not apply same rules

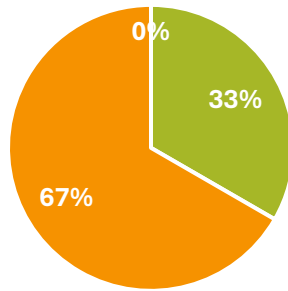
Activity 14c – Should small/additional homes be used as short-term rentals if they are outside a fire protection zone?

Moyie



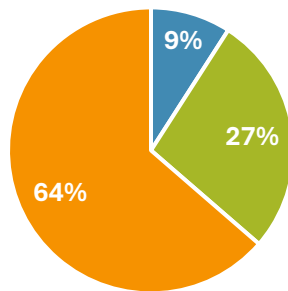
■ Yes ■ Yes, if owners on site ■ No

Cranbrook



■ Yes ■ Yes, if owners on site ■ No

Electoral Area C



■ Yes ■ Yes, if owners on site ■ No

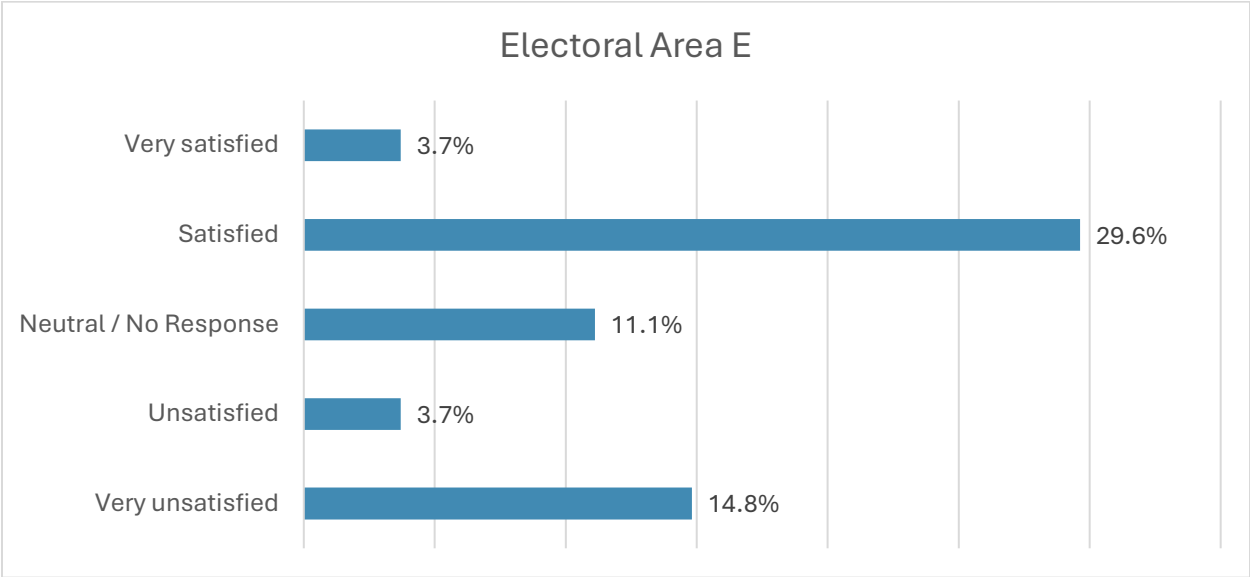
Chapter 8 – In-person Open House Results for Electoral Area E

Below is a summary of the input received at the in-person open houses held in Wasa (November 8th; 17 participants & November 27th; 10 participants). Feedback from these two open houses are combined and presented as Electoral Area E results since the open houses were held in the same community.

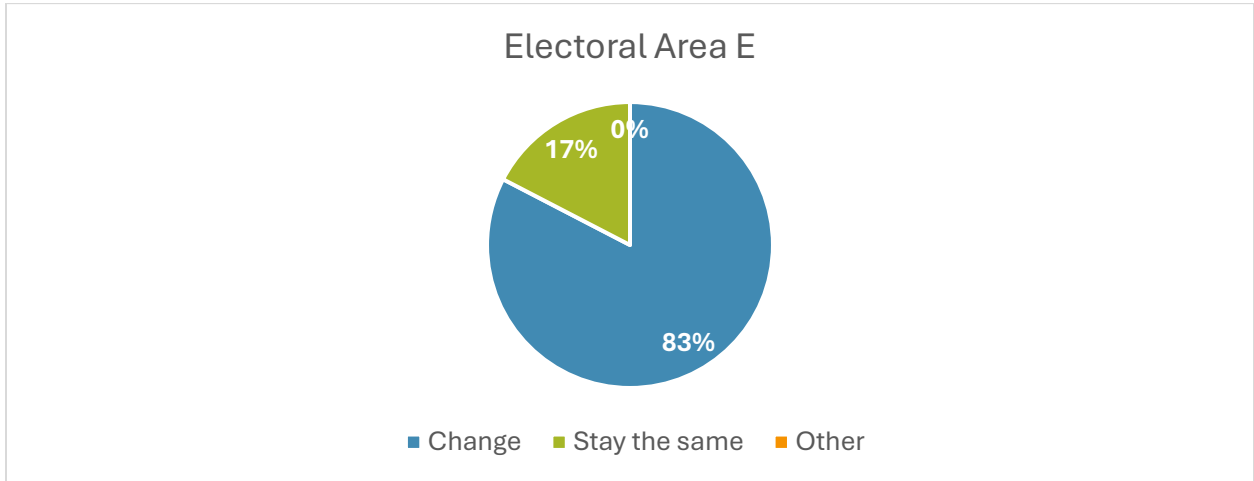
The data point for *Activity 12a* (applying provincial rules to parcels within the Agricultural Land Reserve) collected at the Wasa open house on November 27 is included but is considered compromised. Fourteen beads were found in one response jar, even though there were approximately 10 participants. Since participants were asked to place a single bead in one of three jars—and no beads were placed in the other two jars—the count was adjusted to 10 to match the number of participants.

Residents and property owners are encouraged to take part in the upcoming public review of the proposed bylaw amendments starting in early 2026.

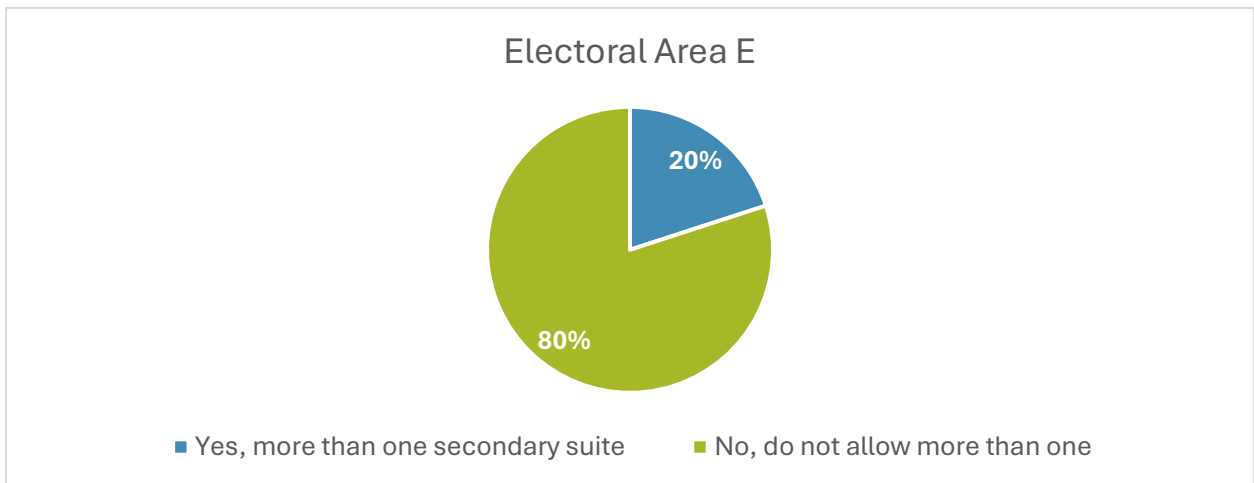
Activity 1.1 – How satisfied are you with the RDEK bylaw changes made to meet the provincial law?



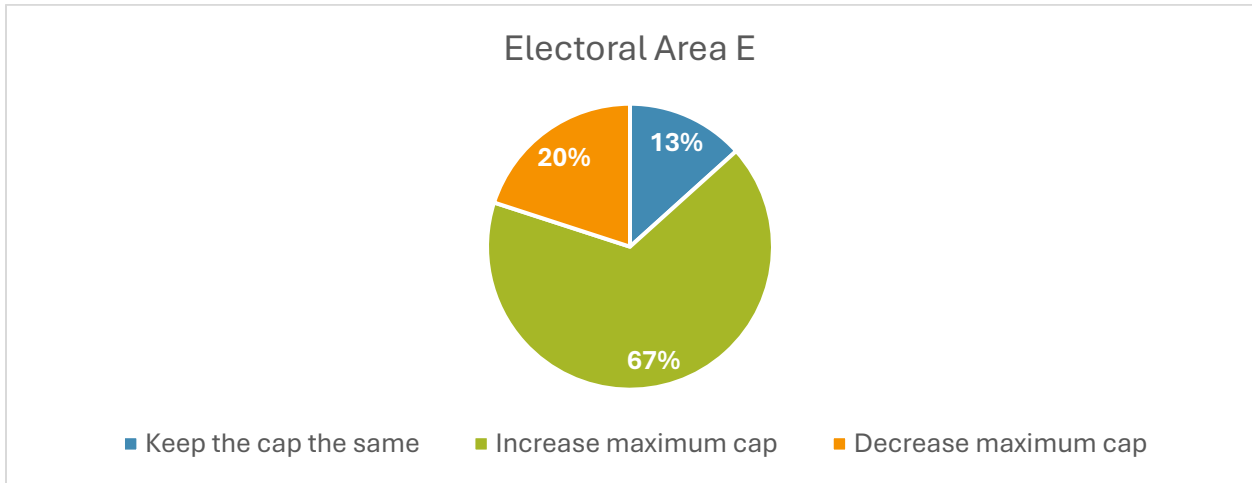
Activity 1.2 – Should the RDEK bylaws stay the same or be changed to allow more opportunities for small/additional homes?



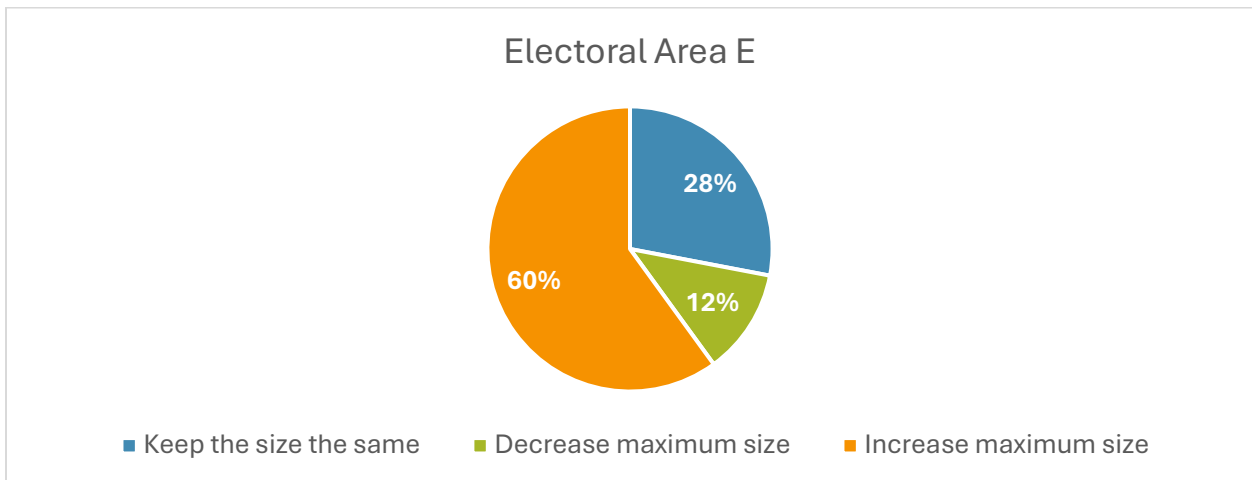
Activity 2.1 – Should more than one secondary suite be allowed on a parcel?



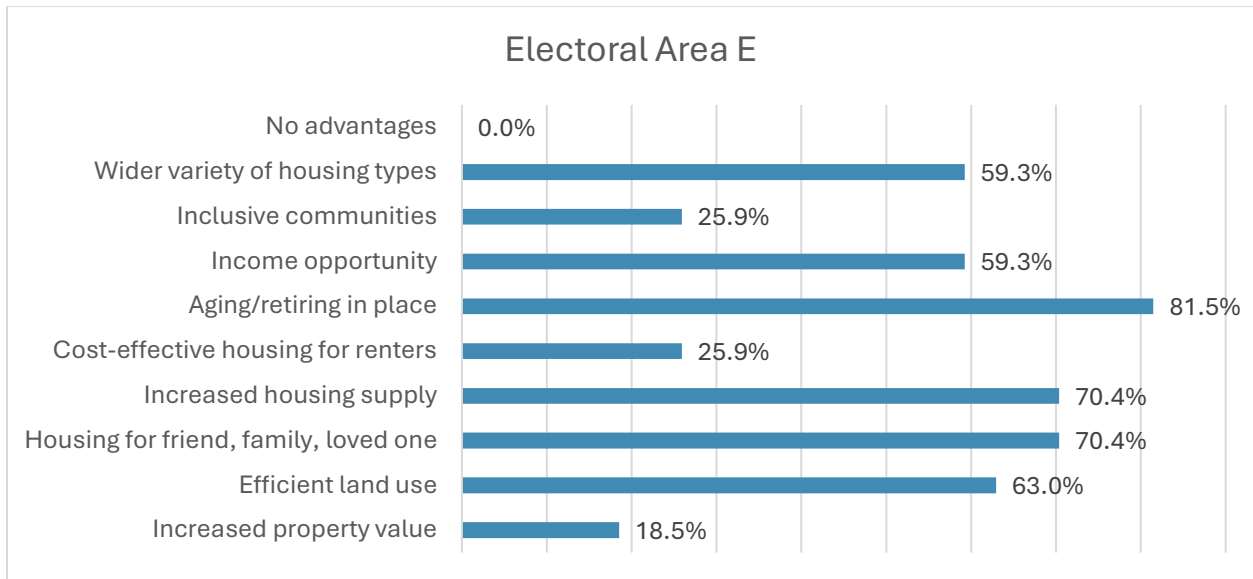
Activity 2.2 – Should the maximum cap of 49% on the size of secondary suites inside the main home be decreased, increased, or stay the same?



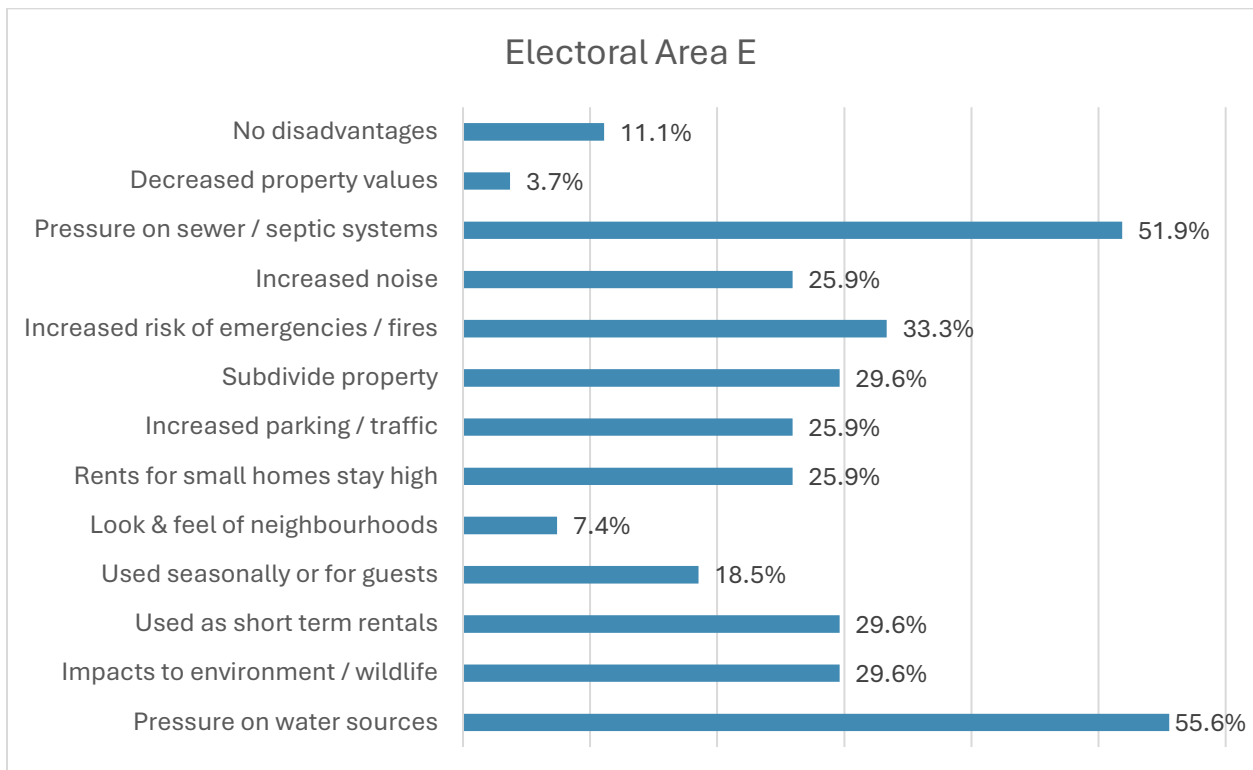
Activity 2.3 – Should the maximum size for secondary suites above garages be decreased, stay the same, or increase?



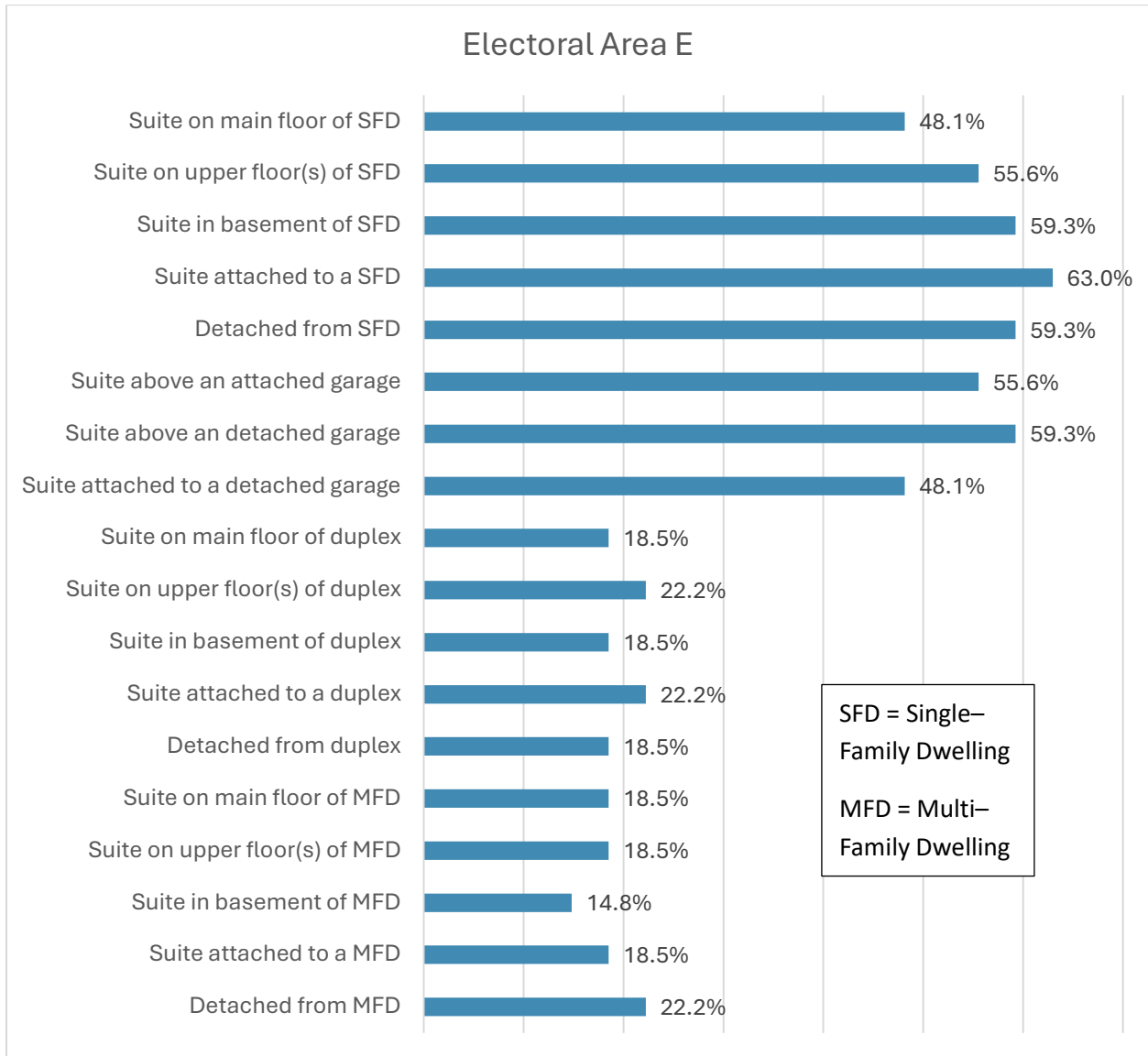
Activity 4 – What are the advantages of having small/additional homes in your community?



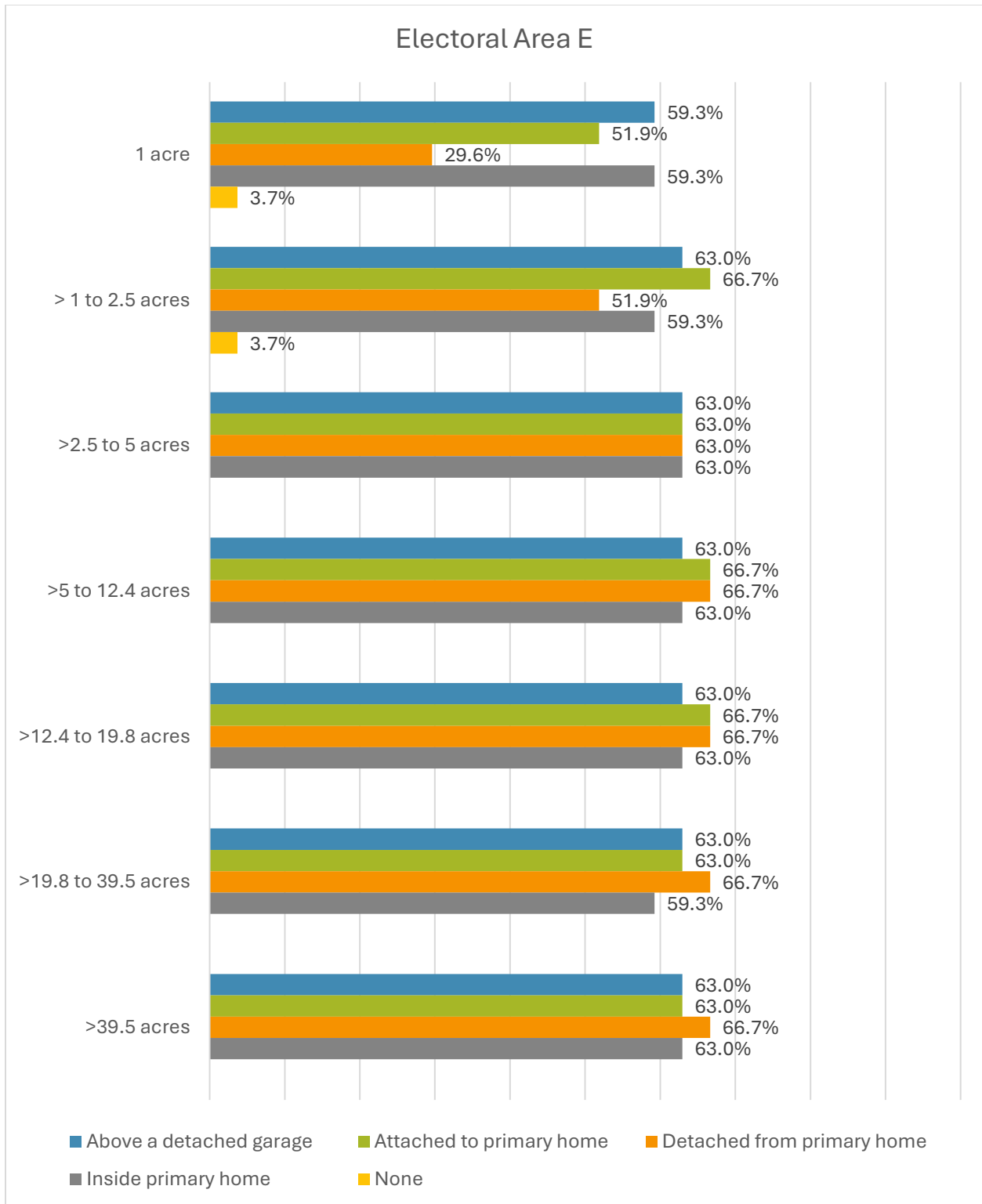
Activity 5 – What are the disadvantages of having small/additional homes in your community?



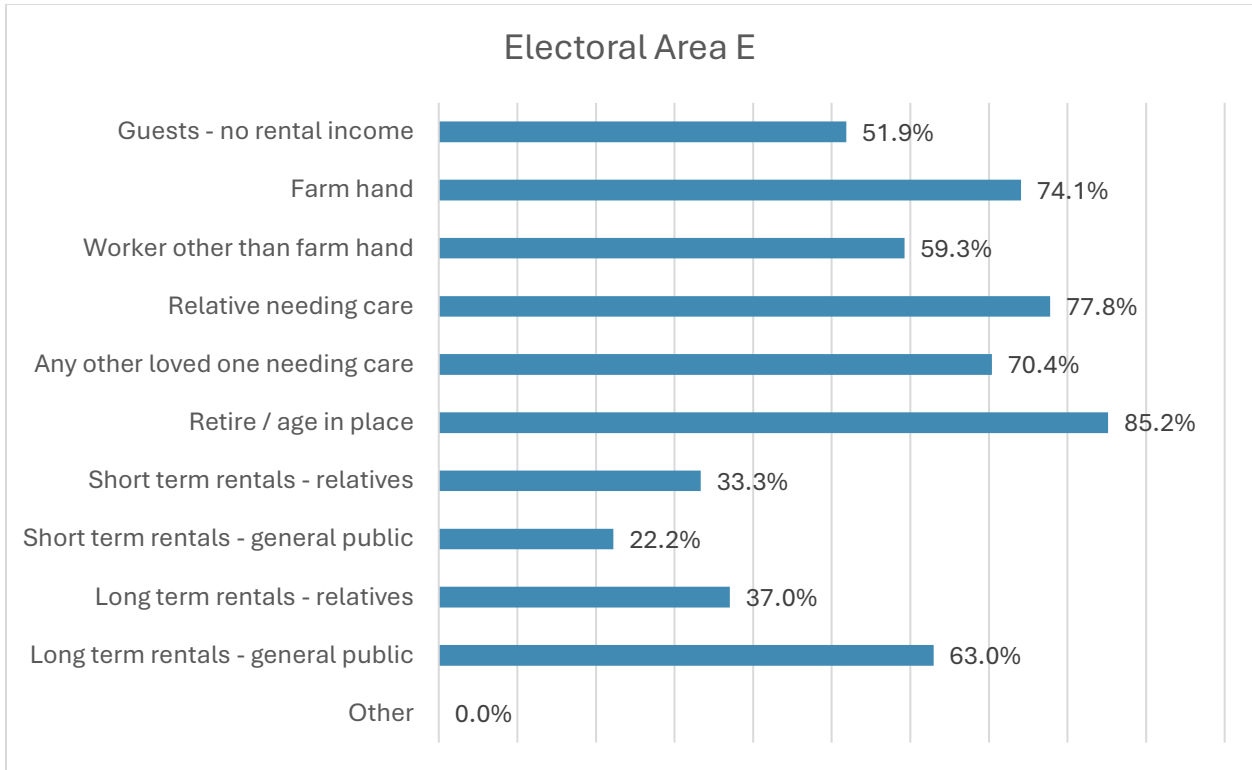
Activity 6 – Which small/additional homes do you want to be included as Accessory Dwelling Units in the bylaw changes?



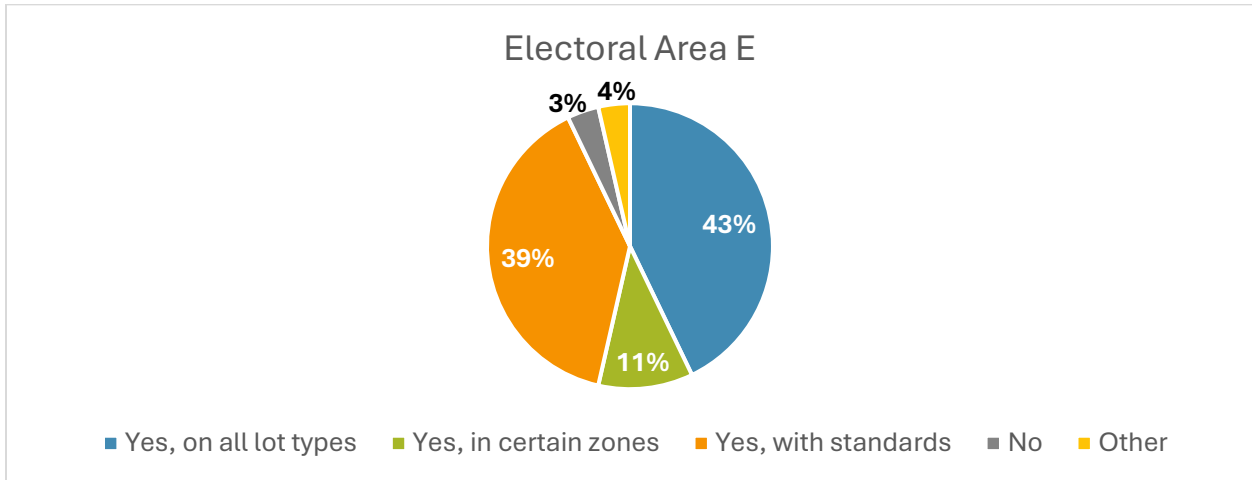
Activity 7 – What types of small/additional homes do you want on different parcel sizes?



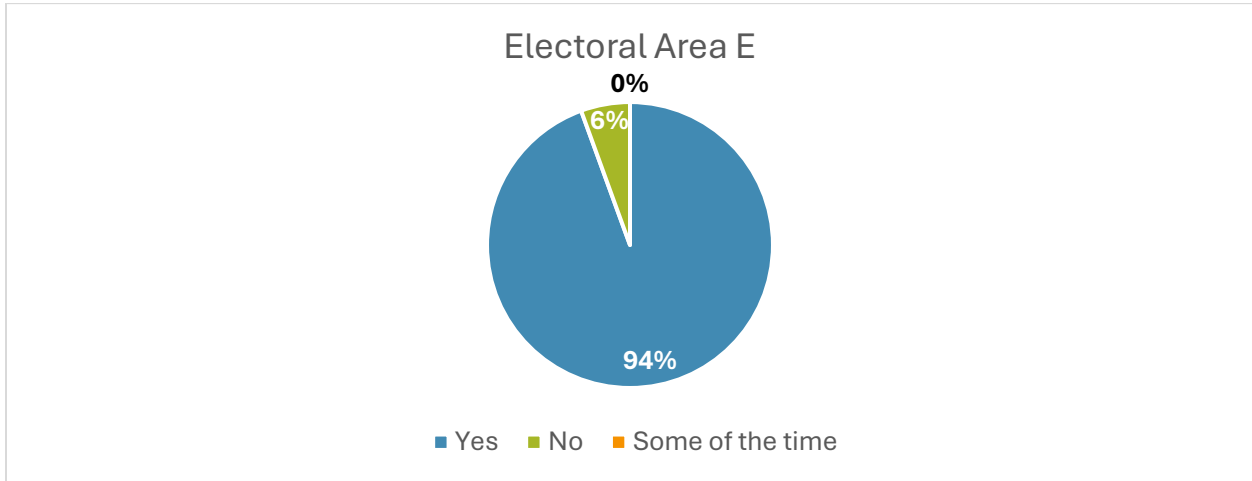
Activity 9 – How should small/additional homes be used?



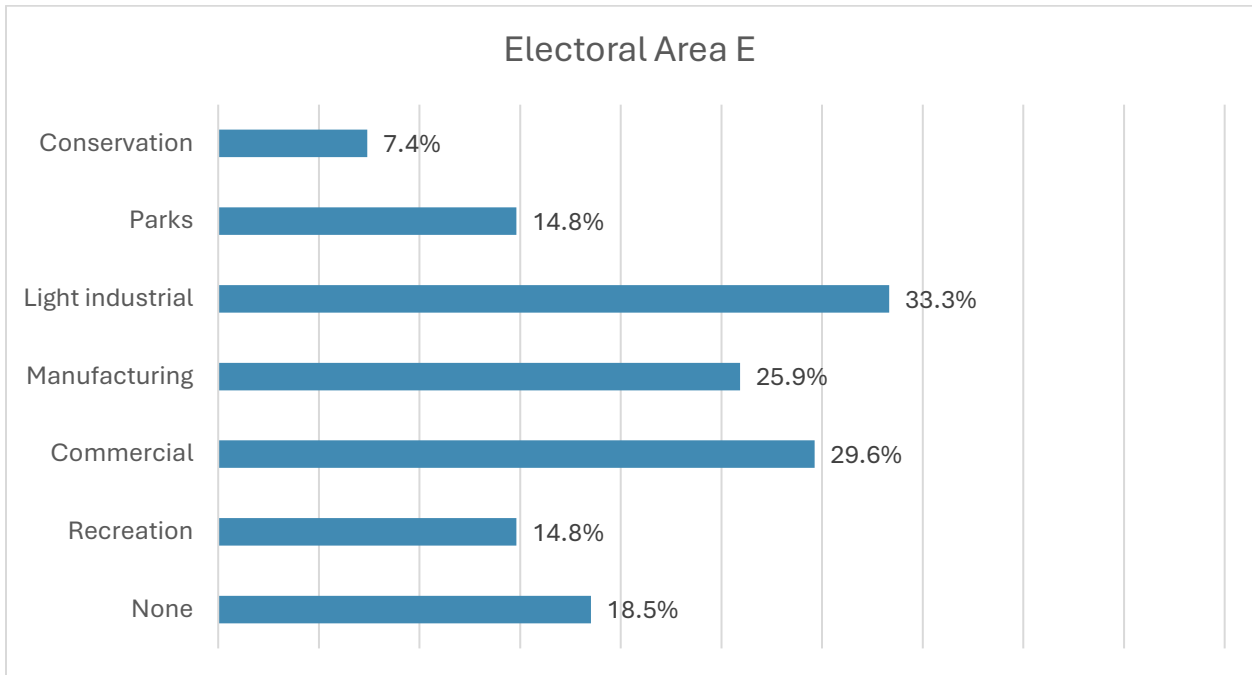
Activity 10a – Should manufactured homes be used as small/additional homes?



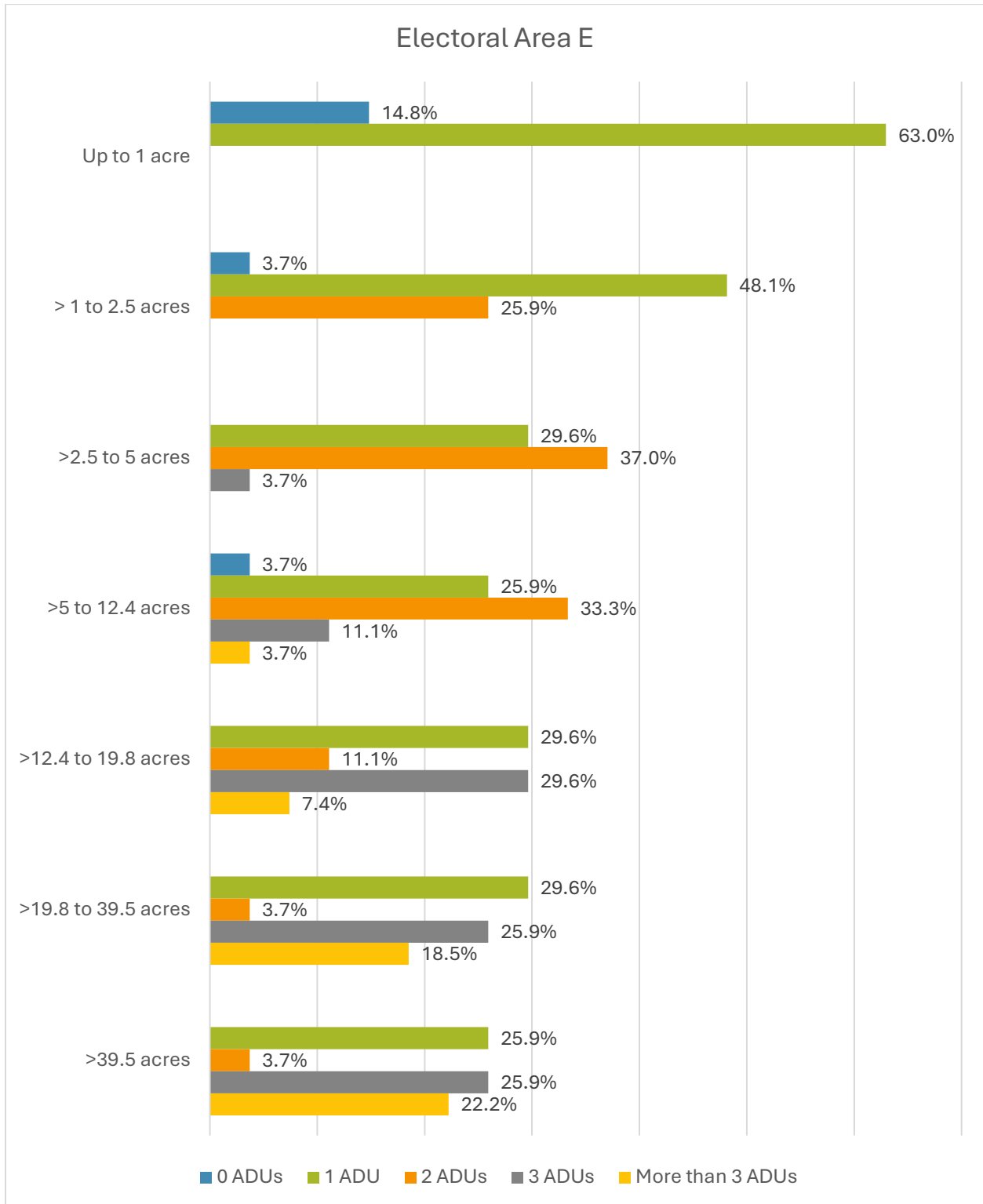
Activity 10b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?



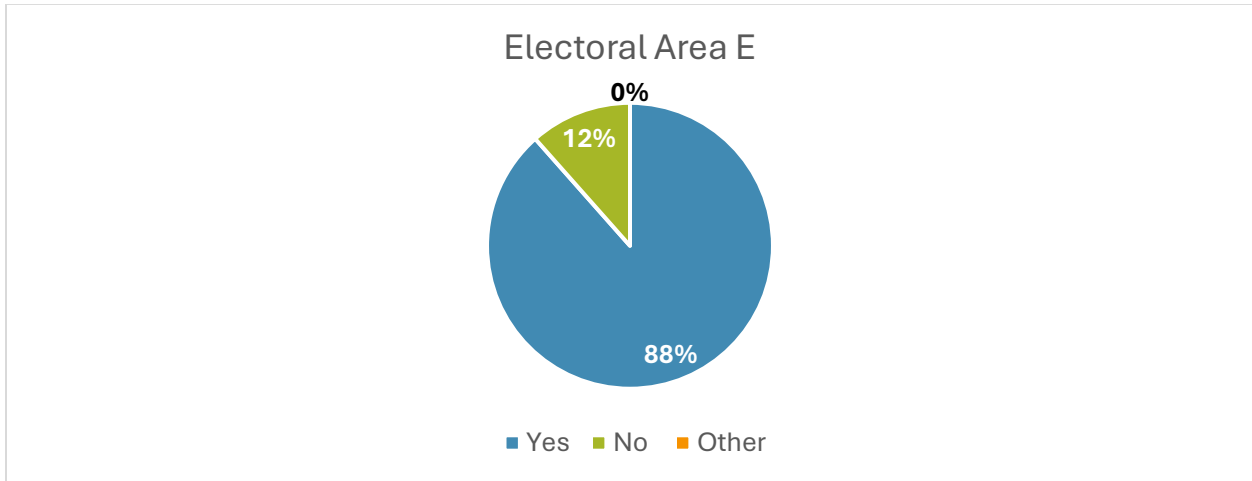
Activity 10c – A small home attached to the main building is allowed in commercial, recreation, light industrial, park, and conservation areas. Should detached small/additional homes also be allowed in these areas?



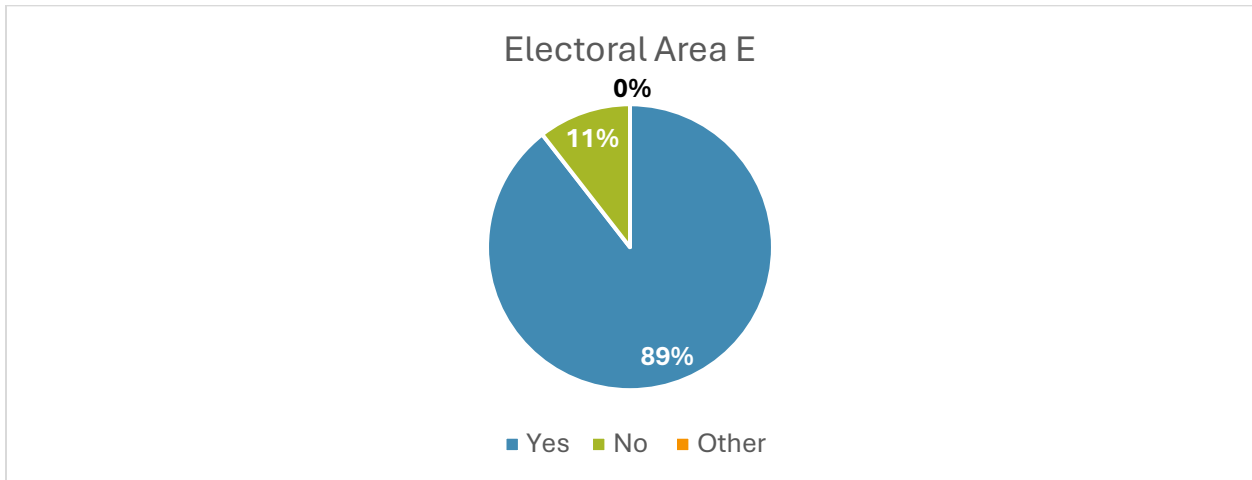
Activity 11 – What is the maximum number of small/additional homes you want on different parcel sizes?



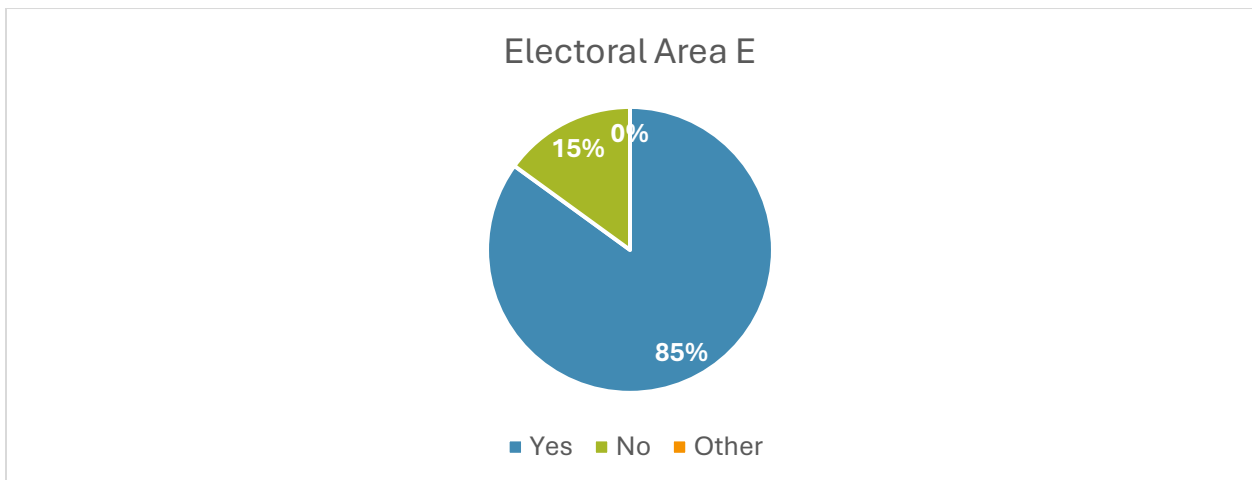
Activity 12a – Should the RDEK adopt the provincial rules for parcels within the ALR?



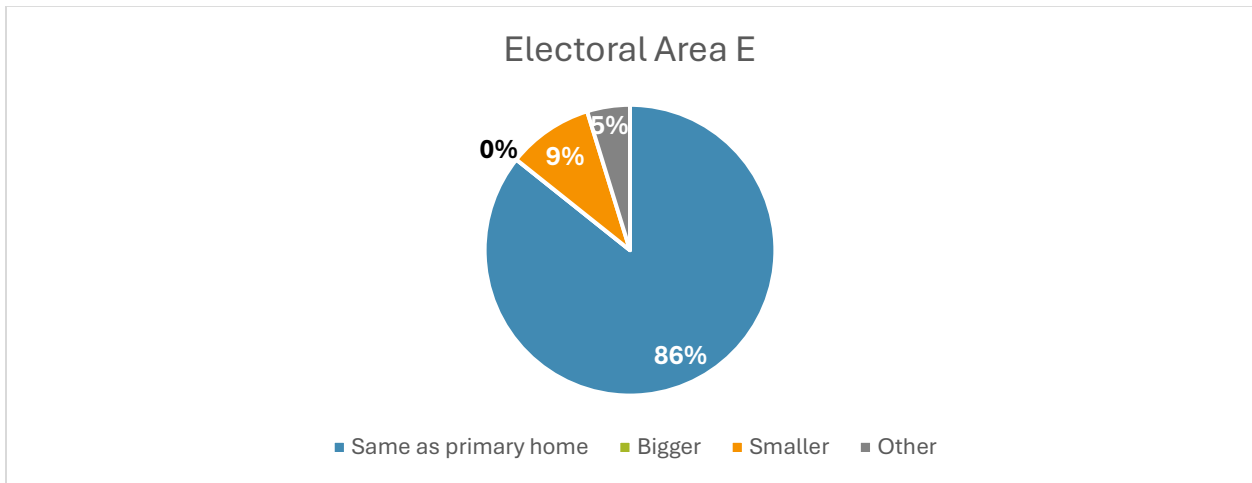
Activity 12b – Should the RDEK apply the provincial rules to parcels outside the ALR?



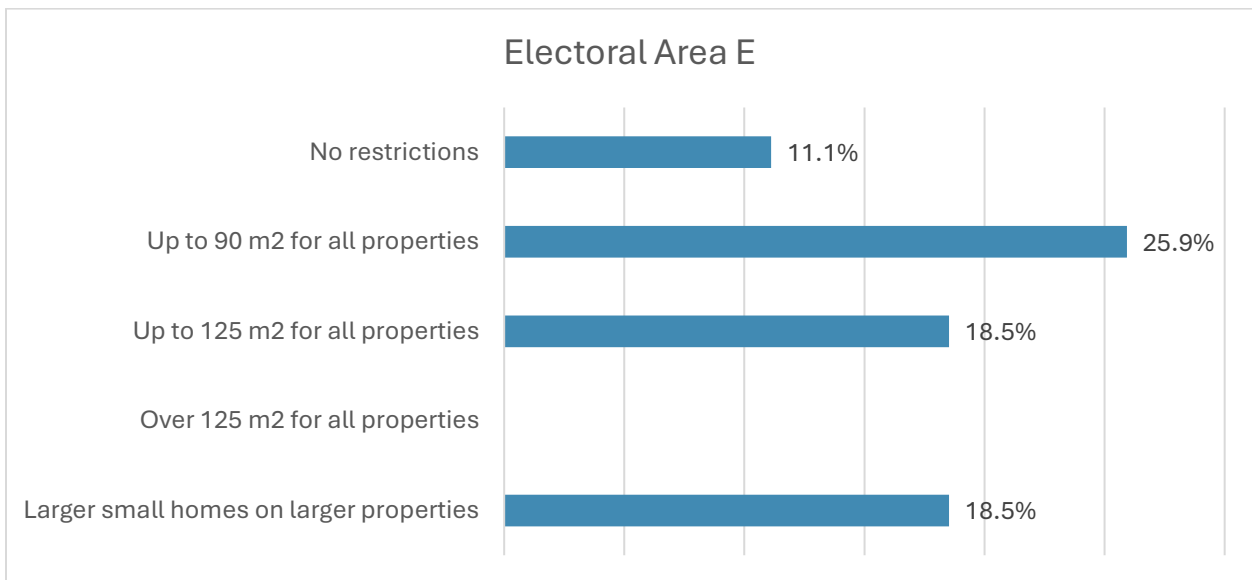
Activity 13a – Should the allowable spacing between detached small/additional homes and other buildings be larger for larger parcels?



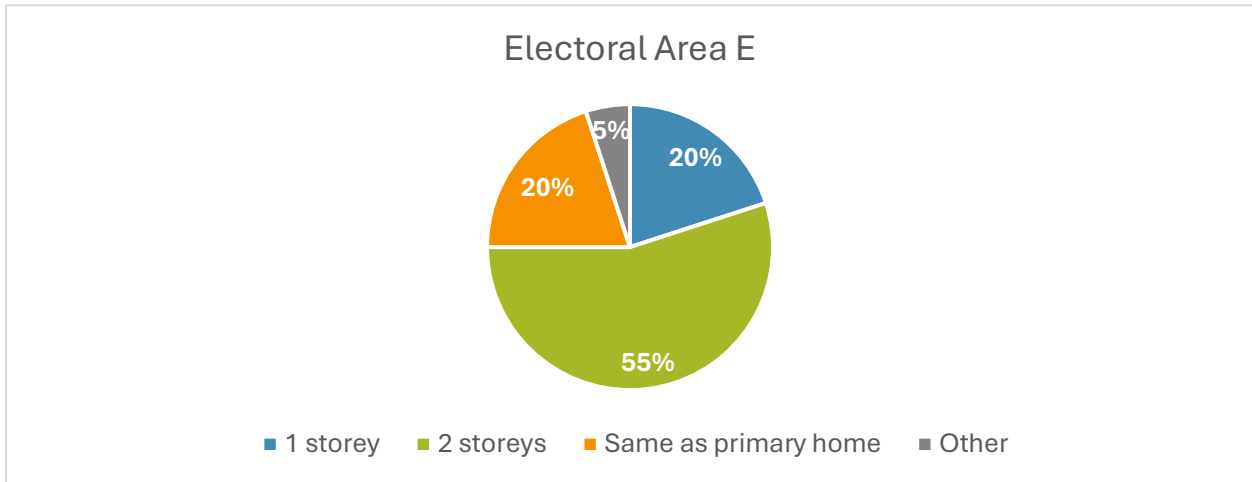
Activity 13b – How far should small/additional homes be from property lines?



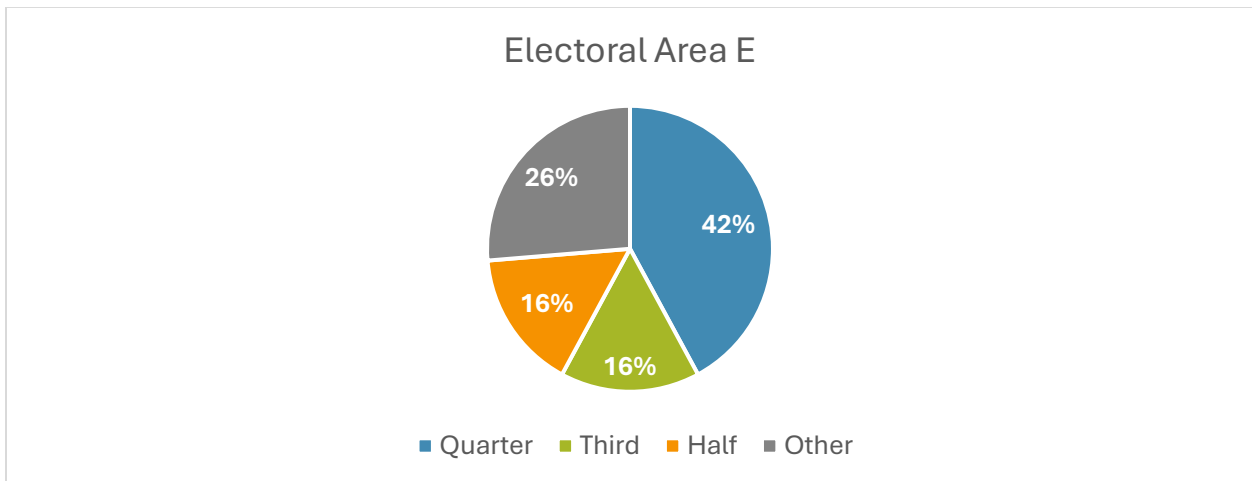
Activity 13c – What should be the maximum allowable size of detached small/additional homes?



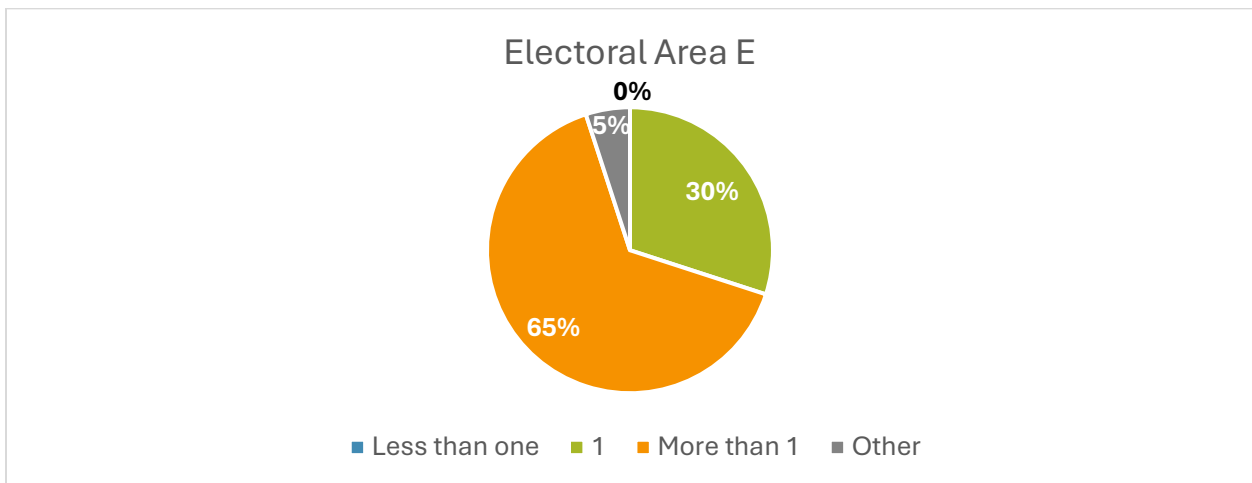
Activity 13d – What should the maximum height be for detached small/additional homes?



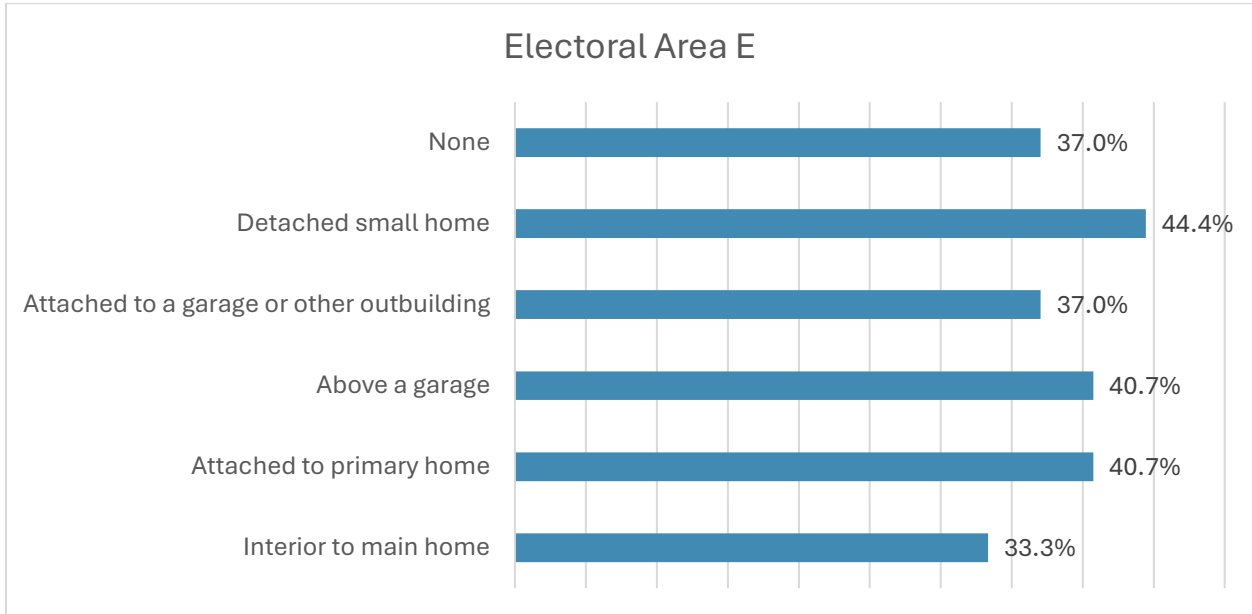
Activity 13e – How much area should all buildings, including small/additional homes, take up on a property?



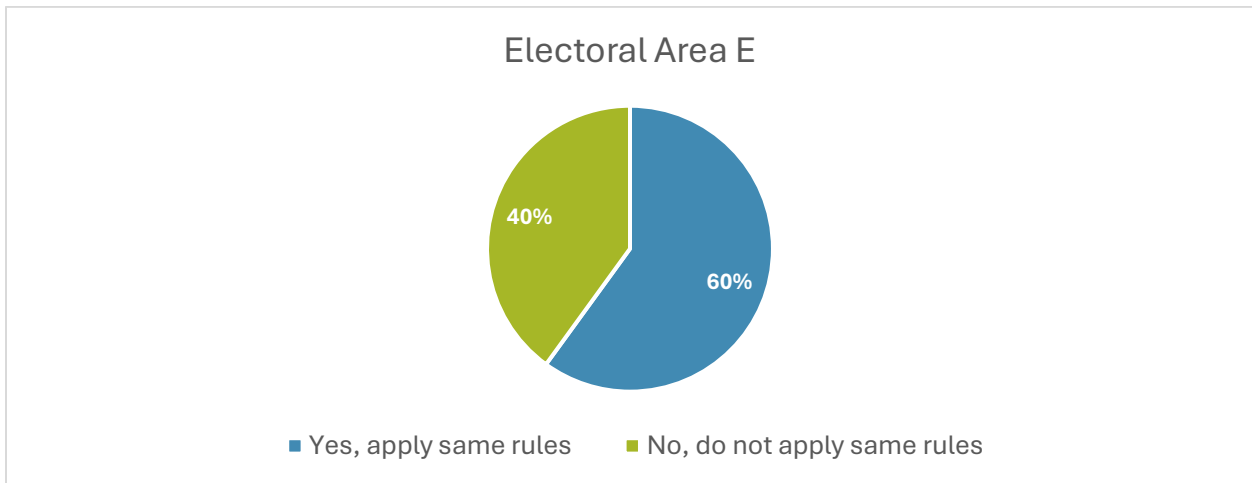
Activity 13f – How many parking spaces should be required for each small home?



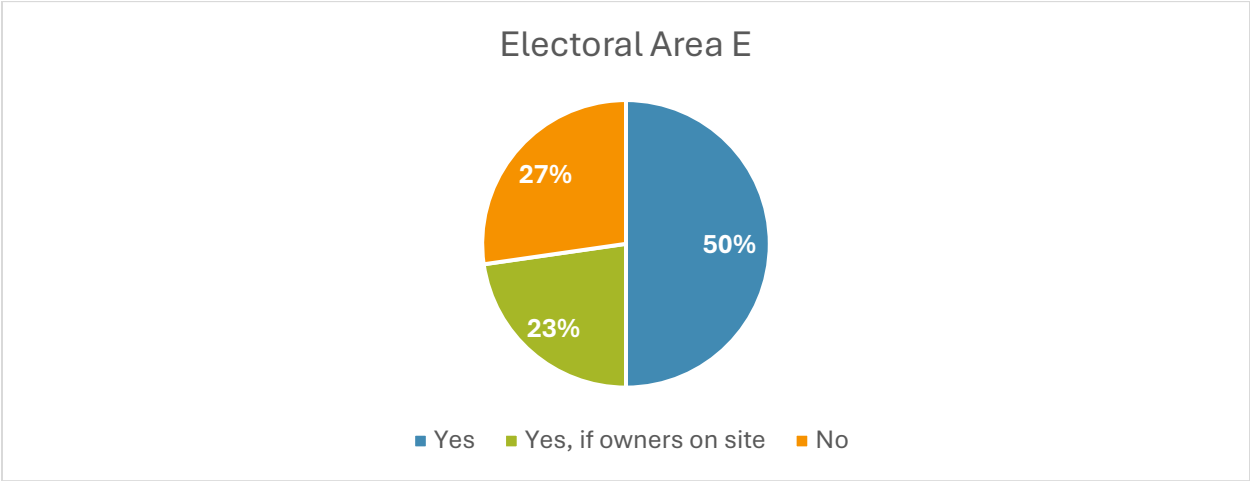
Activity 14a – What types of small/additional homes should be allowed to be used as short-term rentals?



Activity 14b – Should the same size rules be applied to small/additional homes used as short-term rentals and those used for other purposes?



Activity 14c – Should small/additional homes be used as short-term rentals if they are outside a fire protection zone?

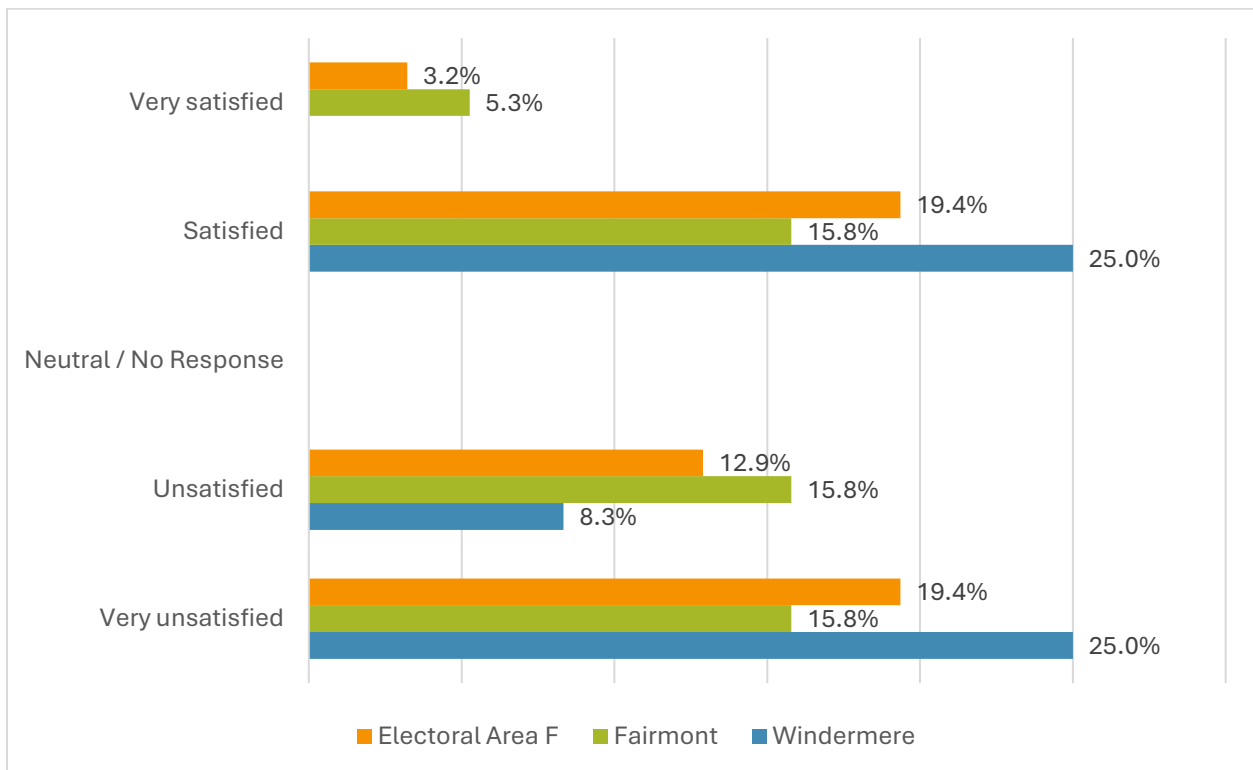


Chapter 9 – In-person Open House Results for Electoral Area F

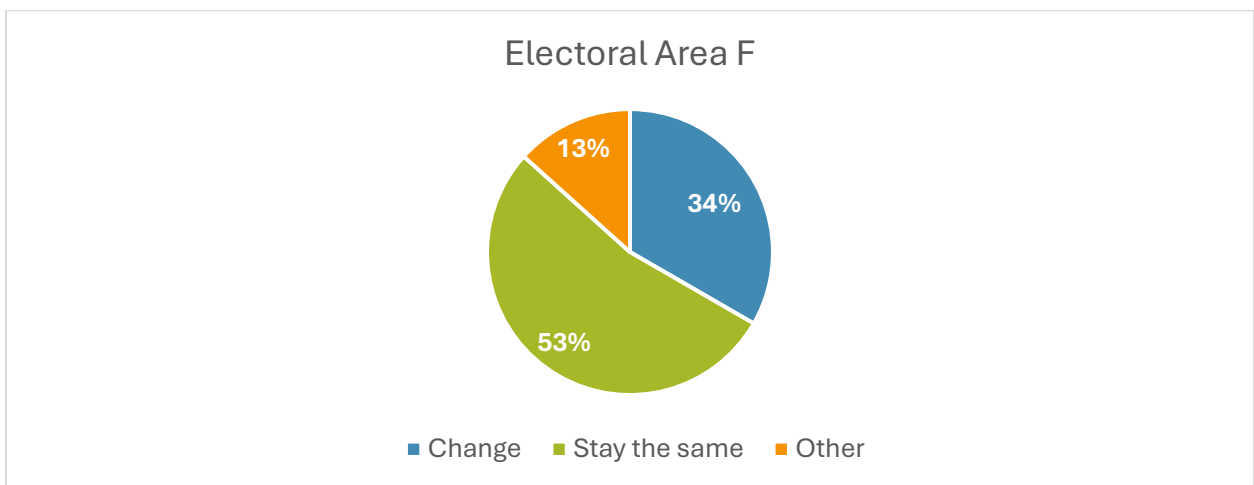
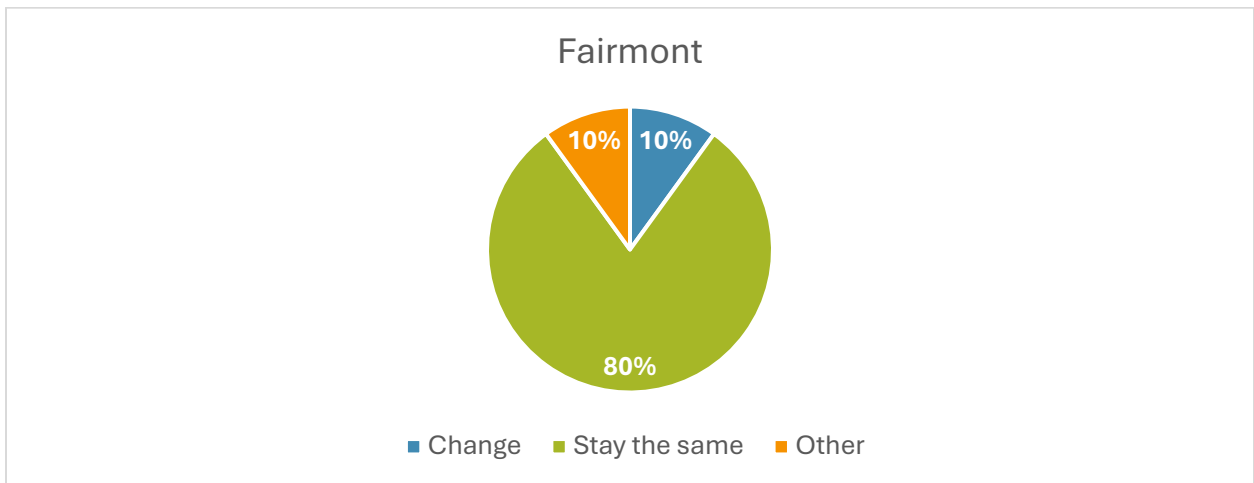
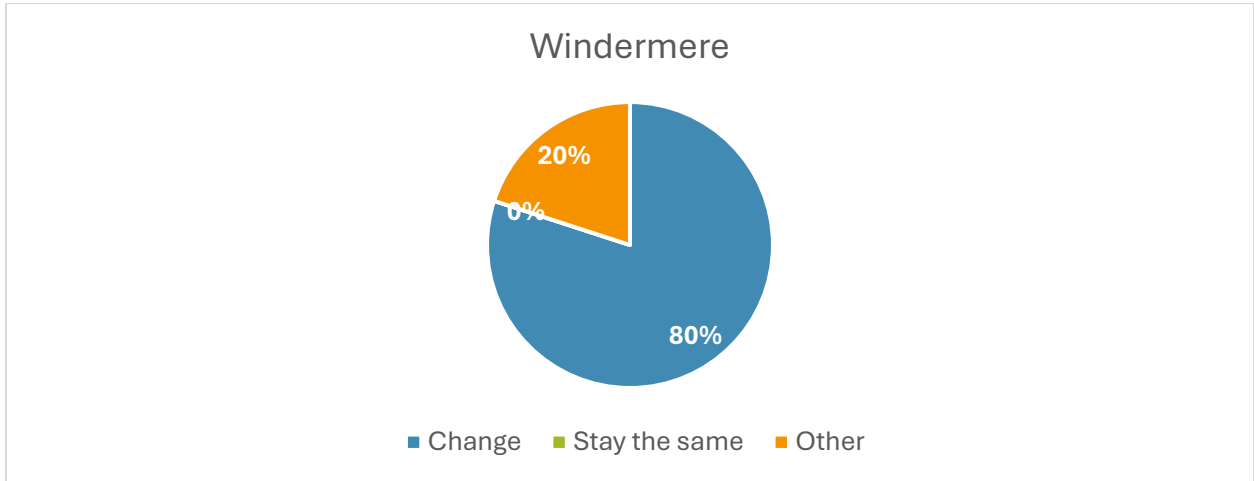
Below is a summary of the input received at the in-person open houses held in Windermere (November 22nd; 12 participants) and Fairmont (November 25th; 19 participants). Feedback from each open house is presented separately, as well as combined to represent Electoral Area F.

Residents and property owners are encouraged to take part in the upcoming public review of the proposed bylaw amendments starting in early 2026.

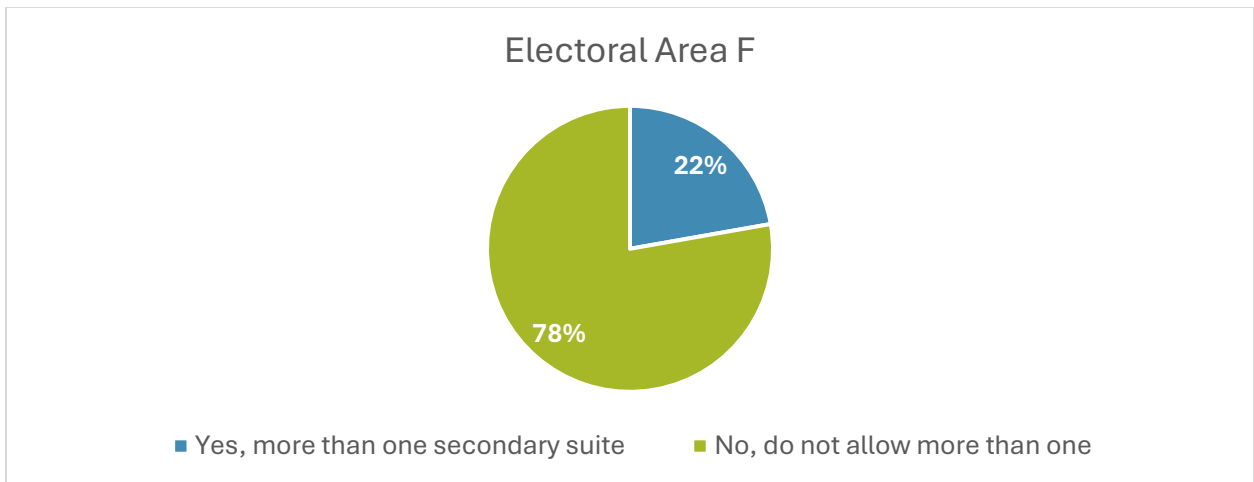
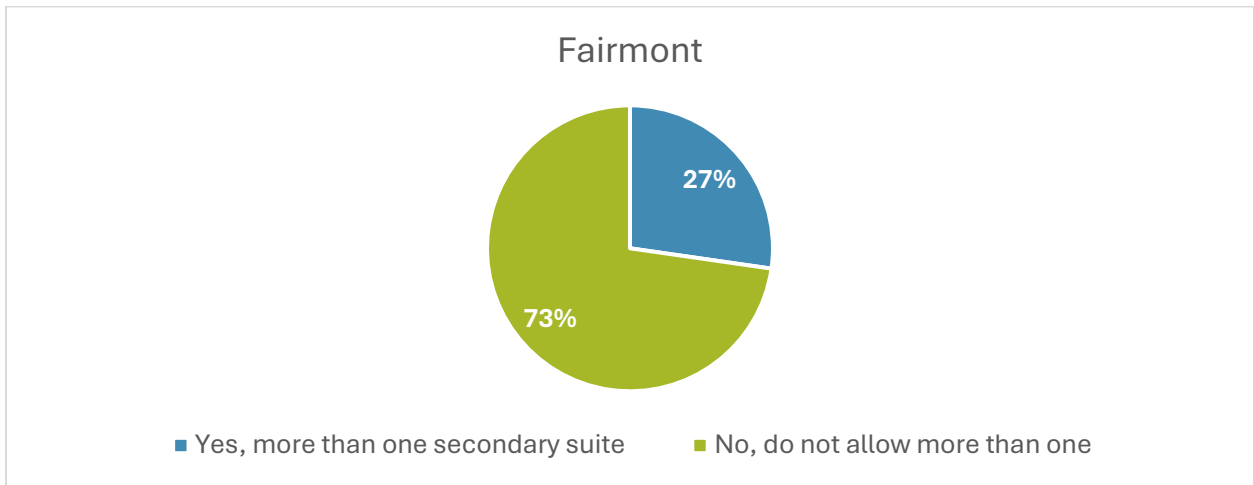
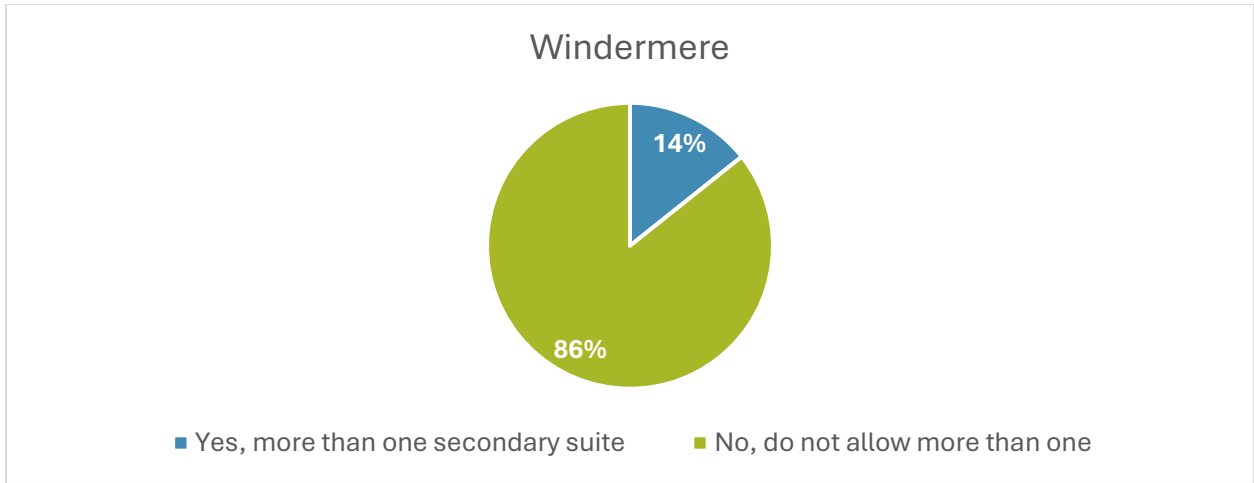
Activity 1.1 – How satisfied are you with the RDEK bylaw changes made to meet the provincial law?



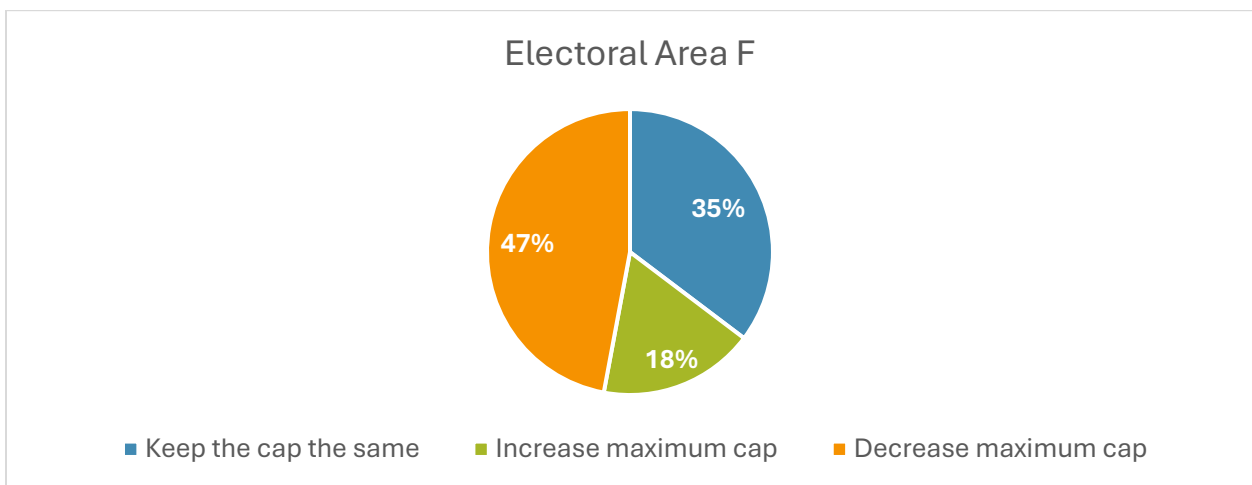
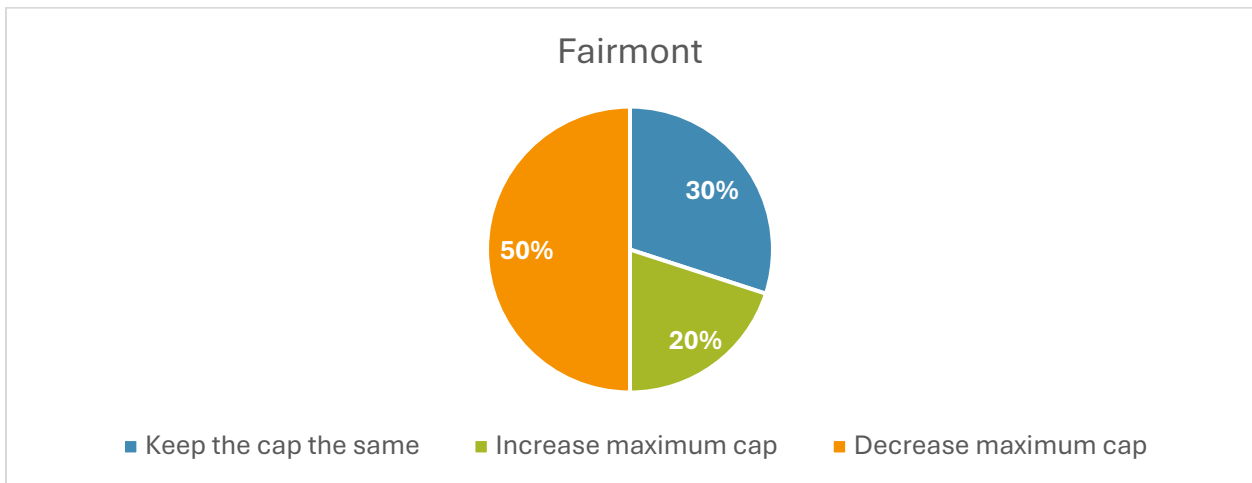
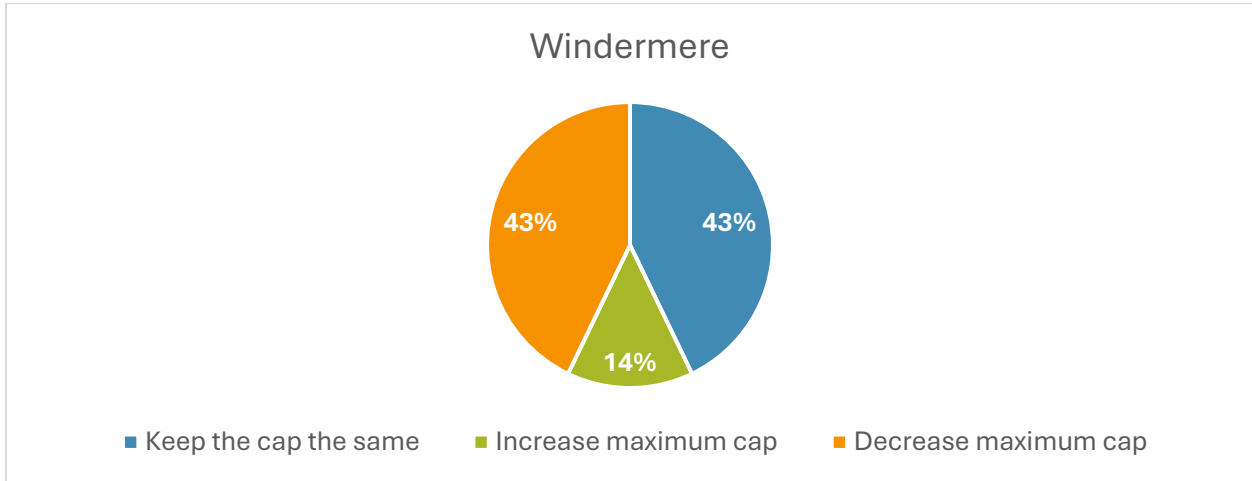
Activity 1.2 – Should the RDEK bylaws stay the same or be changed to allow more opportunities for small/additional homes?



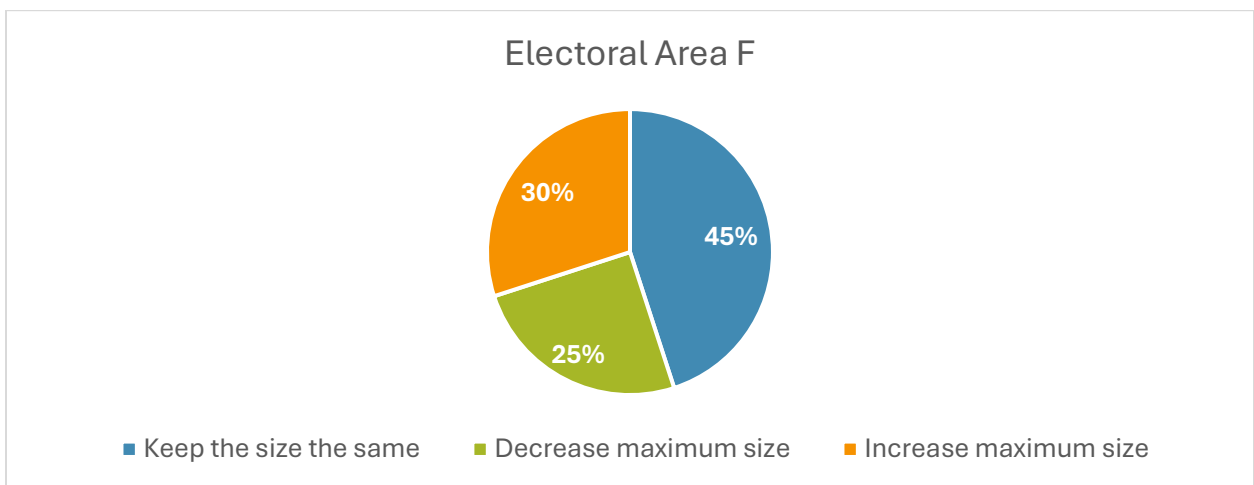
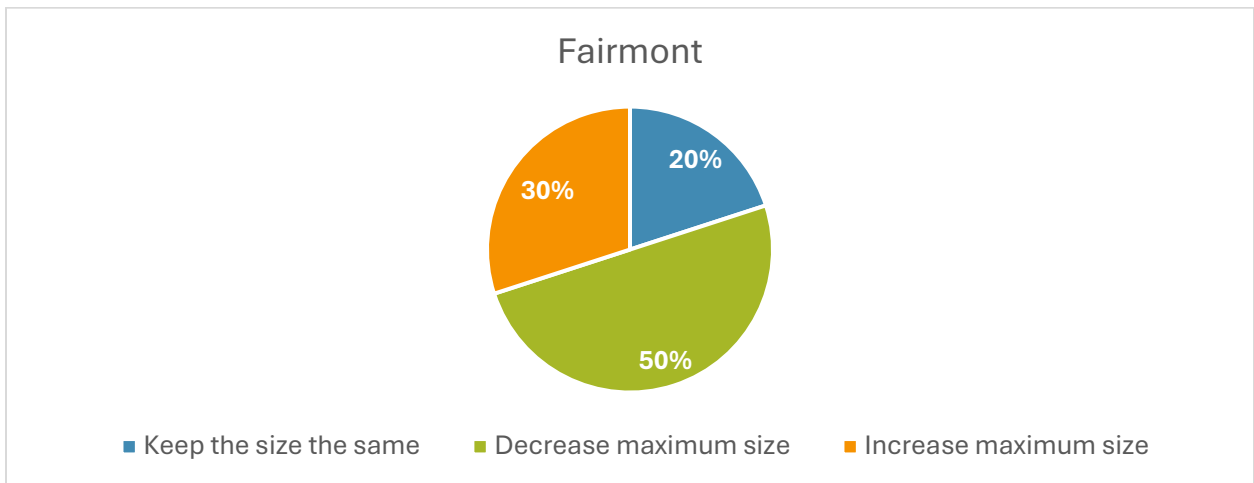
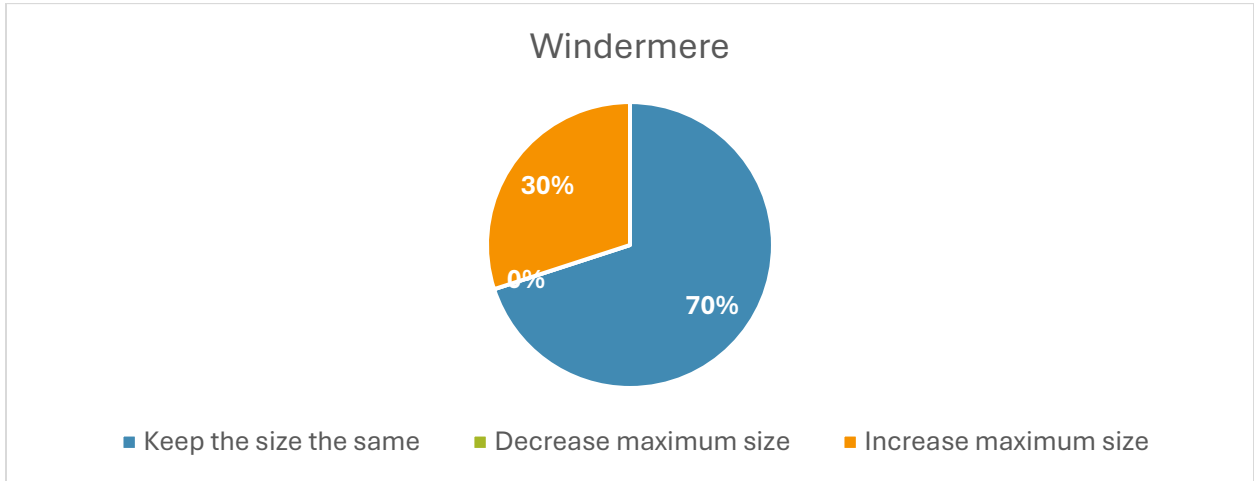
Activity 2.1 – Should more than one secondary suite be allowed on a parcel?



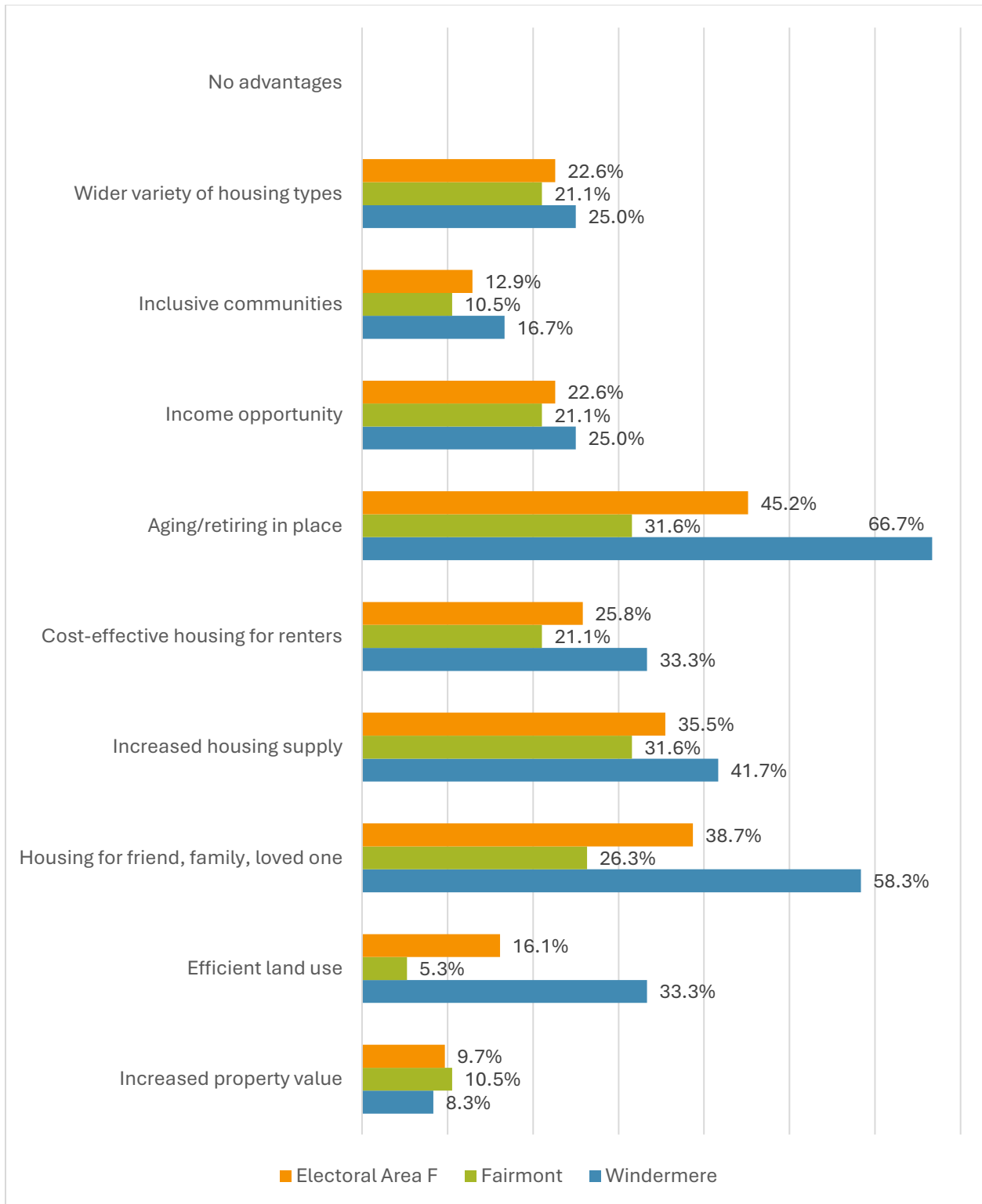
Activity 2.2 – Should the maximum cap of 49% on the size of secondary suites inside the main home be decreased, increased, or stay the same?



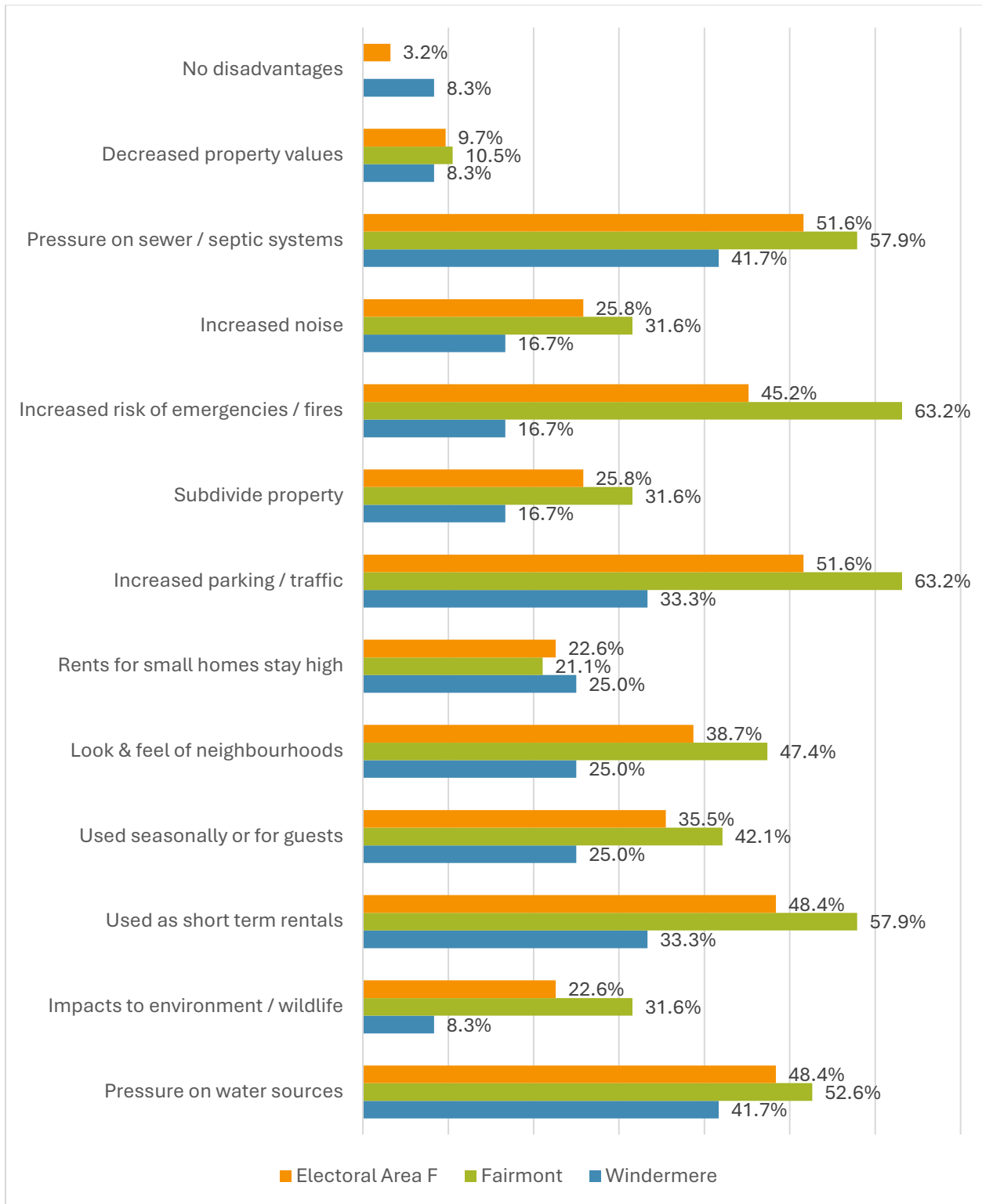
Activity 2.3 – Should the maximum size for secondary suites above garages be decreased, stay the same, or increase?



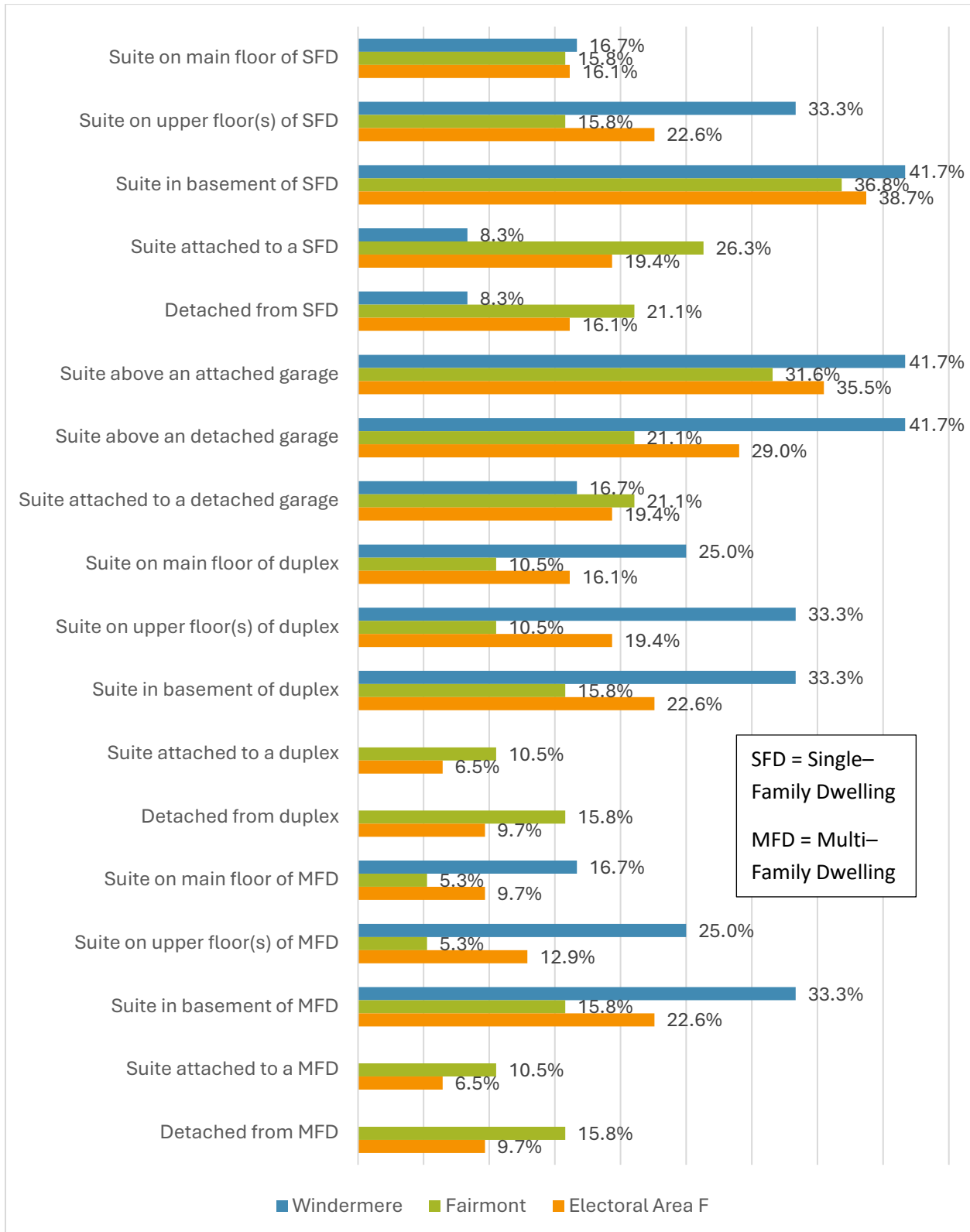
Activity 4 – What are the advantages of having small/additional homes in your community?



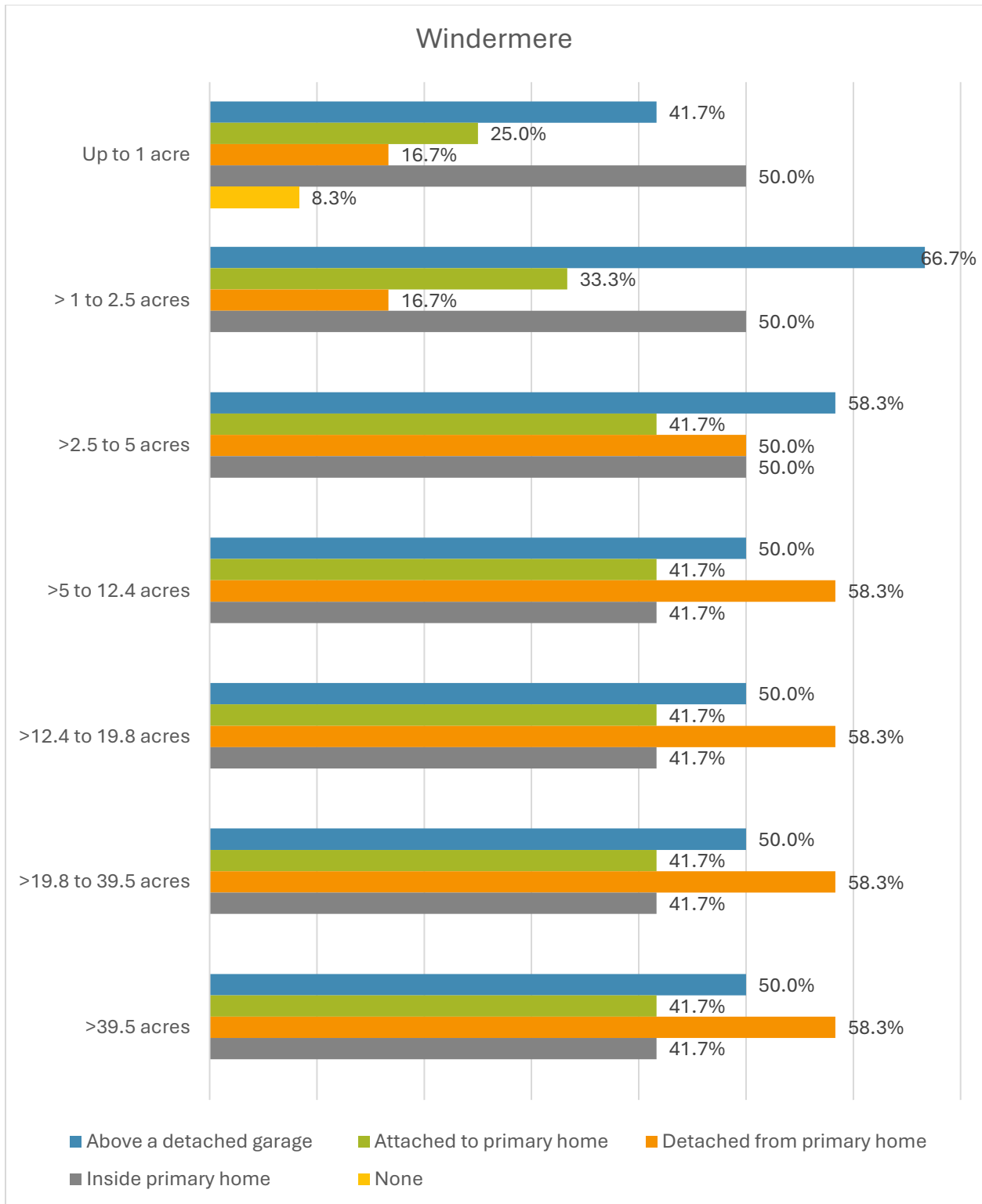
Activity 5 – What are the disadvantages of having small/additional homes in your community?



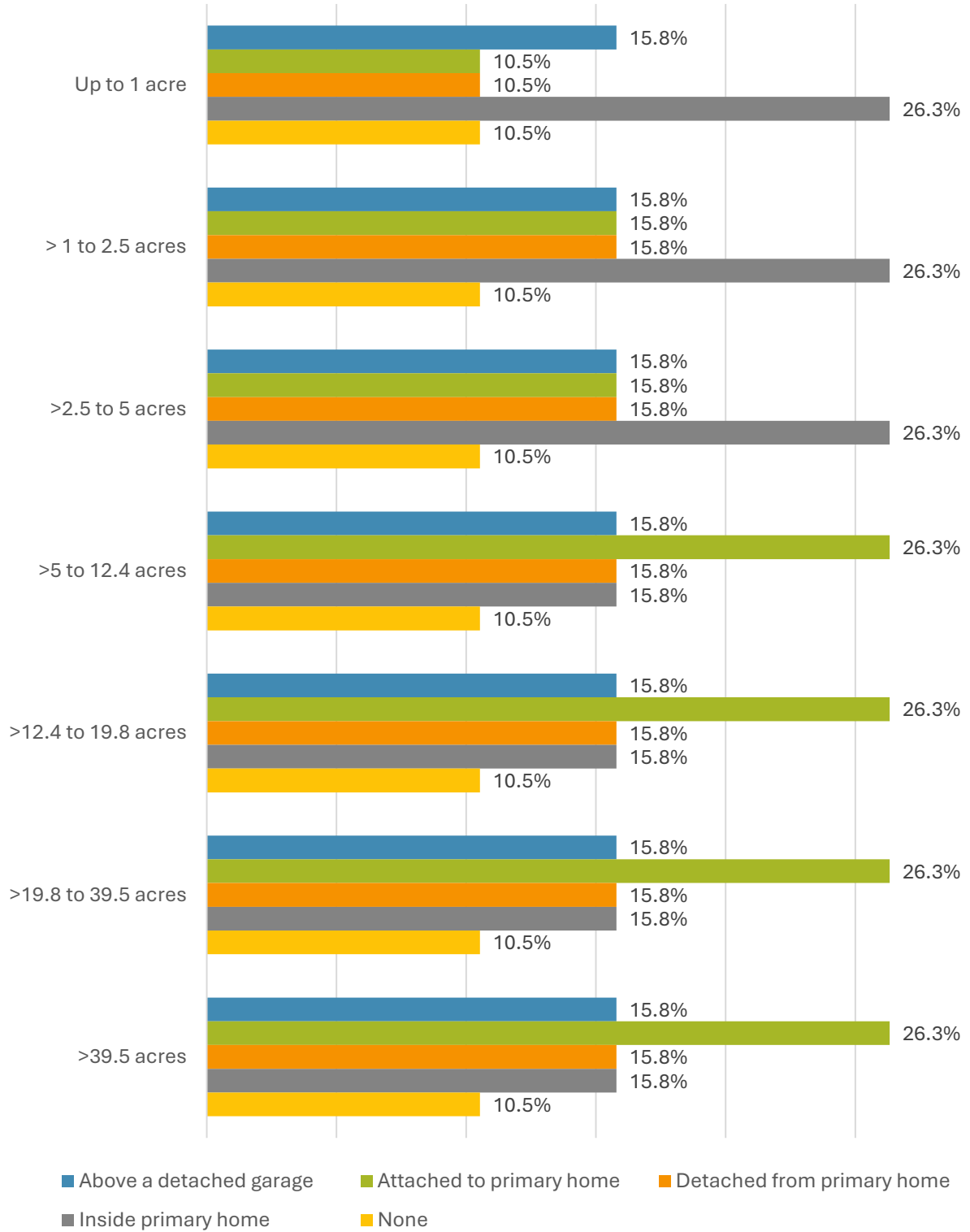
Activity 6 – Which small/additional homes do you want to be included as Accessory Dwelling Units in the bylaw changes?



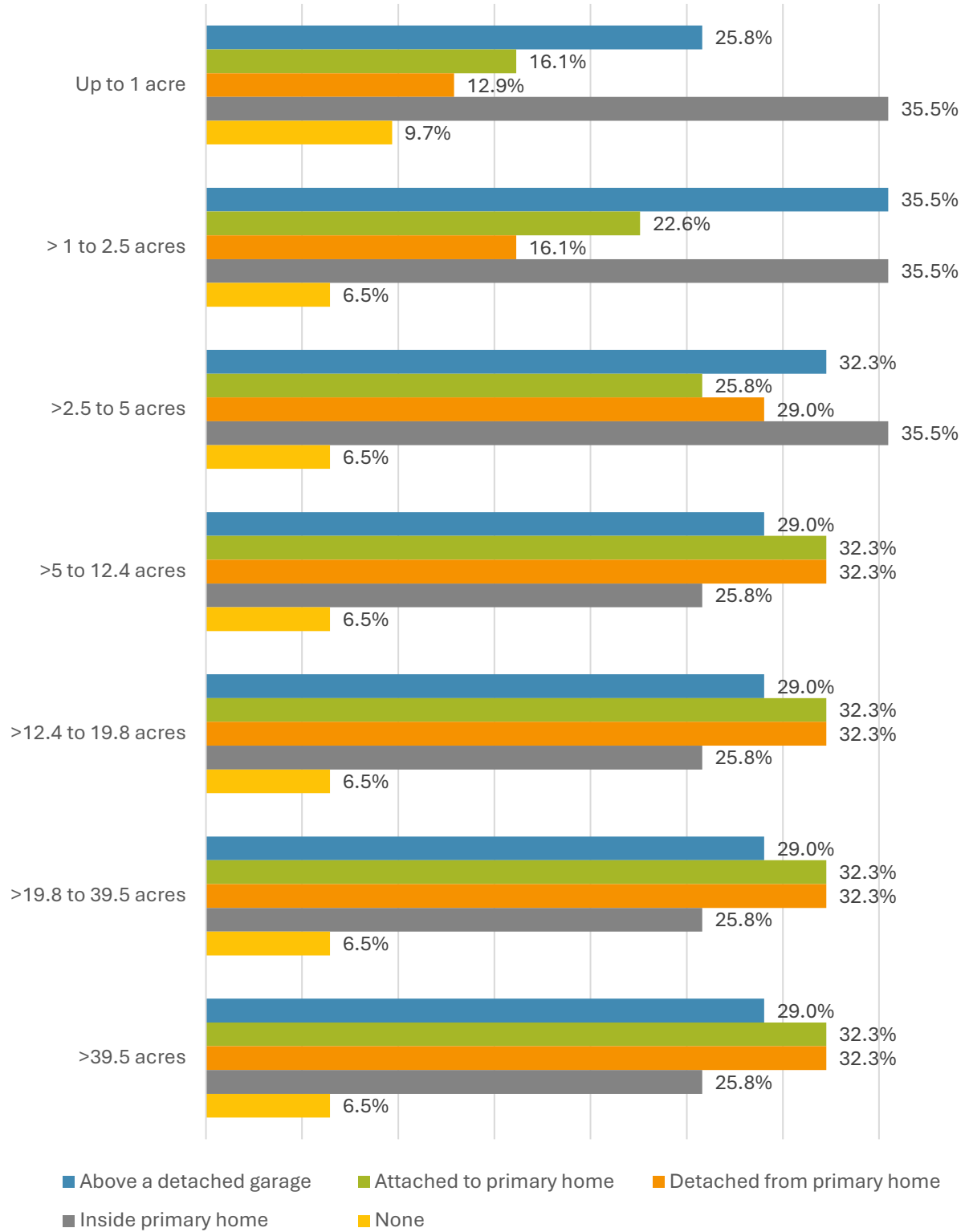
Activity 7 – What types of small/additional homes do you want on different parcel sizes?



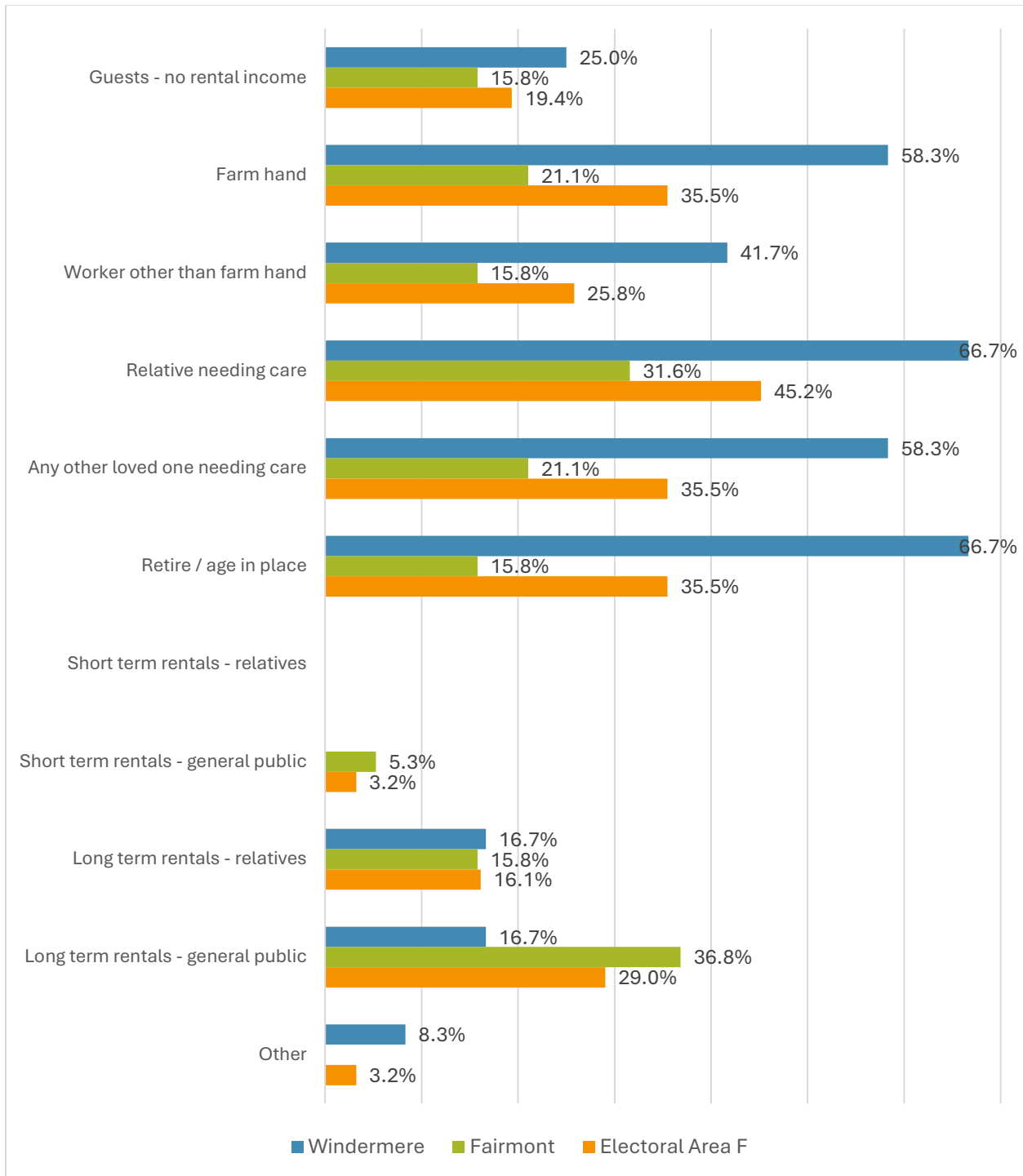
Fairmont



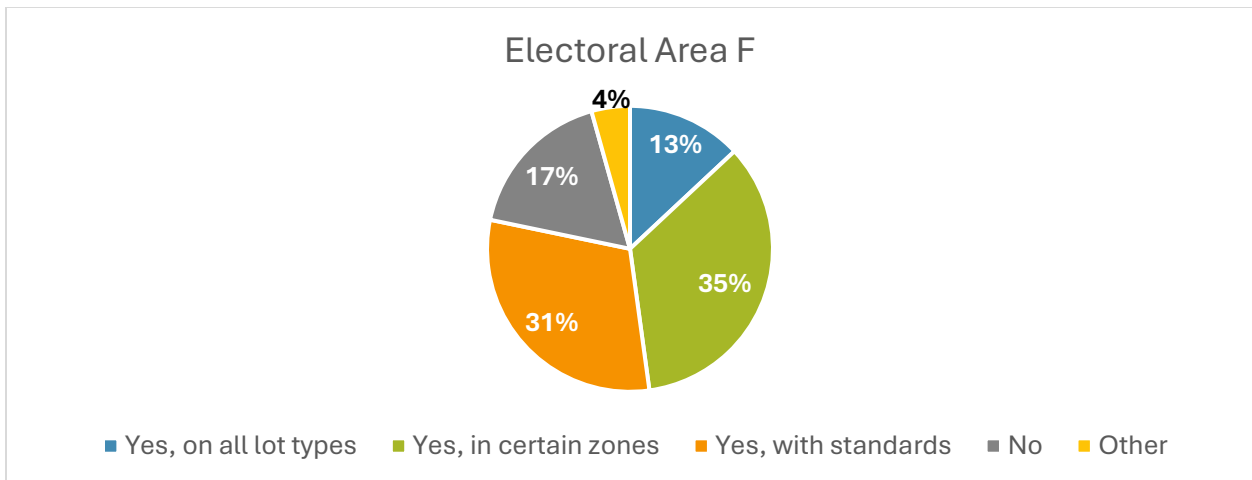
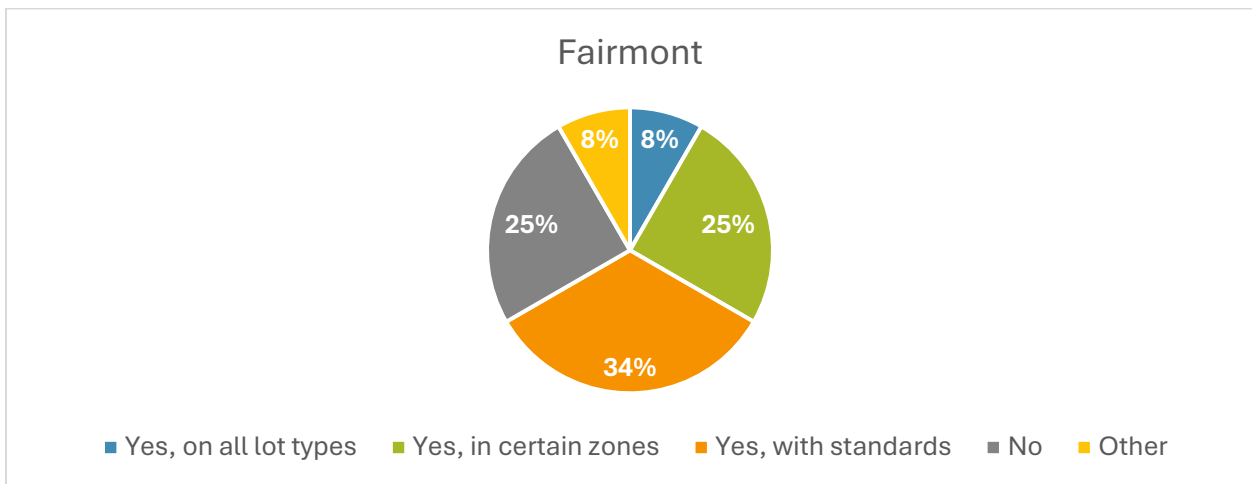
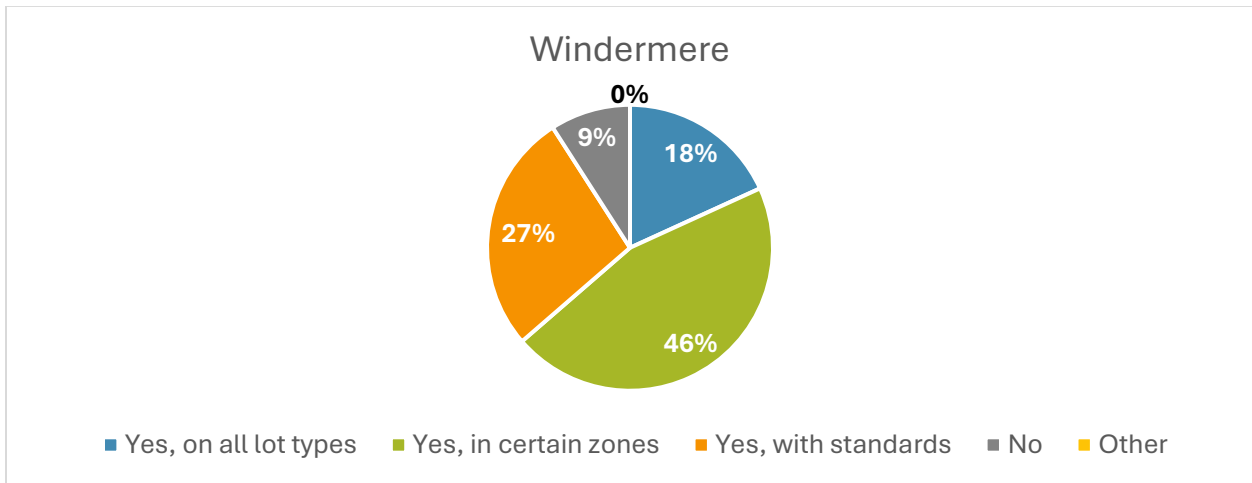
Electoral Area F



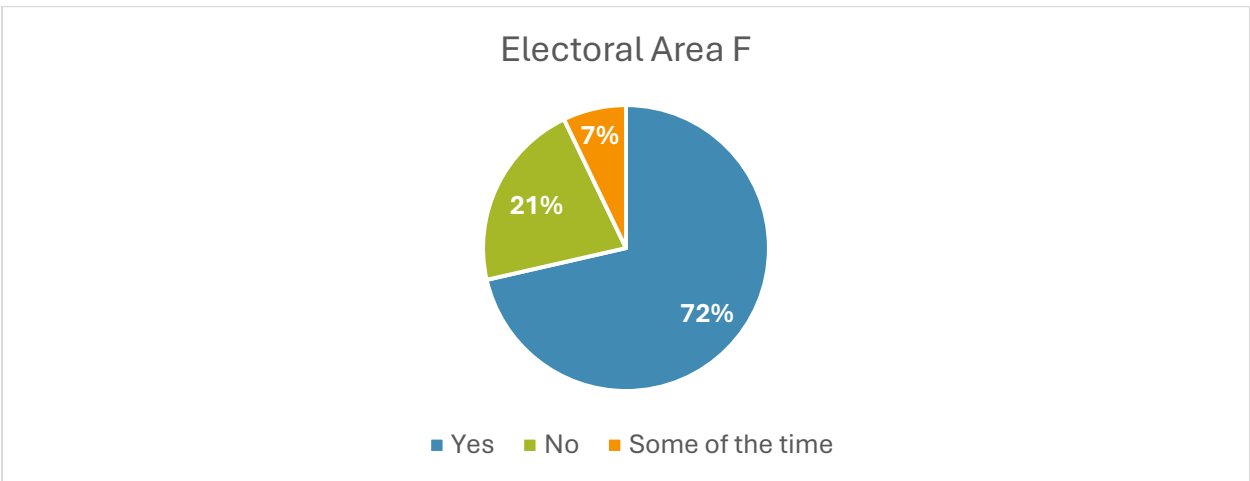
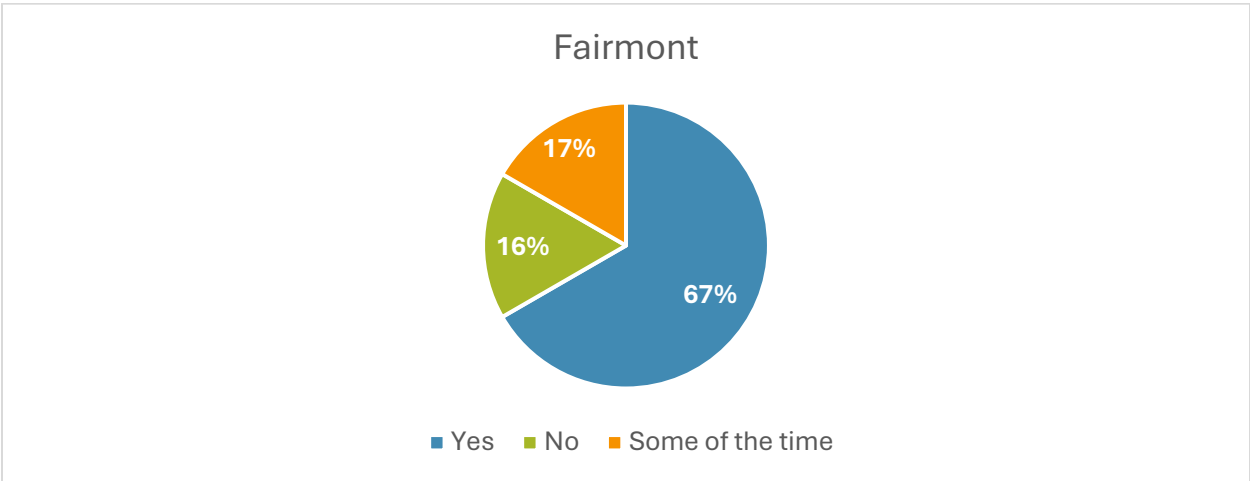
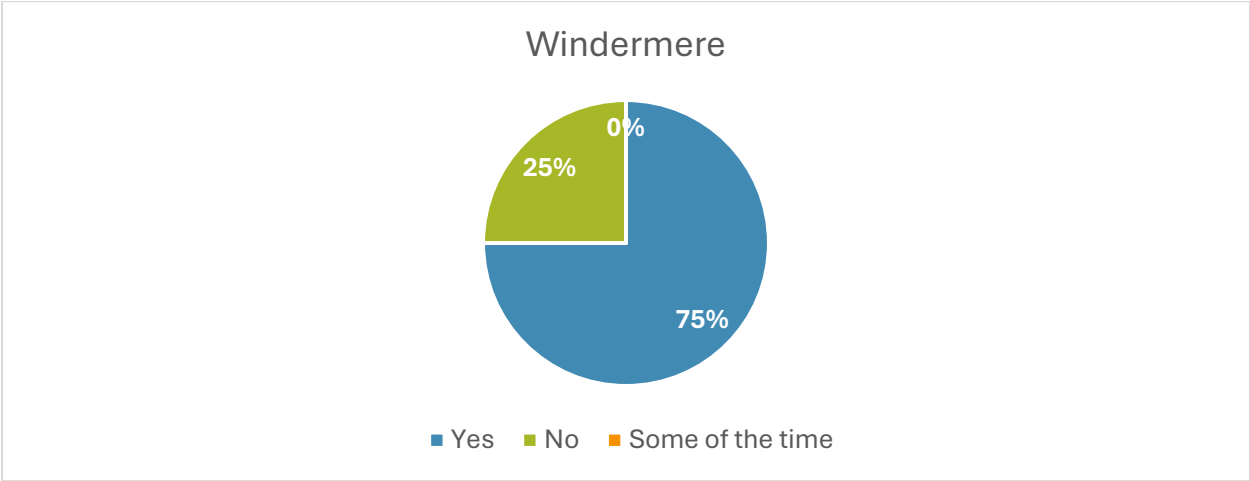
Activity 9 – How should small/additional homes be used?



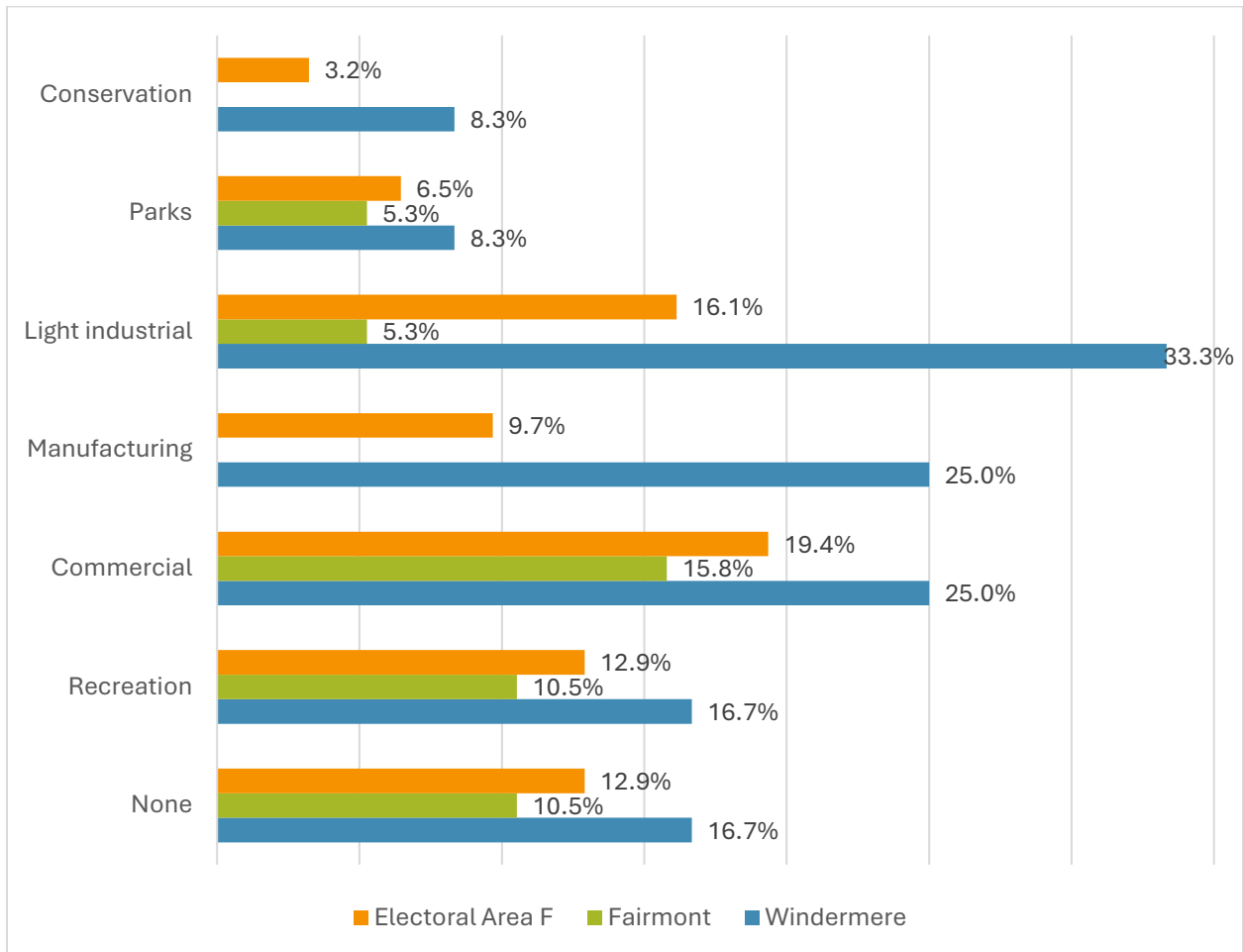
Activity 10a – Should manufactured homes be used as small/additional homes?



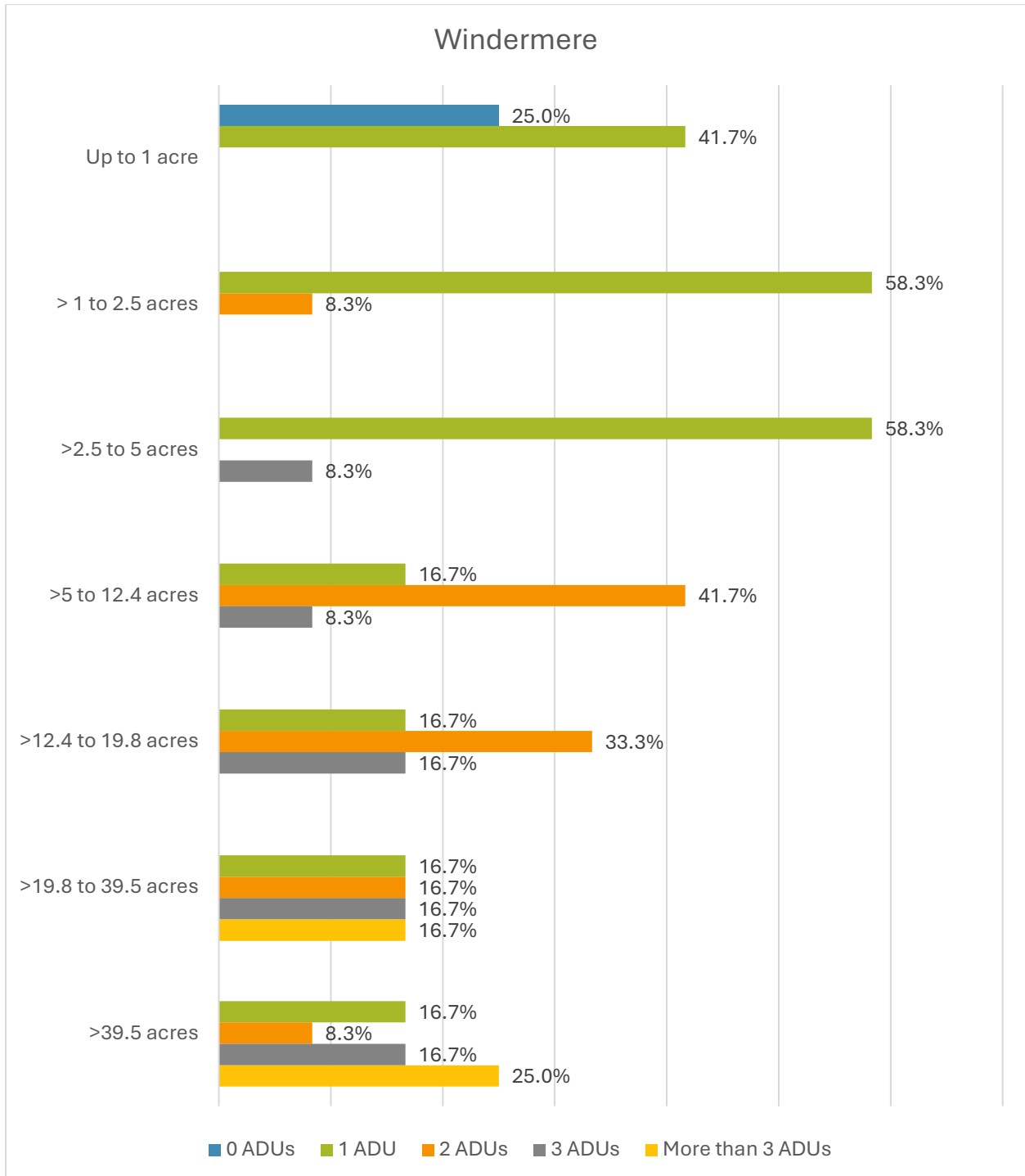
Activity 10b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?



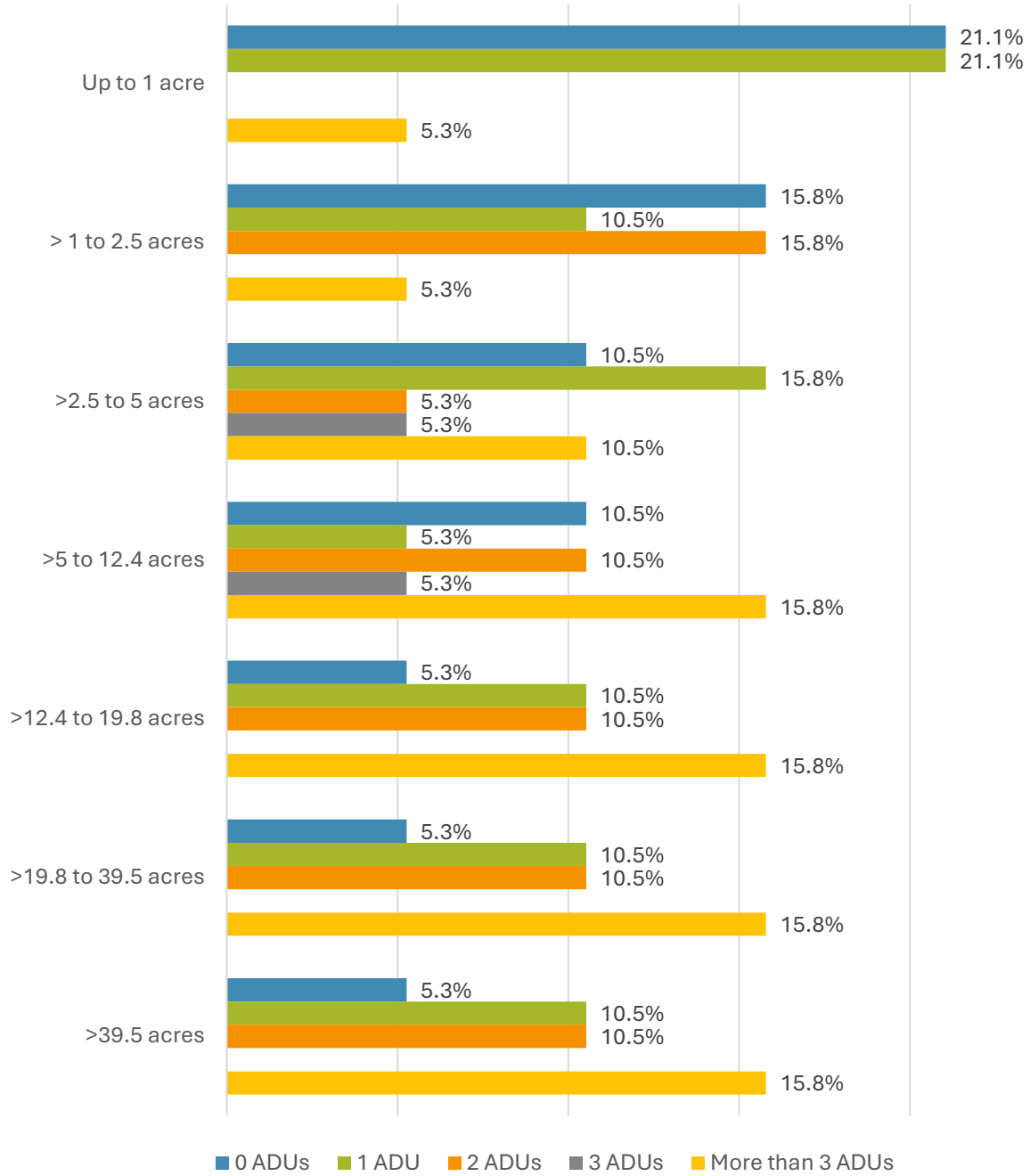
Activity 10c – A small home attached to the main building is allowed in commercial, recreation, light industrial, park, and conservation areas. Should detached small/additional homes also be allowed in these areas?



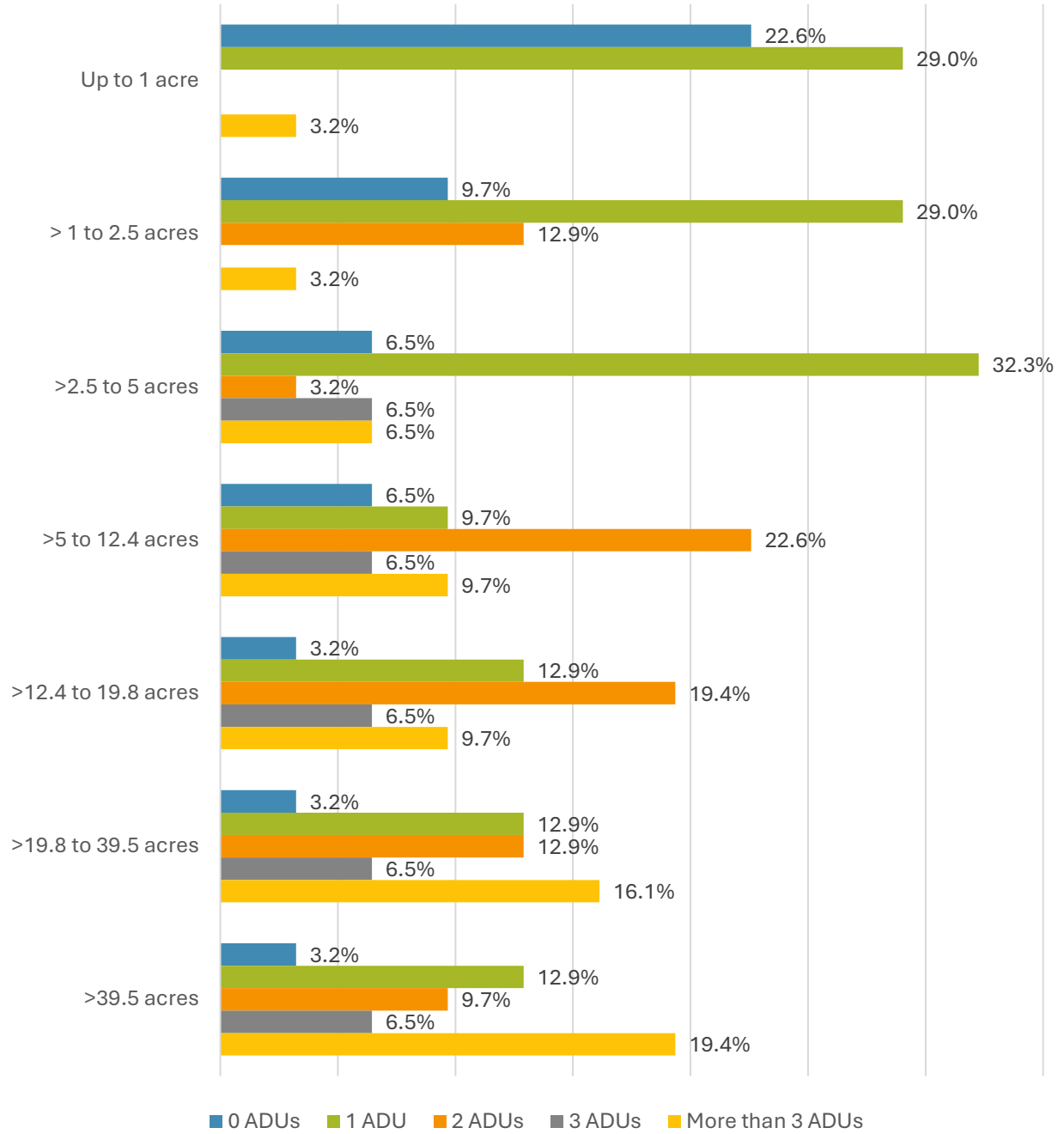
Activity 11 – What is the maximum number of small/additional homes you want on different parcel sizes?



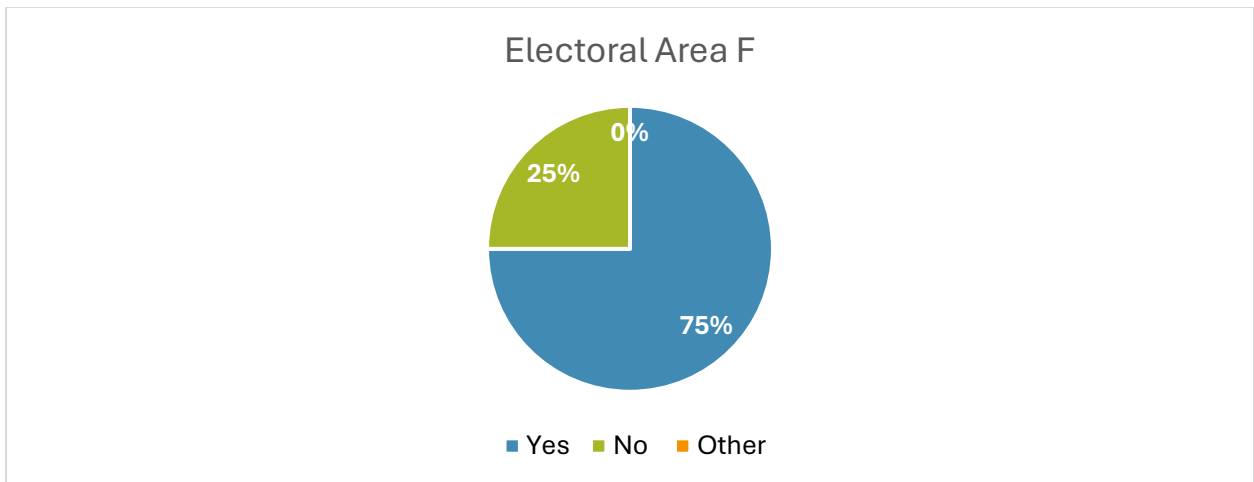
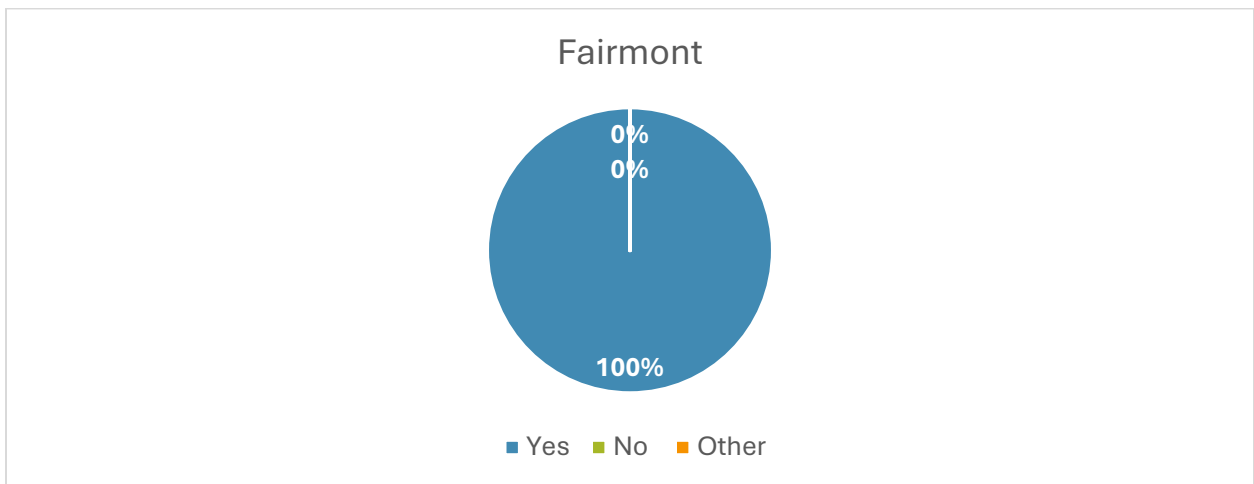
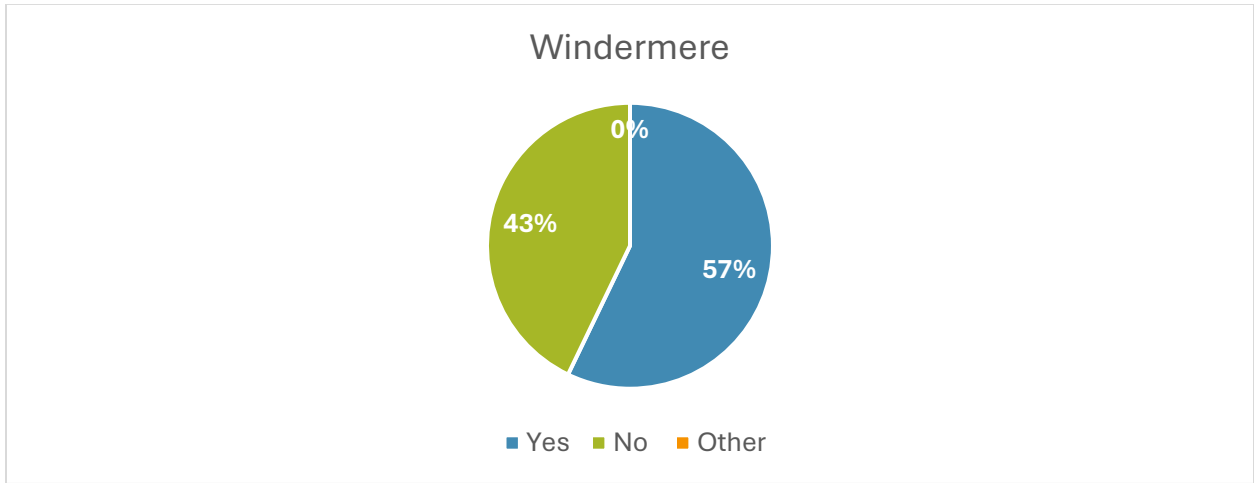
Fairmont



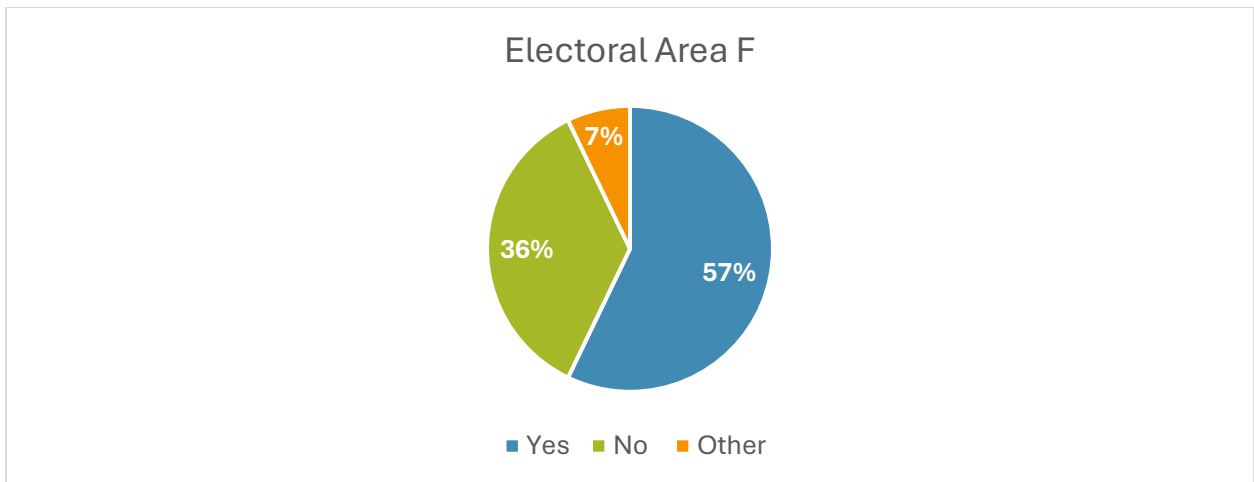
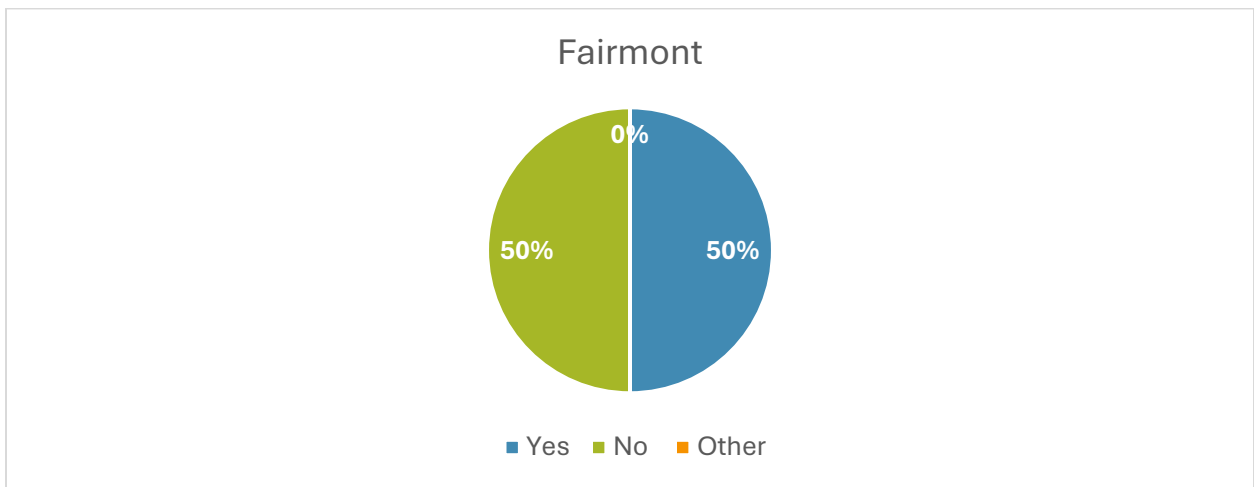
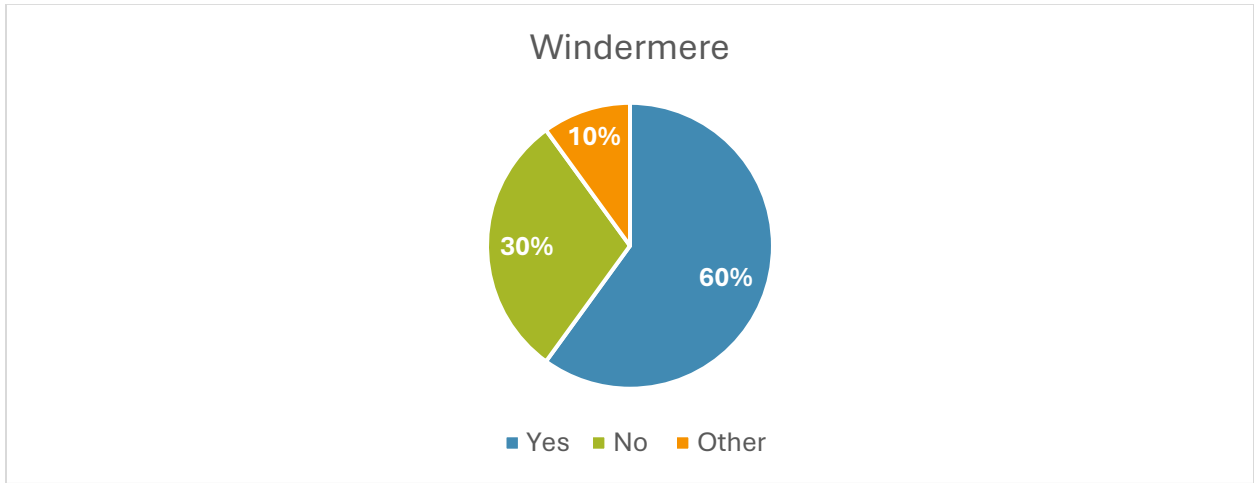
Electoral Area F



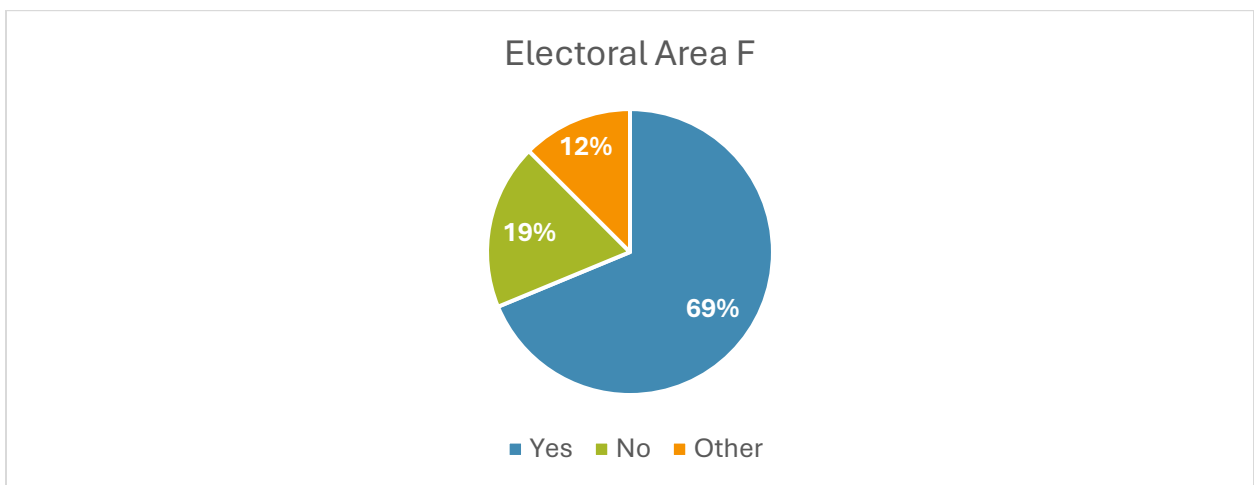
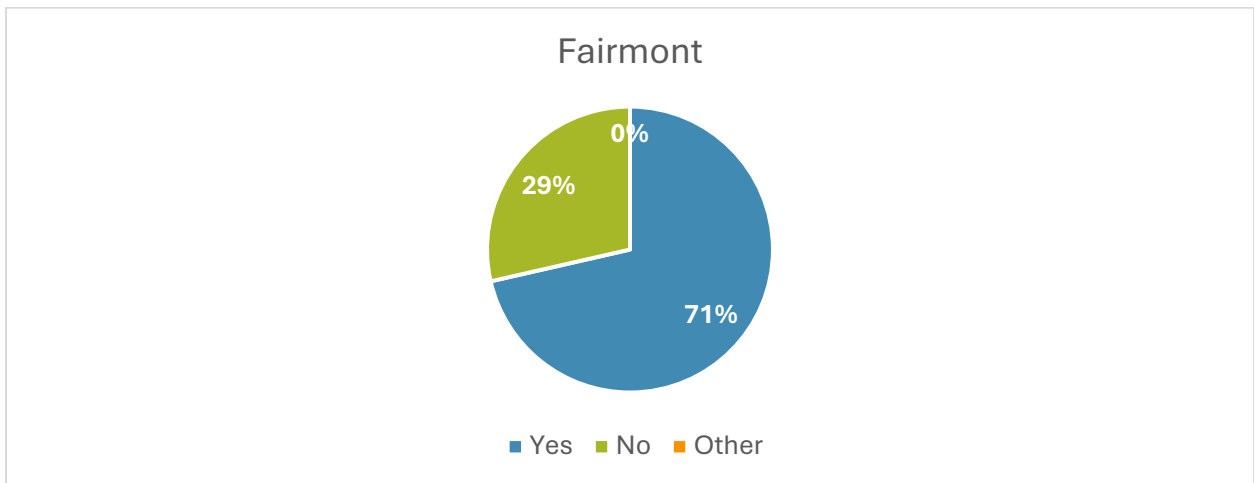
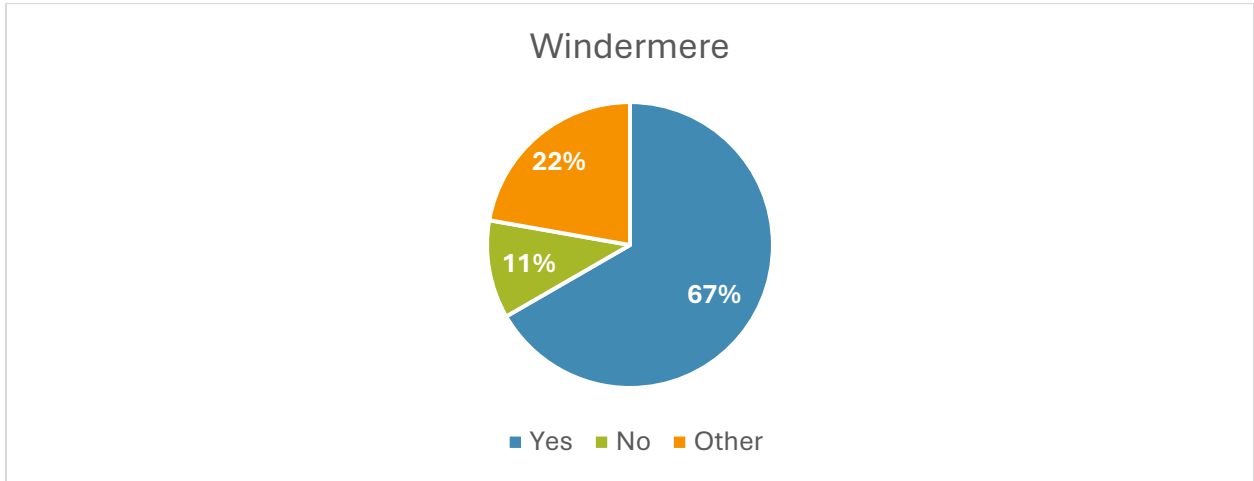
Activity 12a – Should the RDEK adopt the provincial rules for parcels within the ALR?



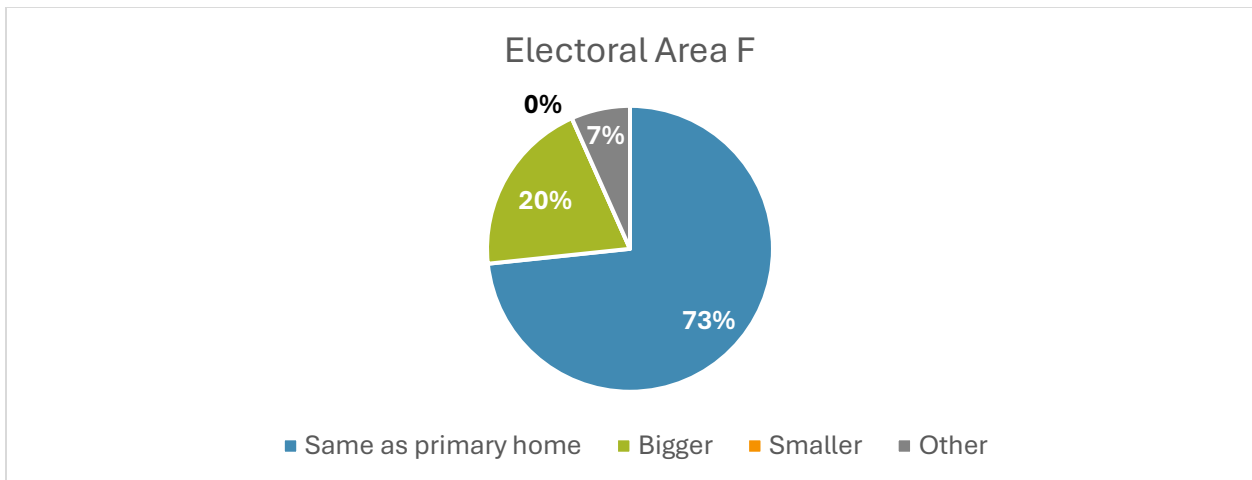
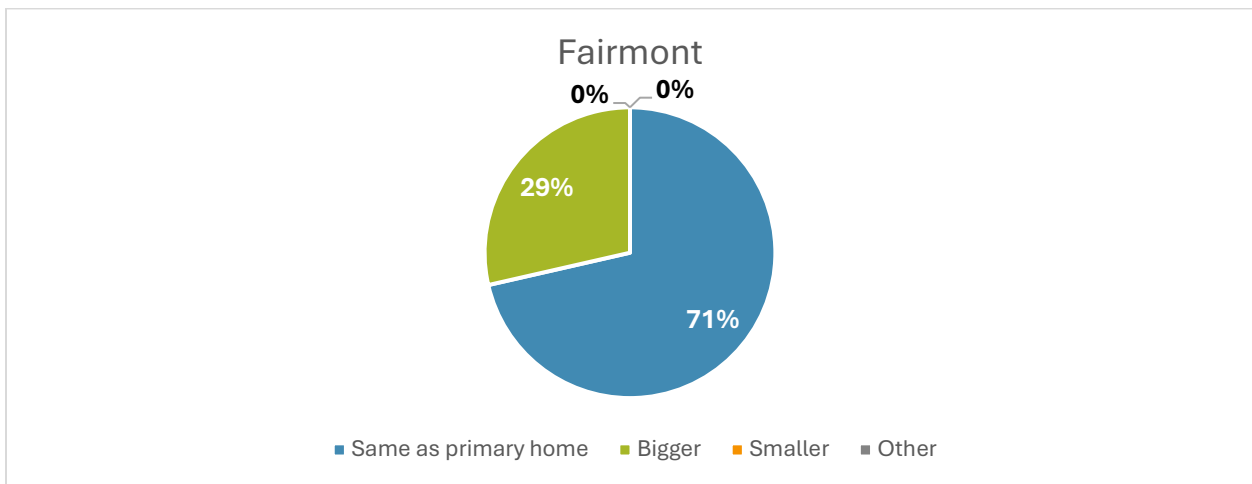
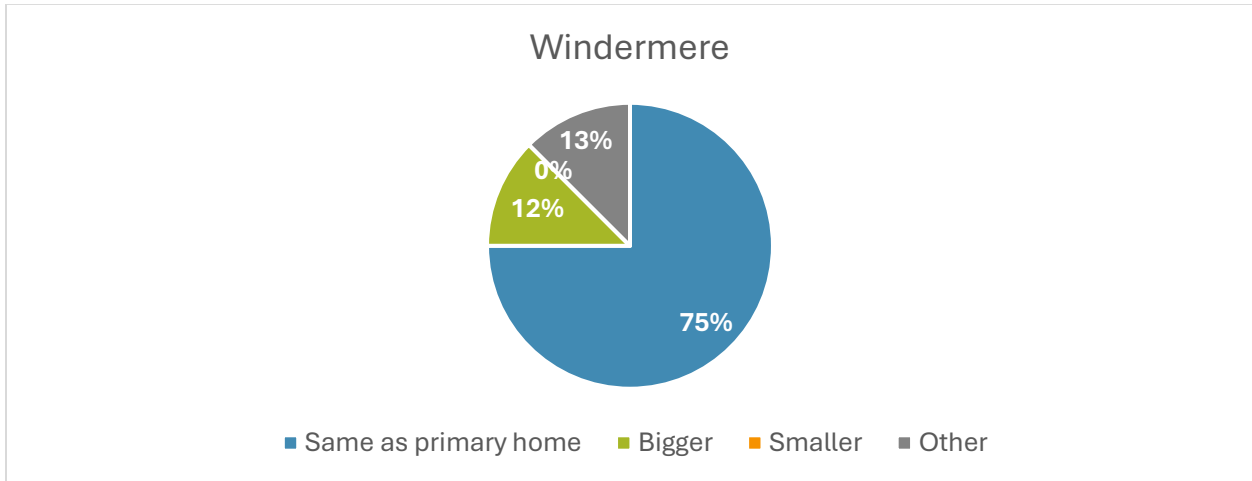
Activity 12b – Should the RDEK apply the provincial rules to parcels outside the ALR?



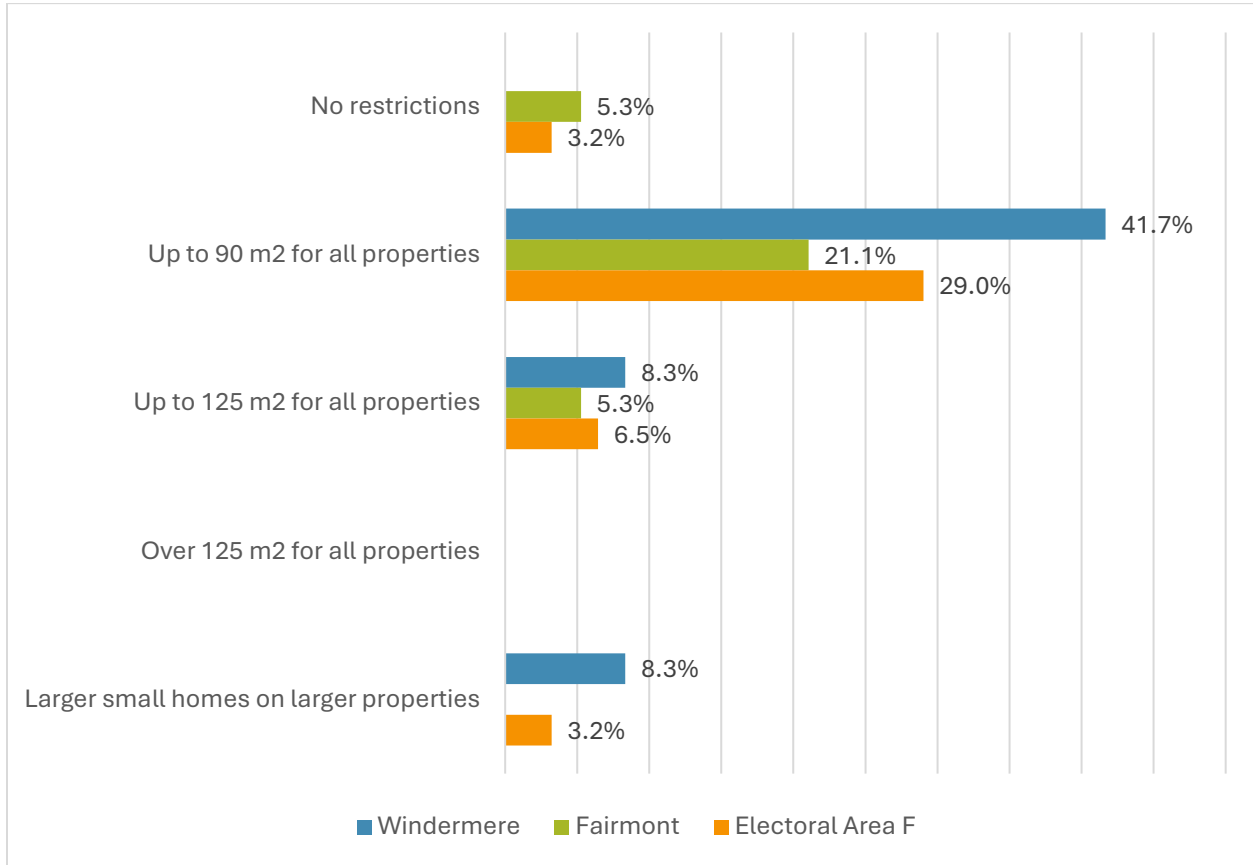
Activity 13a – Should the allowable spacing between detached small/additional homes and other buildings be larger for larger parcels?



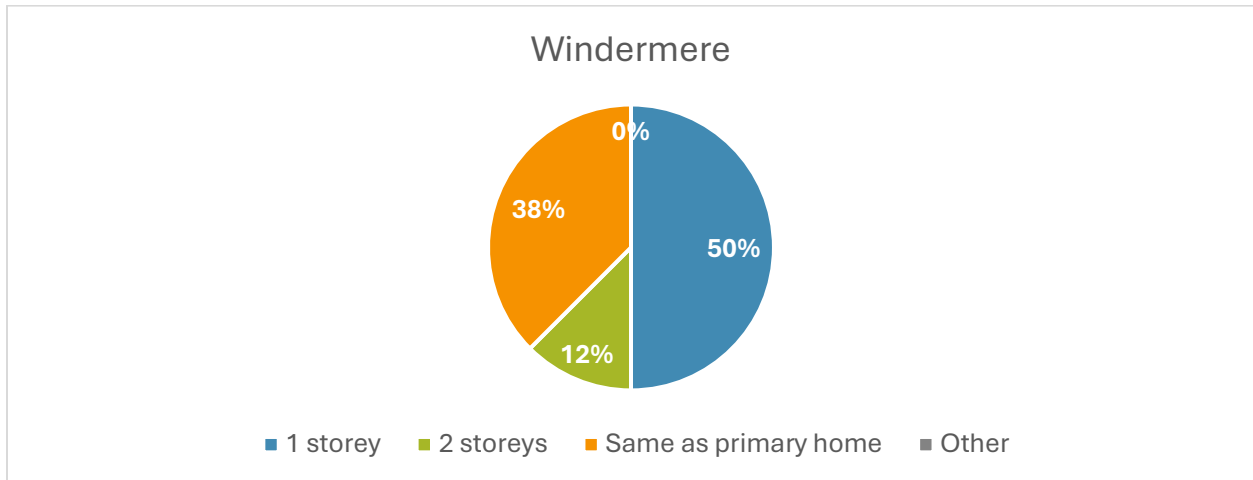
Activity 13b – How far should small/additional homes be from property lines?



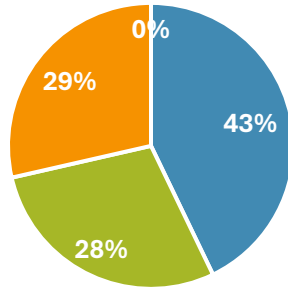
Activity 13c – What should be the maximum allowable size of detached small/additional homes?



Activity 13d – What should the maximum height be for detached small/additional homes?

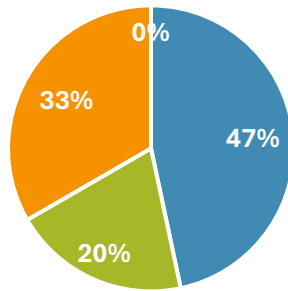


Fairmont



■ 1 storey ■ 2 storeys ■ Same as primary home ■ Other

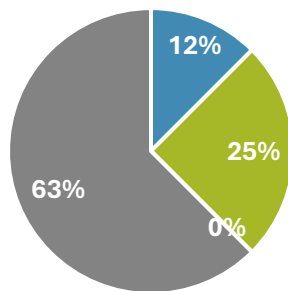
Electoral Area F



■ 1 storey ■ 2 storeys ■ Same as primary home ■ Other

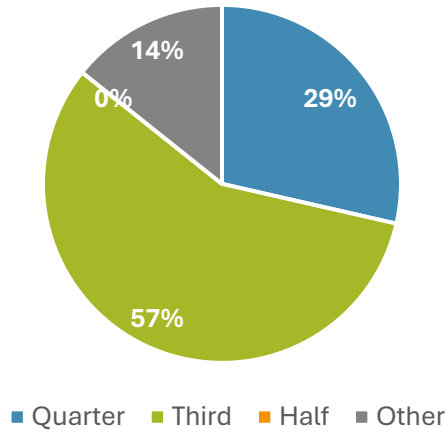
Activity 13e – How much area should all buildings, including small/additional homes, take up on a property?

Windermere

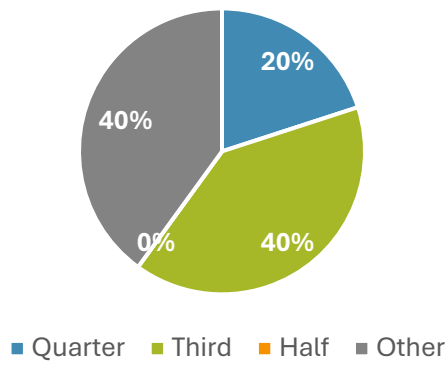


■ Quarter ■ Third ■ Half ■ Other

Fairmont

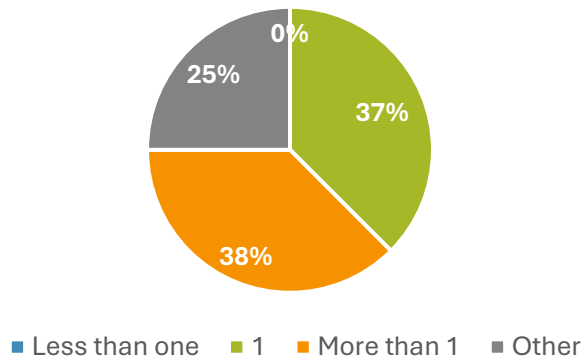


Electoral Area F

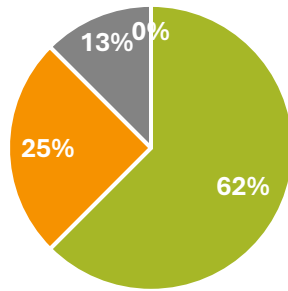


Activity 13f – How many parking spaces should be required for each small home?

Windermere

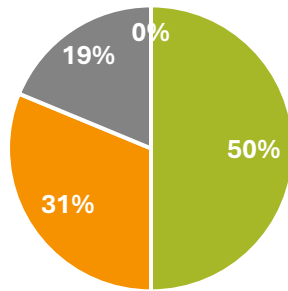


Fairmont



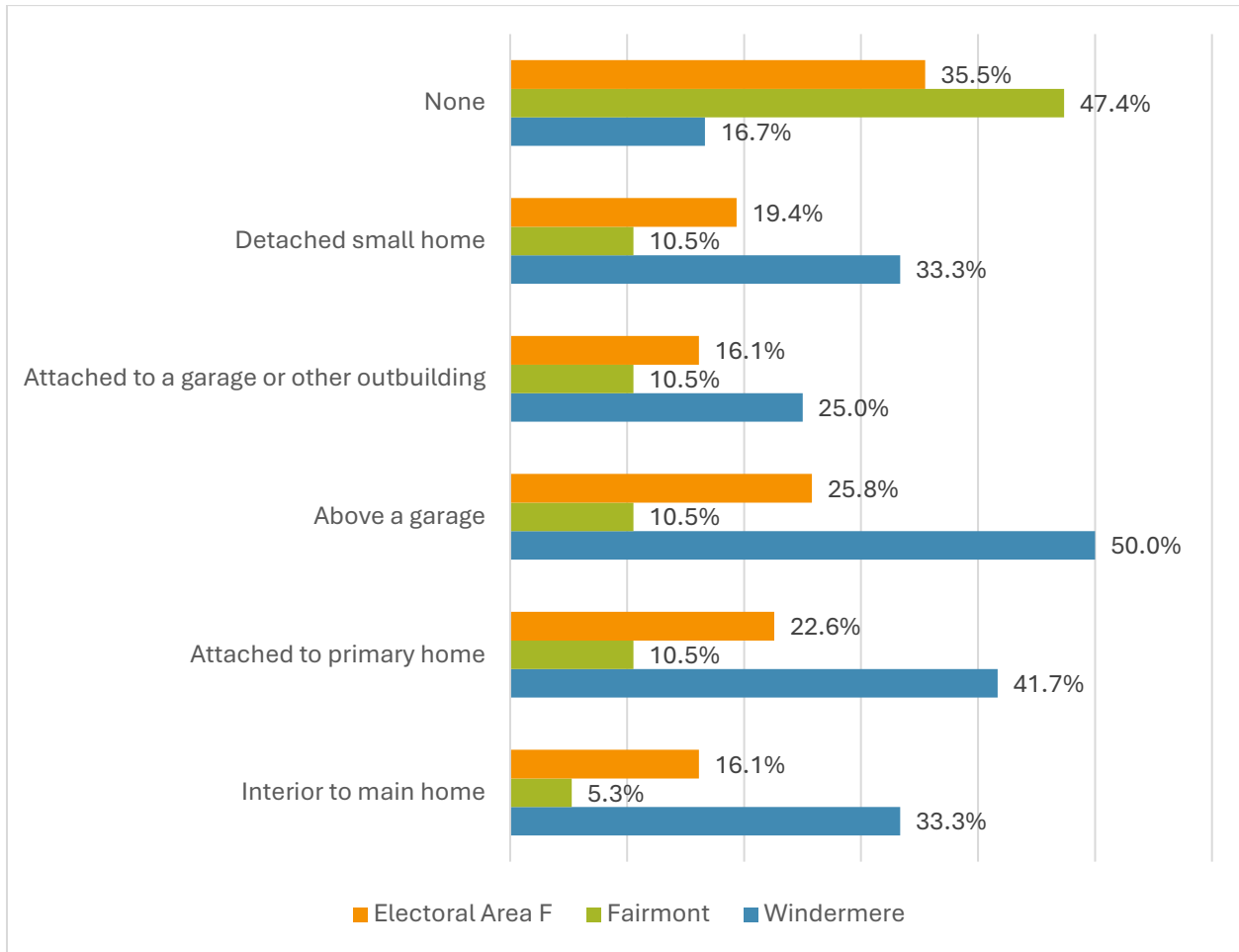
■ Less than one ■ 1 ■ More than 1 ■ Other

Electoral Area F

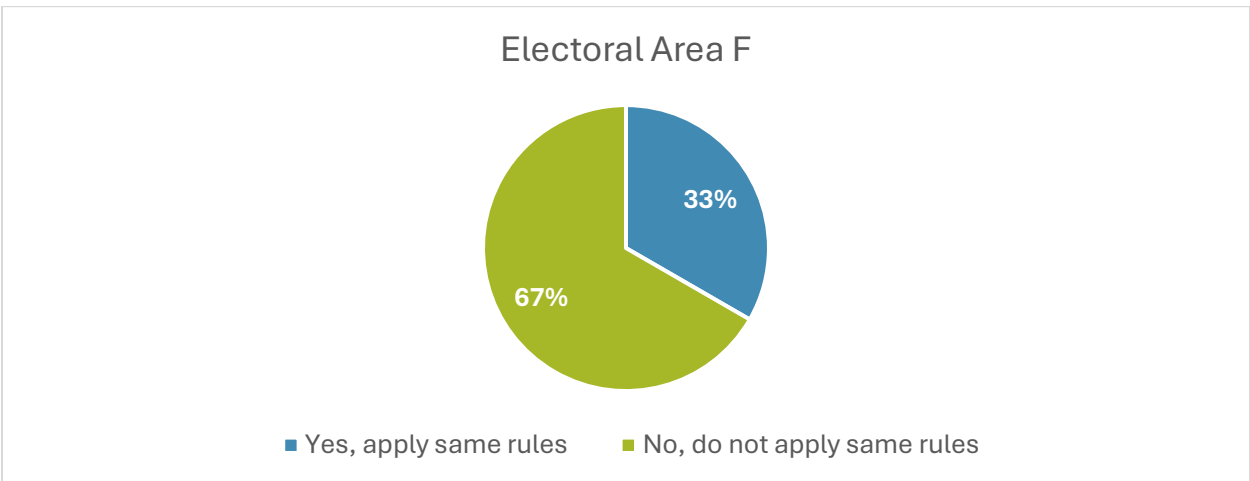
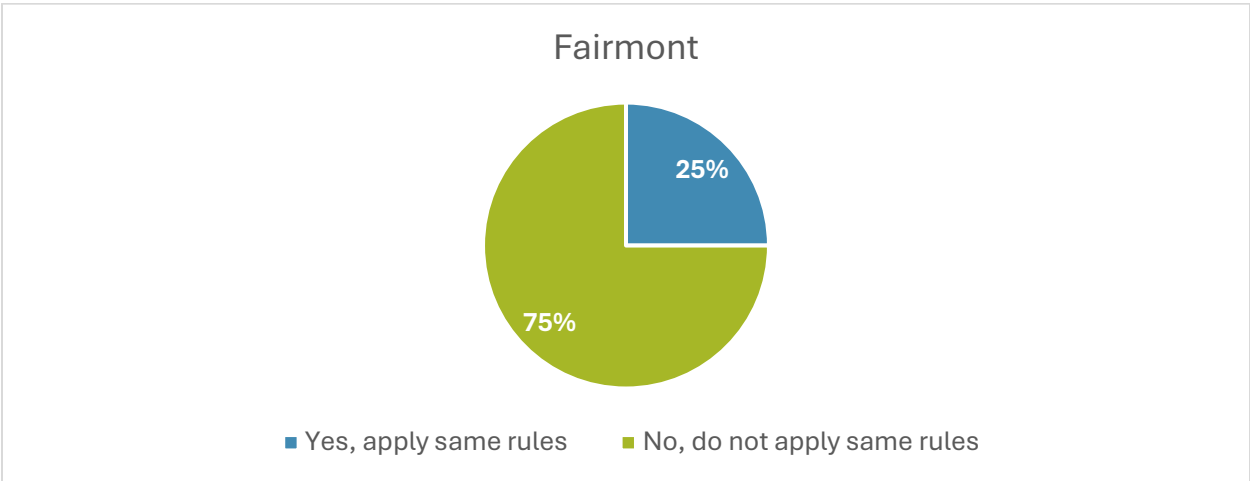
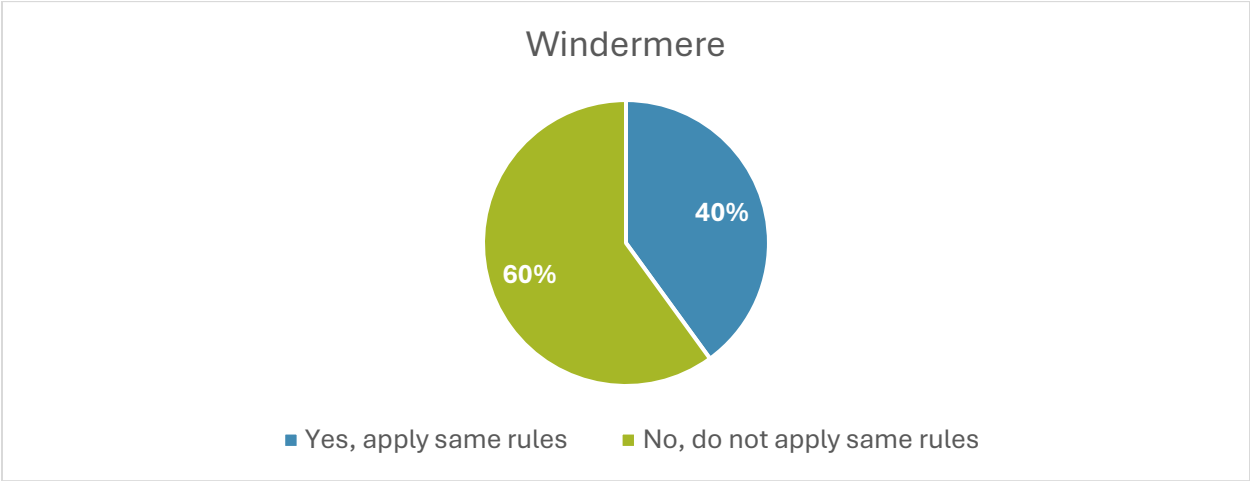


■ Less than one ■ 1 ■ More than 1 ■ Other

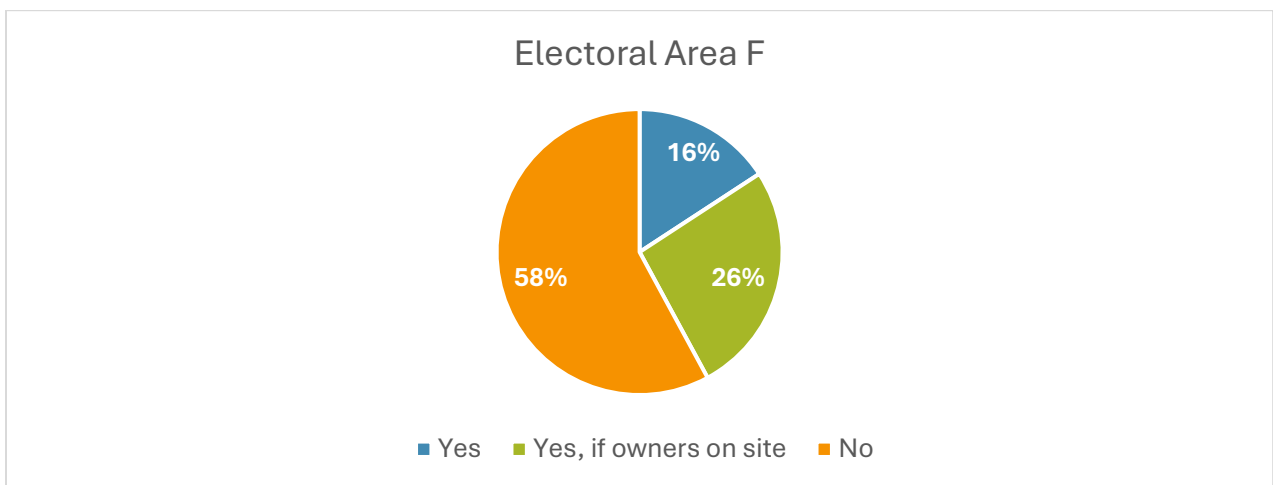
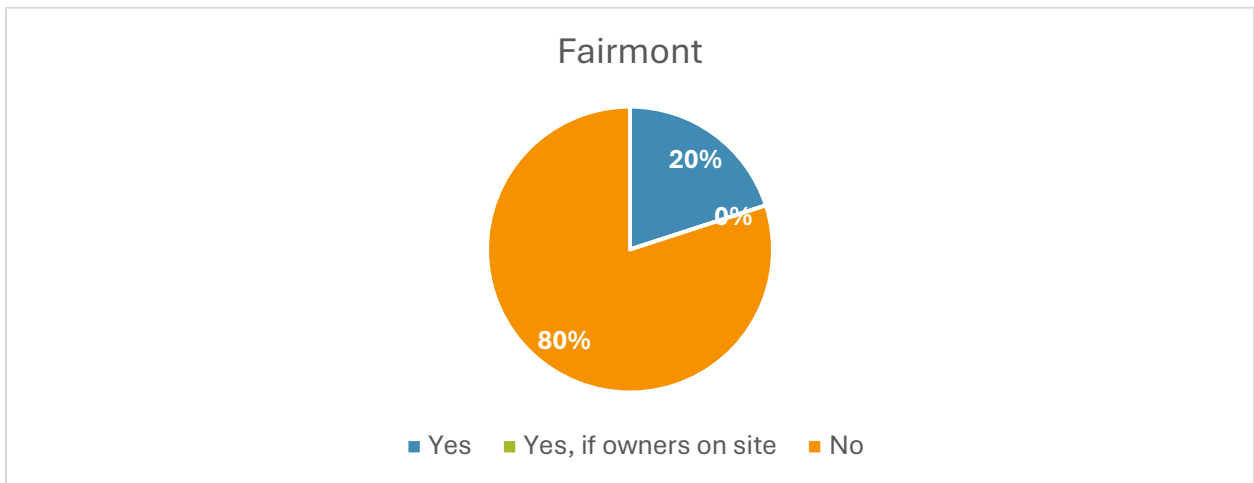
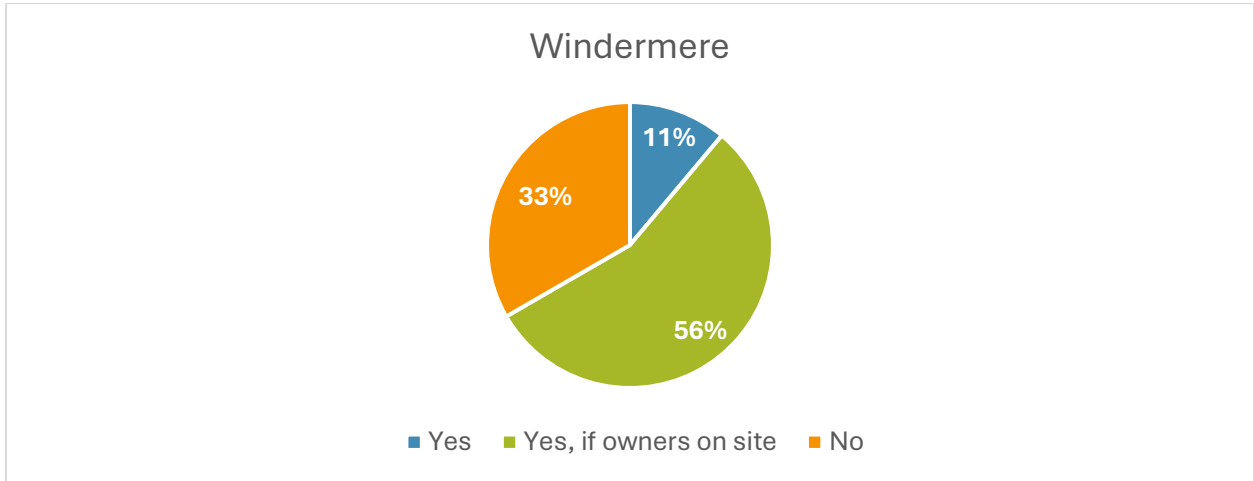
Activity 14a – What types of small/additional homes should be allowed to be used as short-term rentals?



Activity 14b – Should the same size rules be applied to small/additional homes used as short-term rentals and those used for other purposes?



Activity 14c – Should small/additional homes be used as short-term rentals if they are outside a fire protection zone?

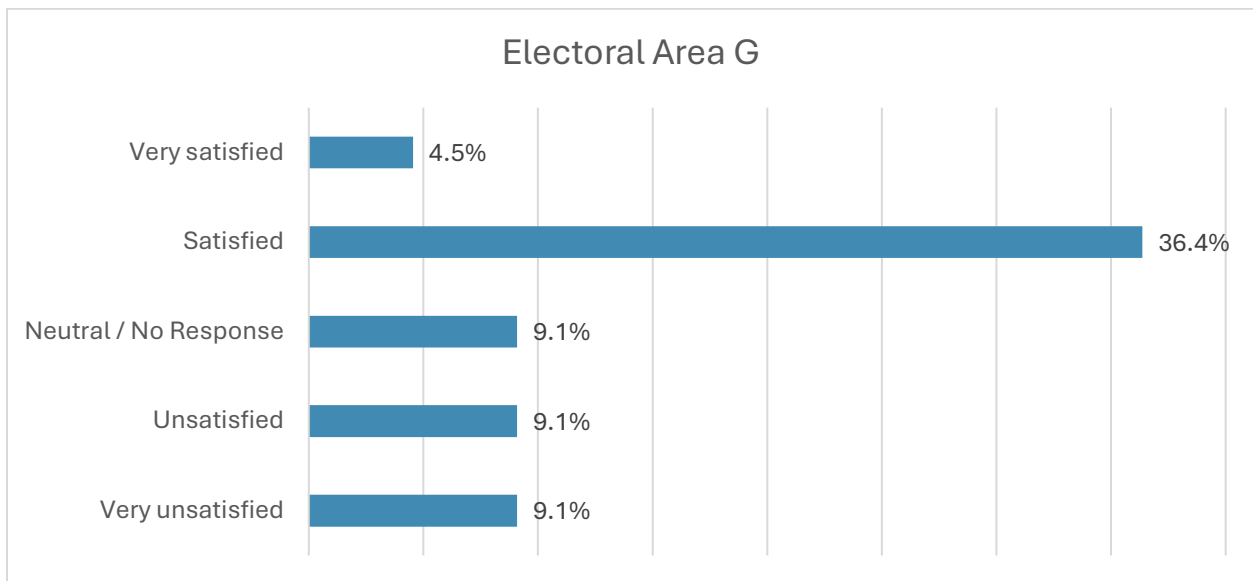


Chapter 10 – In-person Open House Results for Electoral Area G

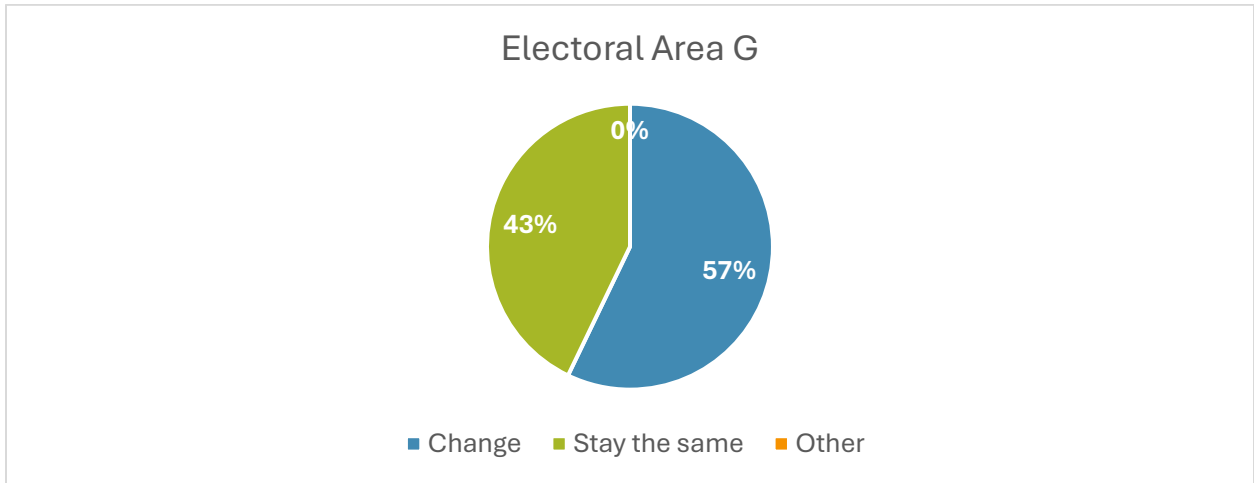
Below is a summary of the input received at the in-person open houses held in Edgewater (November 15th; 7 participants & November 29th; 15 participants). Feedback from these two open houses are combined and presented as Electoral Area G results since the open houses were held in the same community.

Residents and property owners are encouraged to take part in the upcoming public review of the proposed bylaw amendments starting in early 2026.

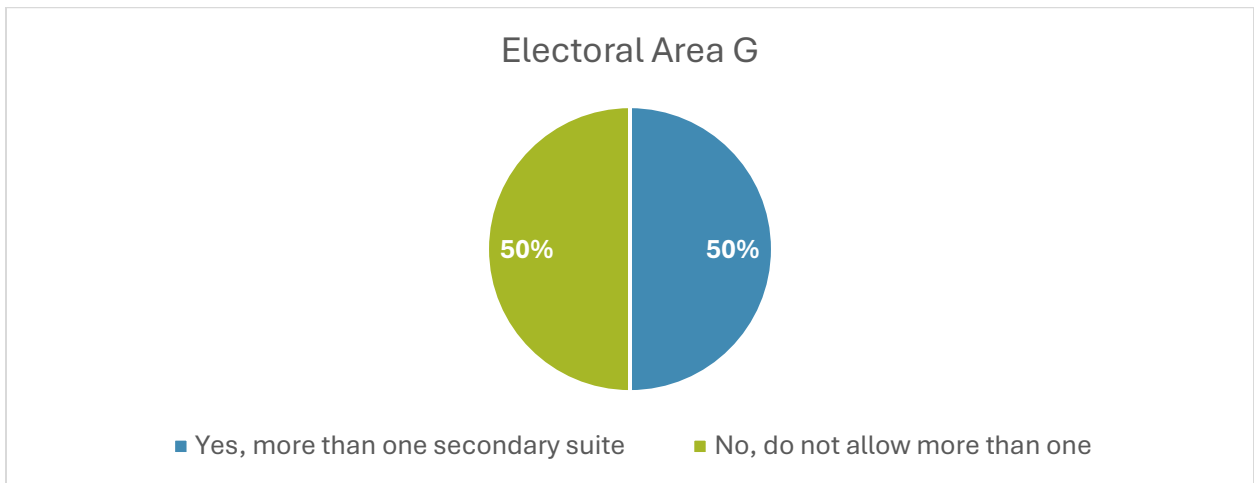
Activity 1.1 – How satisfied are you with the RDEK bylaw changes made to meet the provincial law?



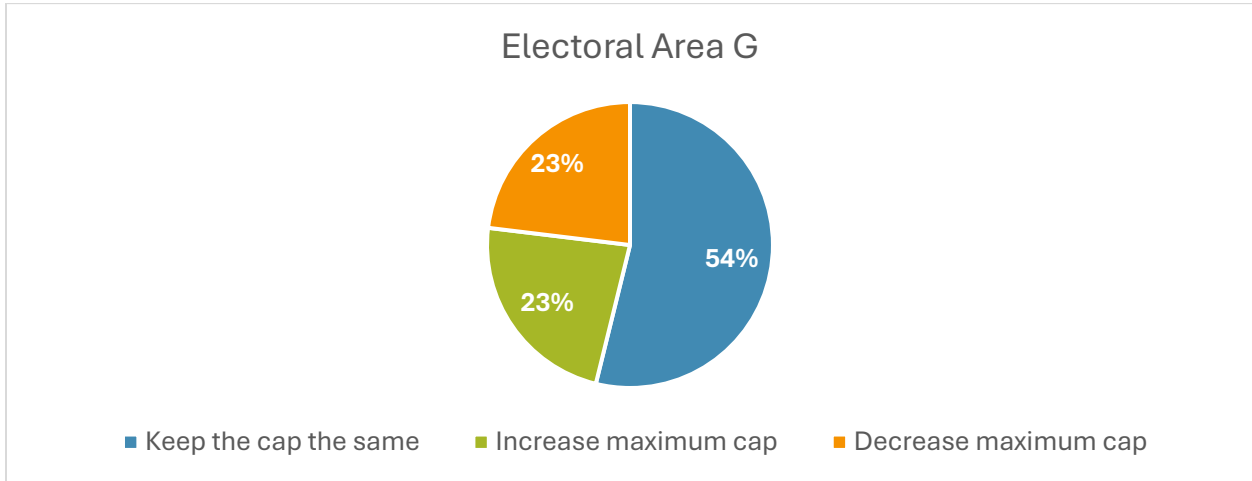
Activity 1.2 – Should the RDEK bylaws stay the same or be changed to allow more opportunities for small/additional homes?



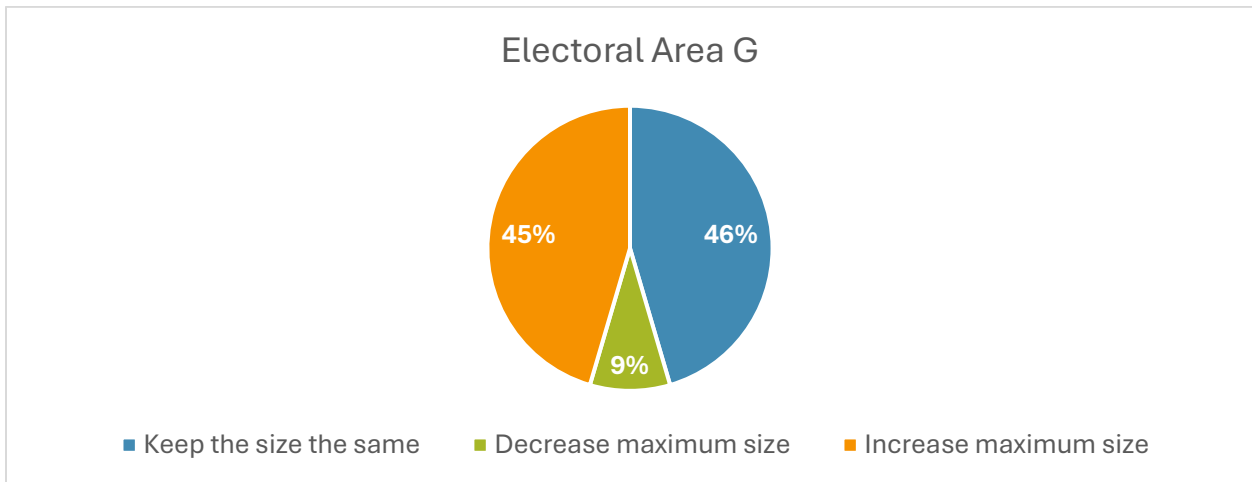
Activity 2.1 – Should more than one secondary suite be allowed on a parcel?



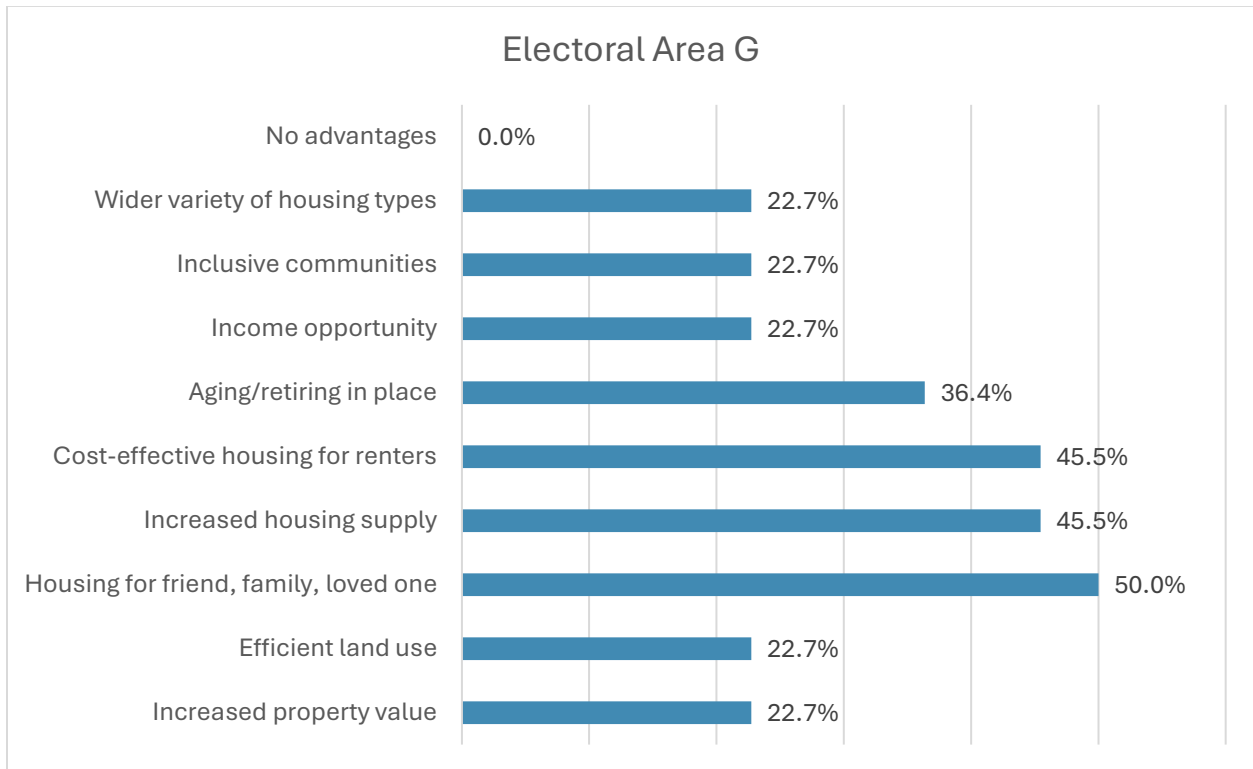
Activity 2.2 – Should the maximum cap of 49% on the size of secondary suites inside the main home be decreased, increased, or stay the same?



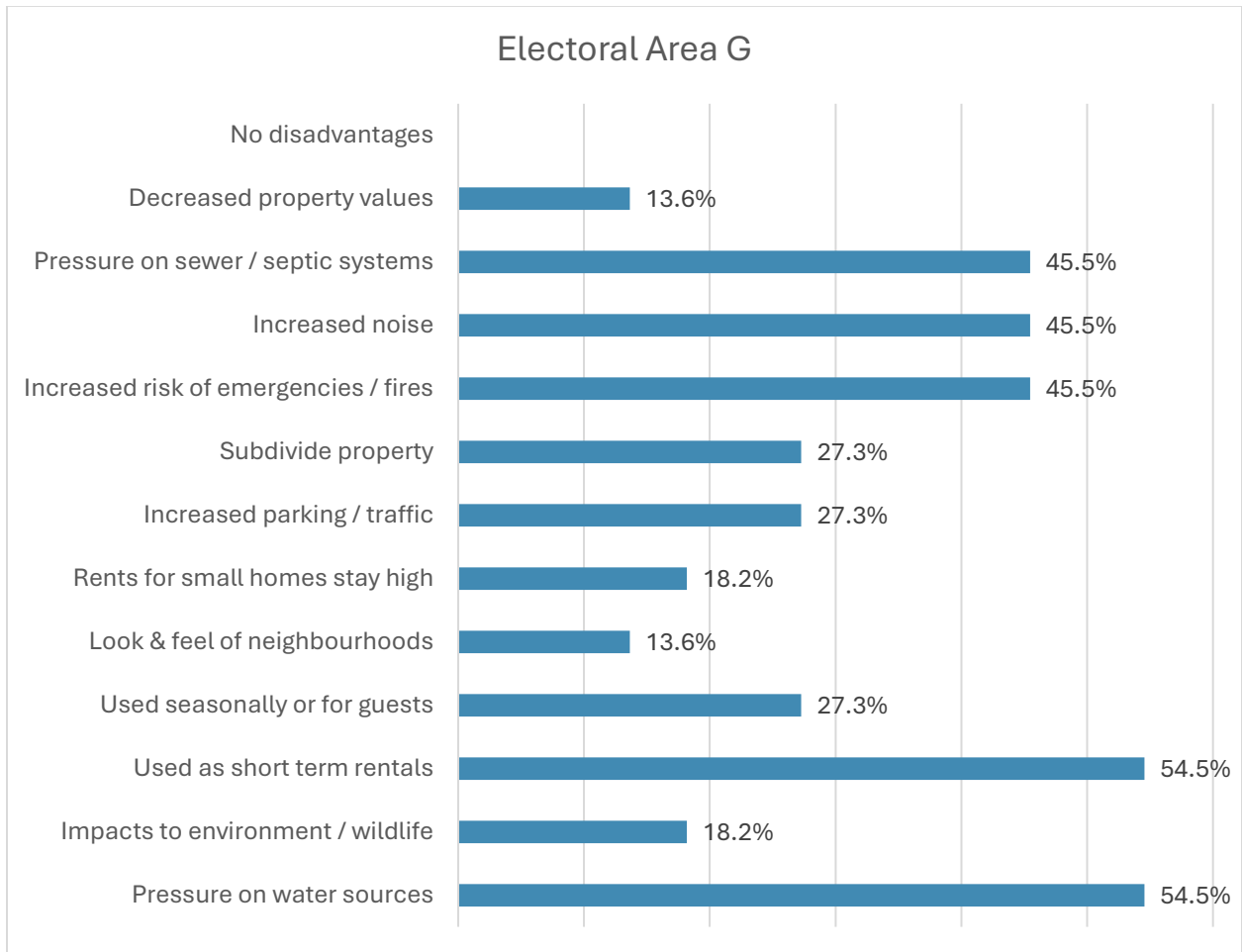
Activity 2.3 – Should the maximum size for secondary suites above garages be decreased, stay the same, or increase?



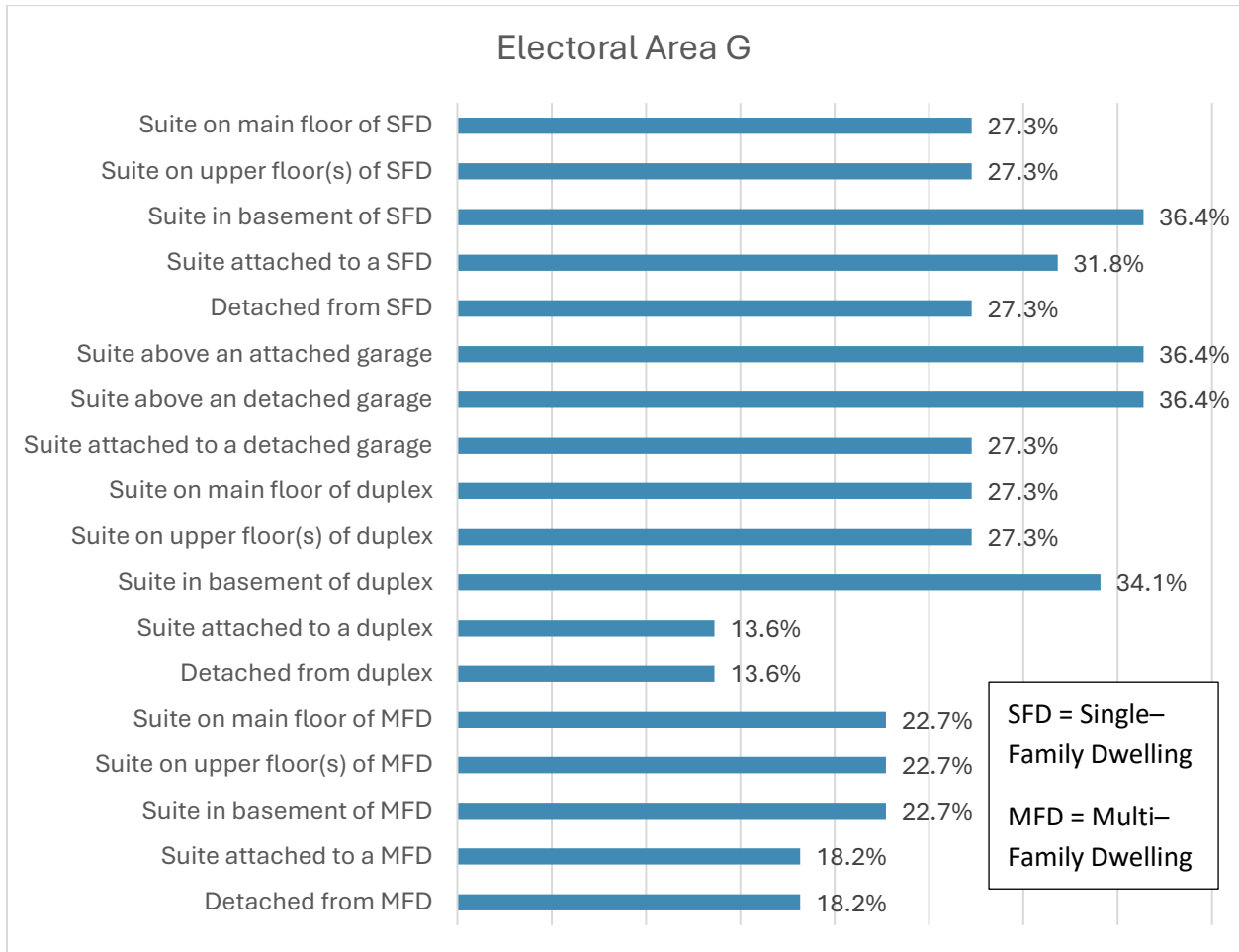
Activity 4 – What are the advantages of having small/additional homes in your community?



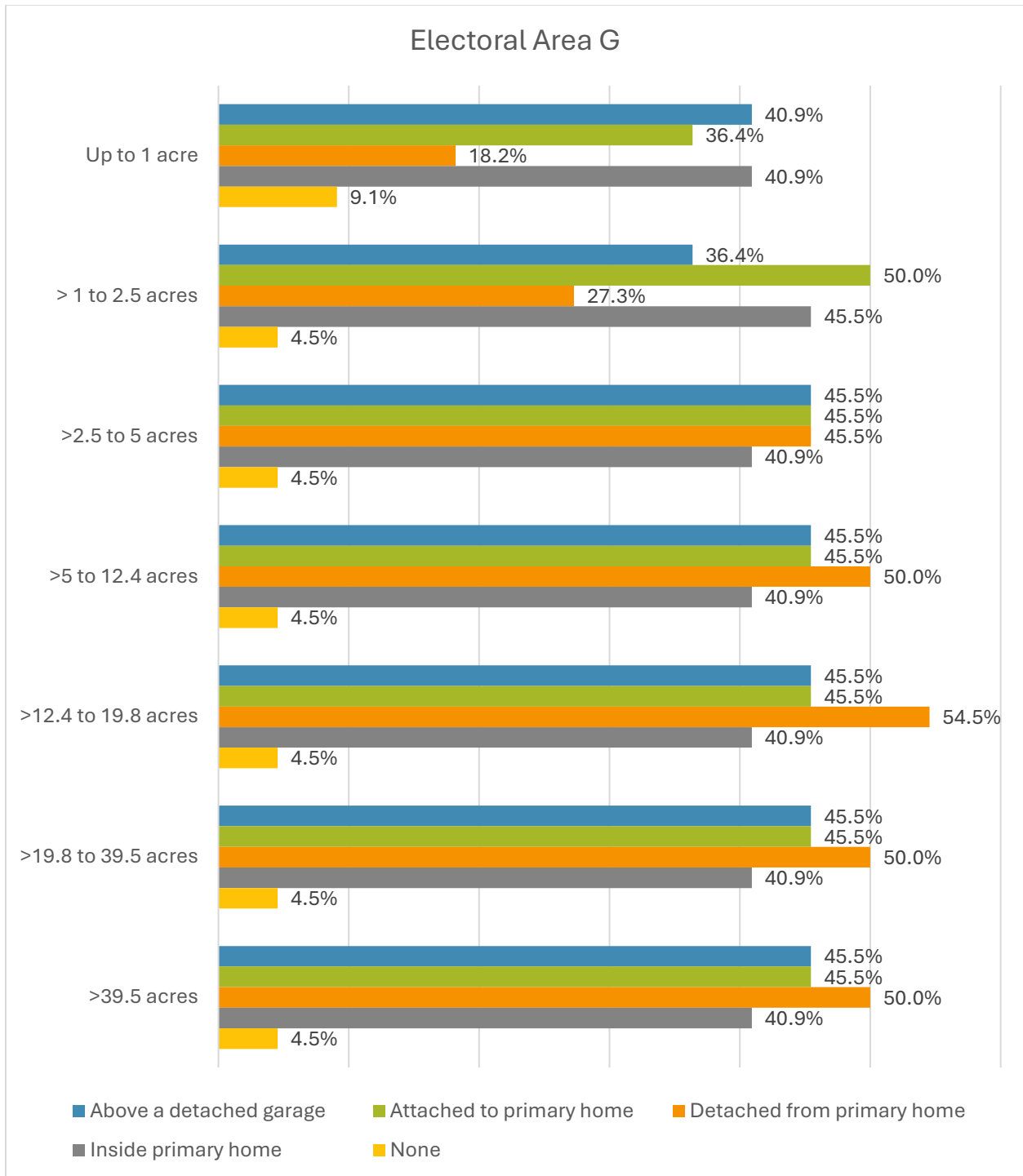
Activity 5 – What are the disadvantages of having small/additional homes in your community?



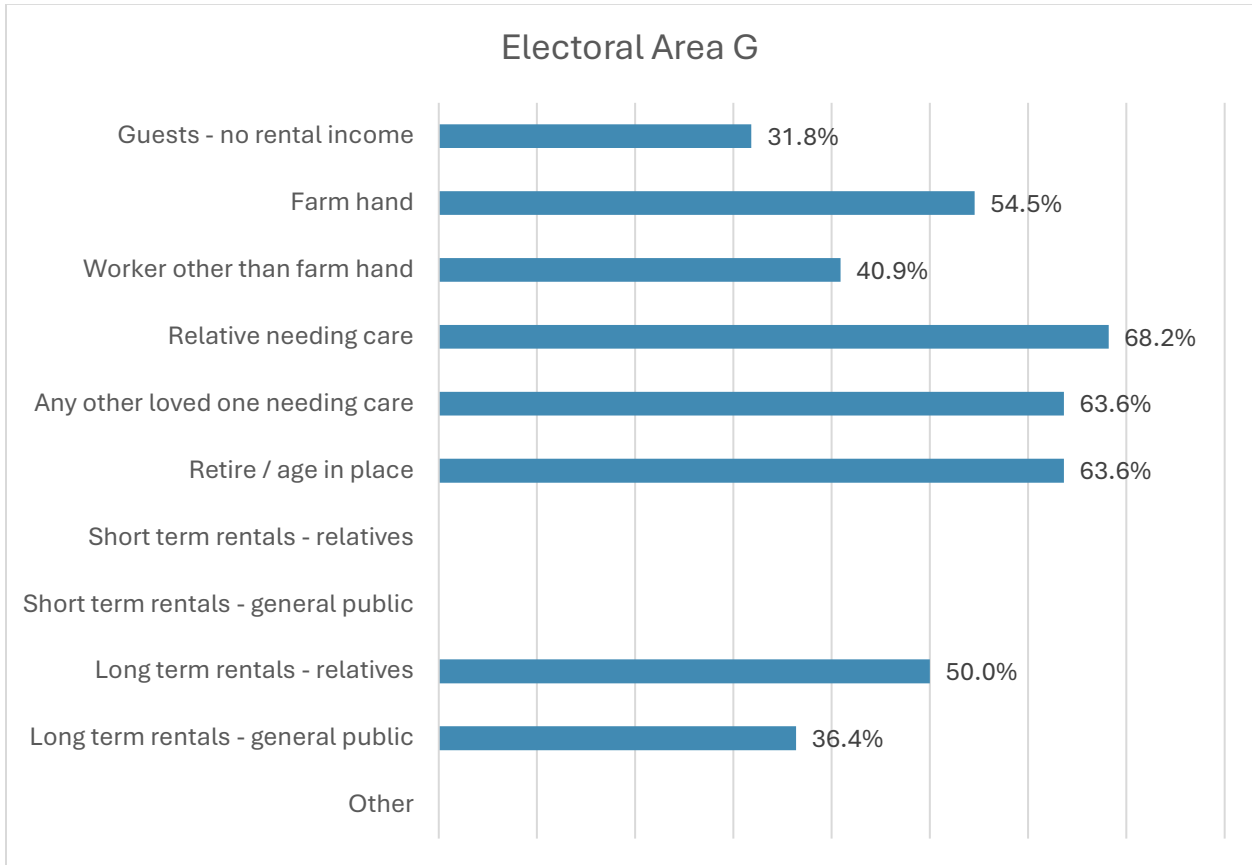
Activity 6 – Which small/additional homes do you want to be included as Accessory Dwelling Units in the bylaw changes?



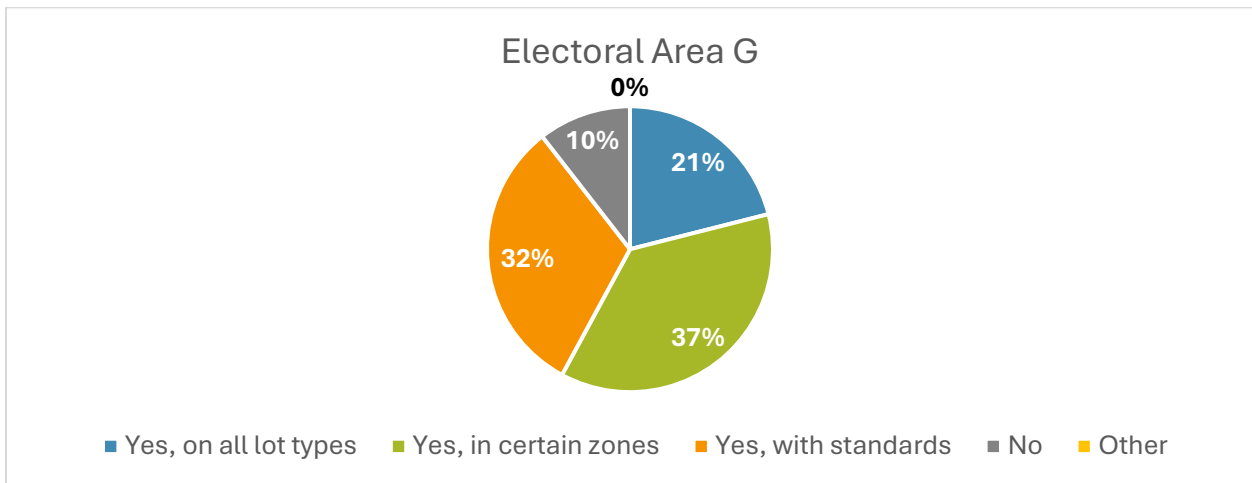
Activity 7 – What types of small/additional homes do you want on different parcel sizes?



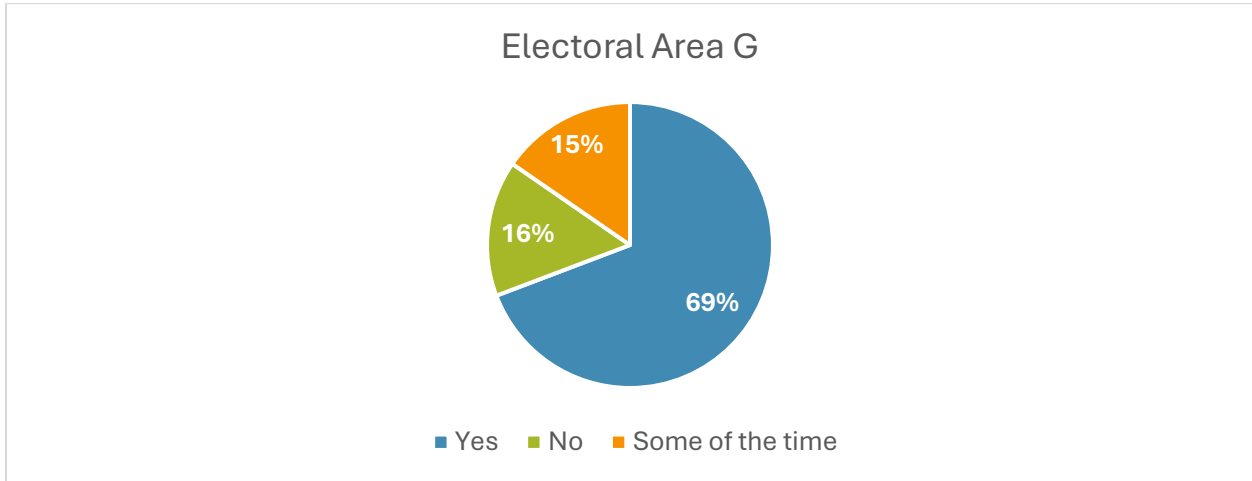
Activity 9 – How should small/additional homes be used?



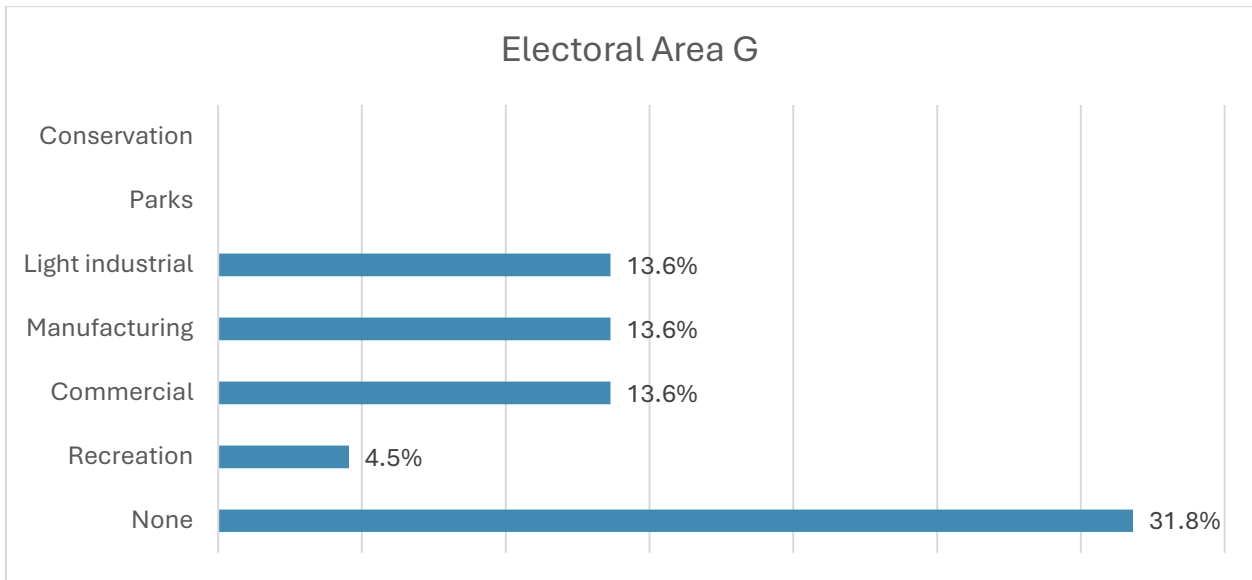
Activity 10a – Should manufactured homes be used as small/additional homes?



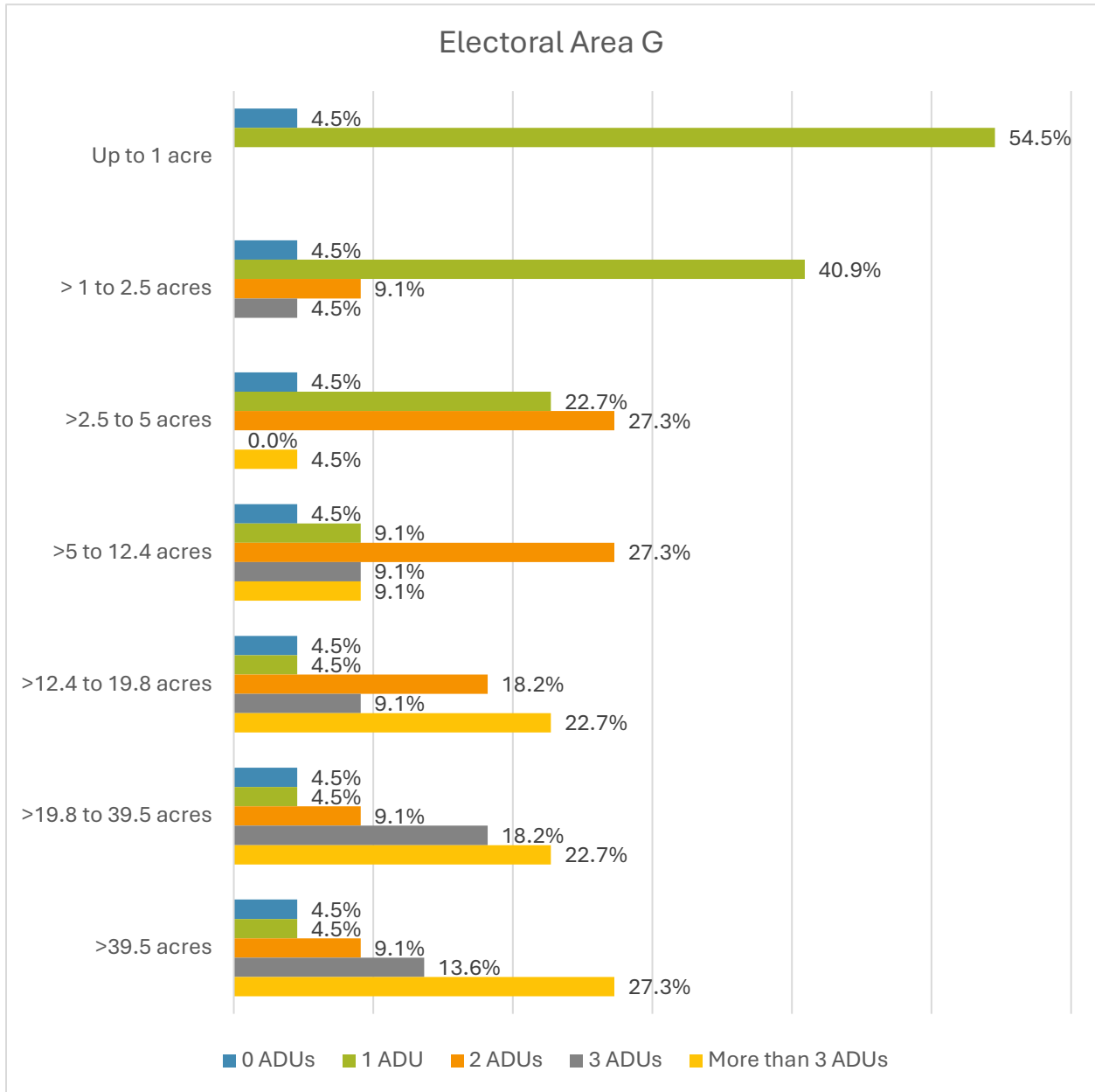
Activity 10b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?



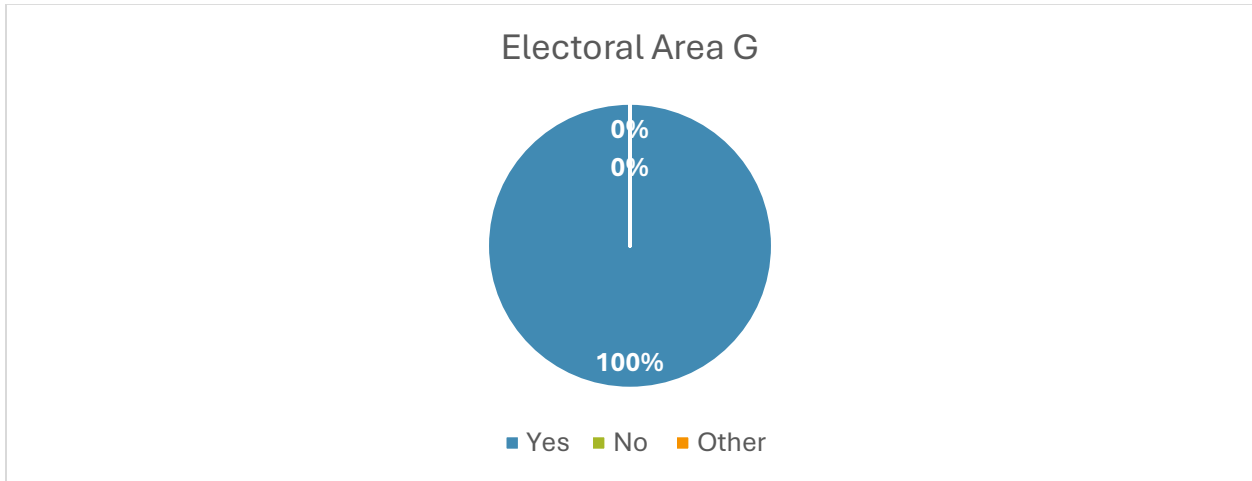
Activity 10c – A small home attached to the main building is allowed in commercial, recreation, light industrial, park, and conservation areas. Should detached small/additional homes also be allowed in these areas?



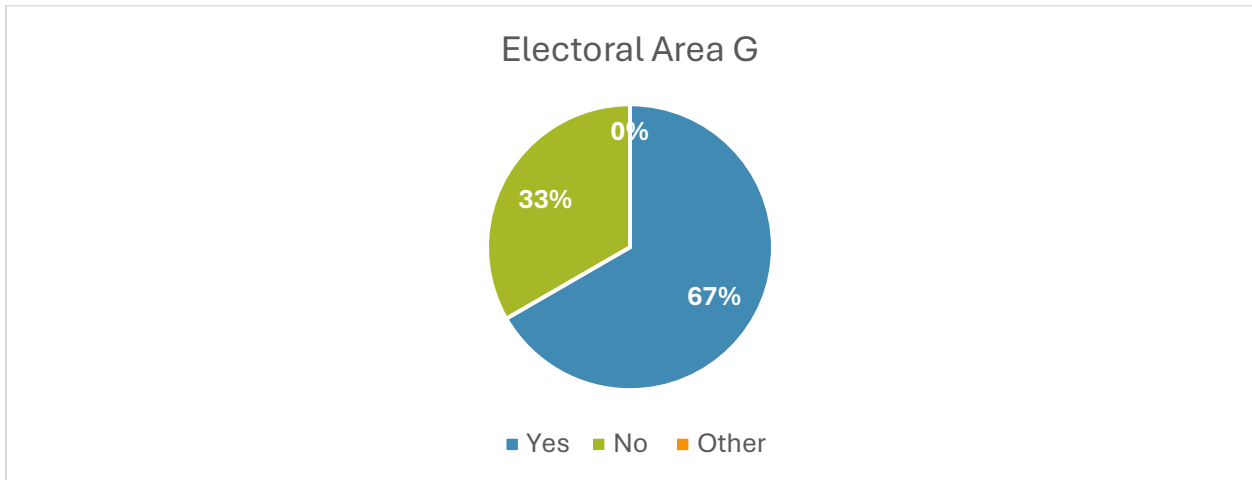
Activity 11 – What is the maximum number of small/additional homes you want on different parcel sizes?



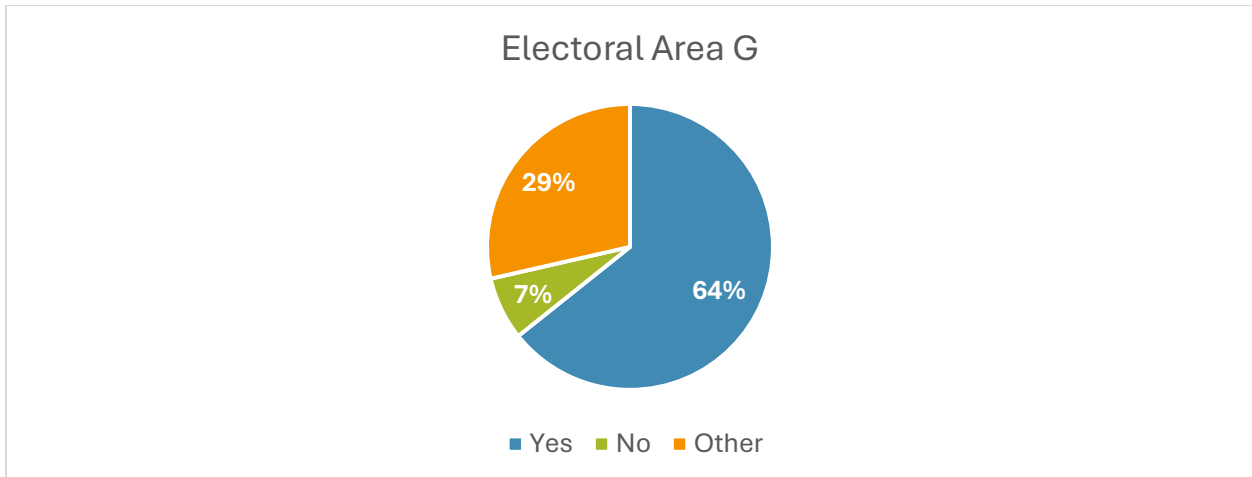
Activity 12a – Should the RDEK adopt the provincial rules for parcels within the ALR?



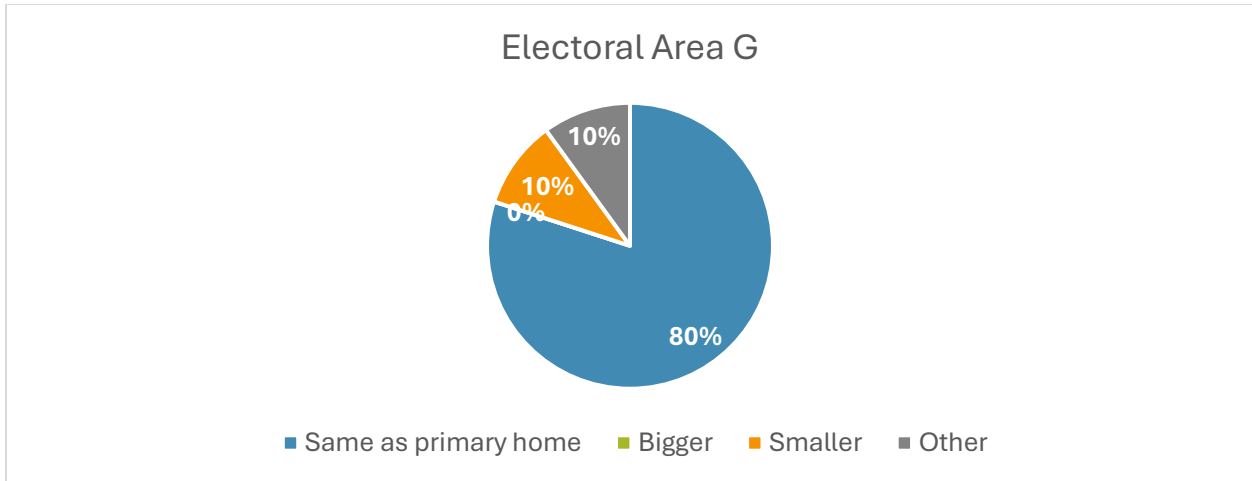
Activity 12b – Should the RDEK apply the provincial rules to parcels outside the ALR?



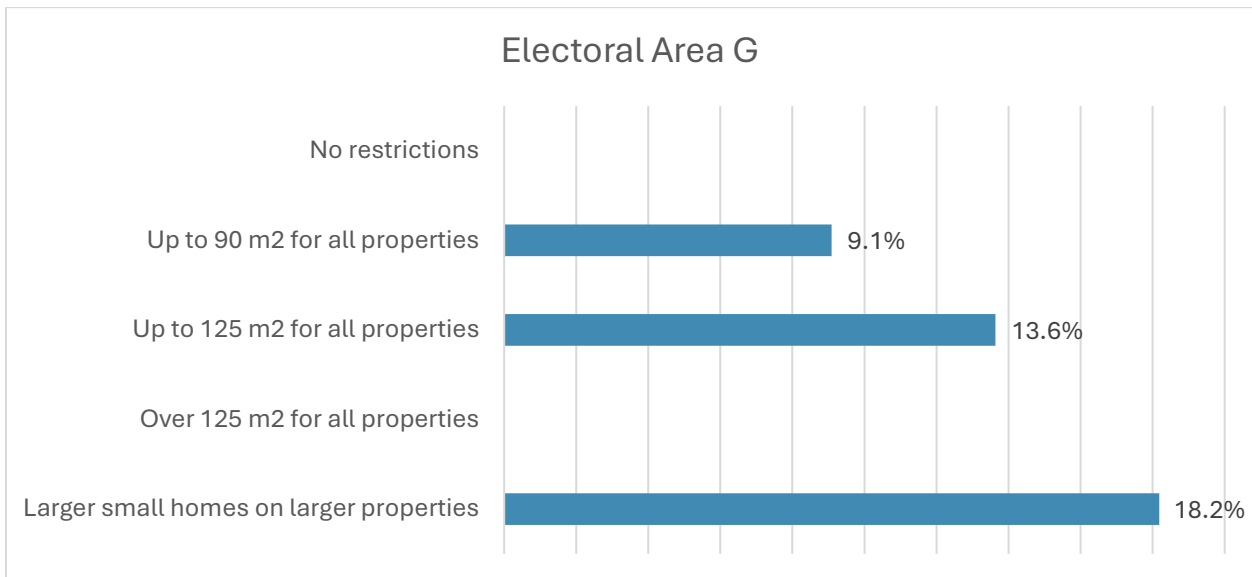
Activity 13a – Should the allowable spacing between detached small/additional homes and other buildings be larger for larger parcels?



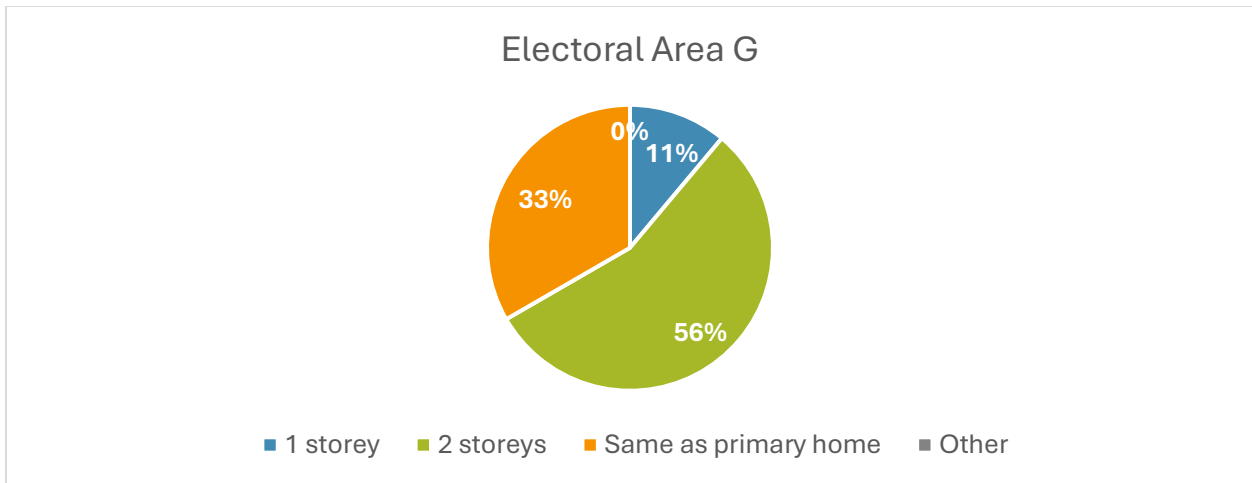
Activity 13b – How far should small/additional homes be from property lines?



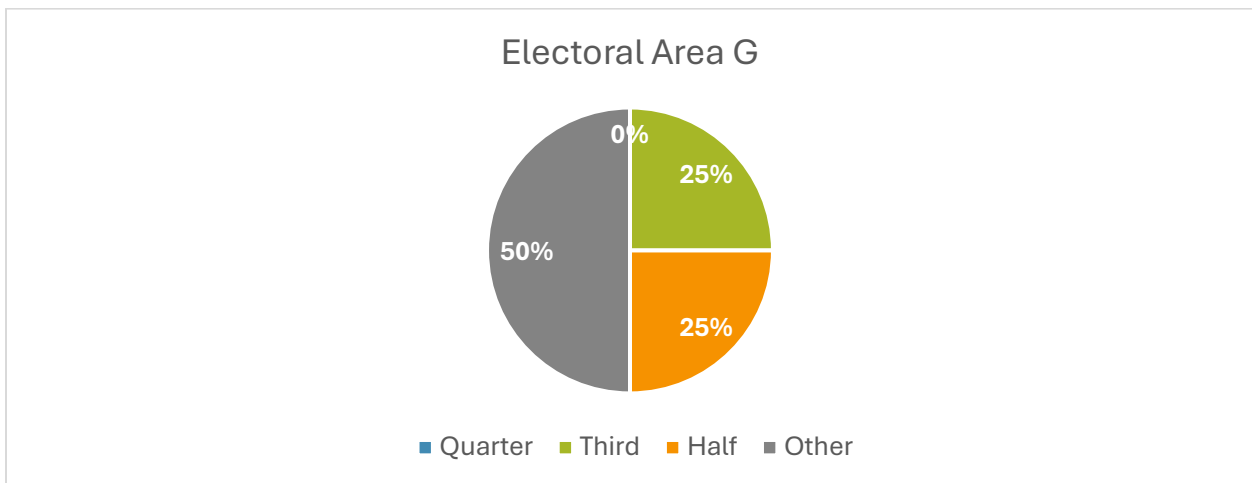
Activity 13c – What should be the maximum allowable size of detached small/additional homes?



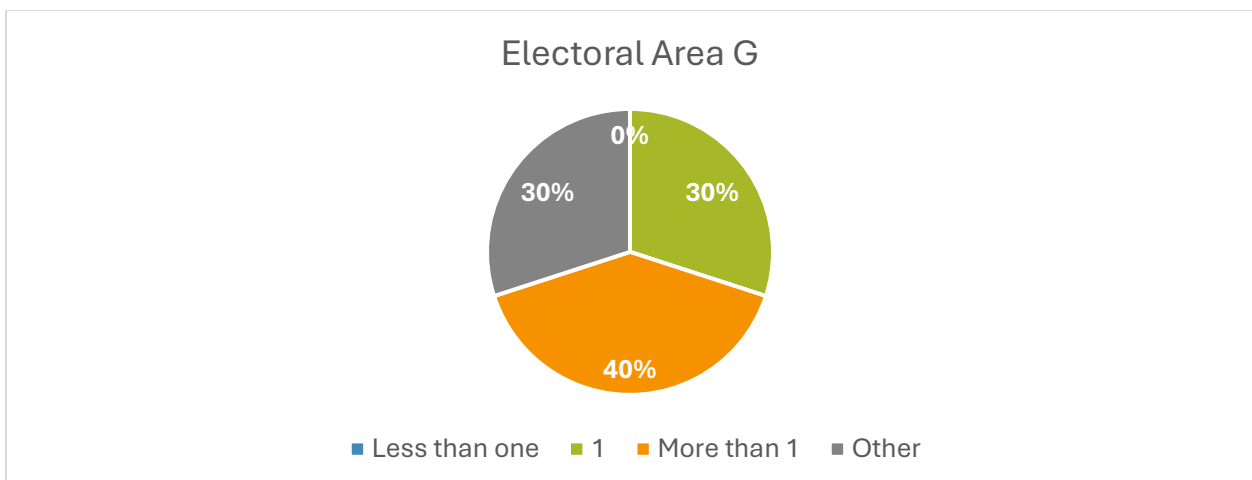
Activity 13d – What should the maximum height be for detached small/additional homes?



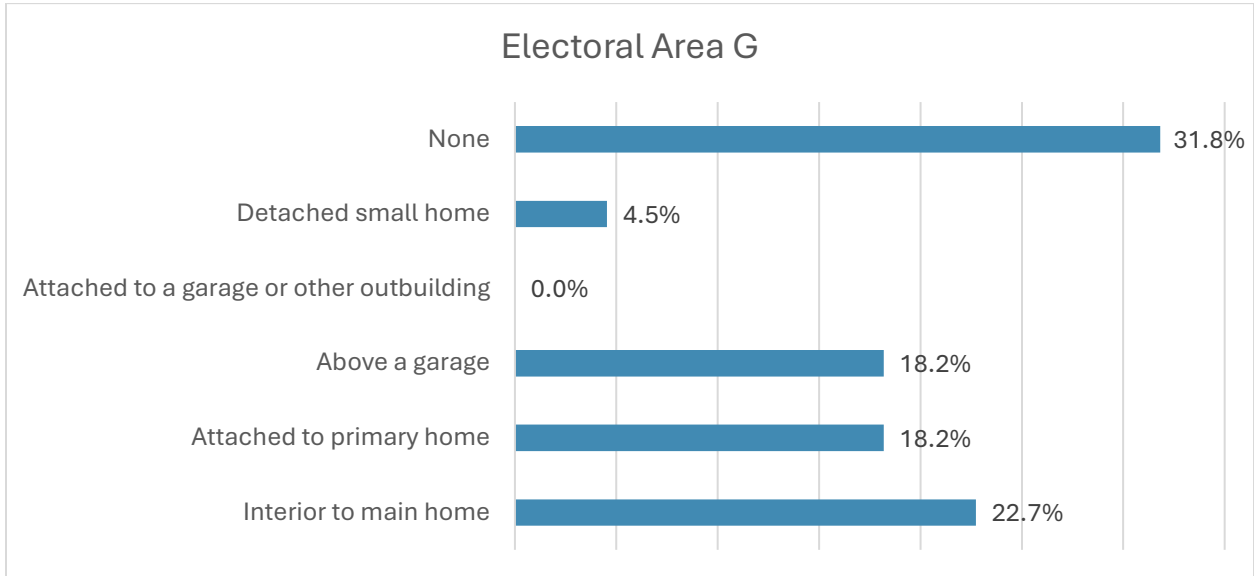
Activity 13e – How much area should all buildings, including small/additional homes, take up on a property?



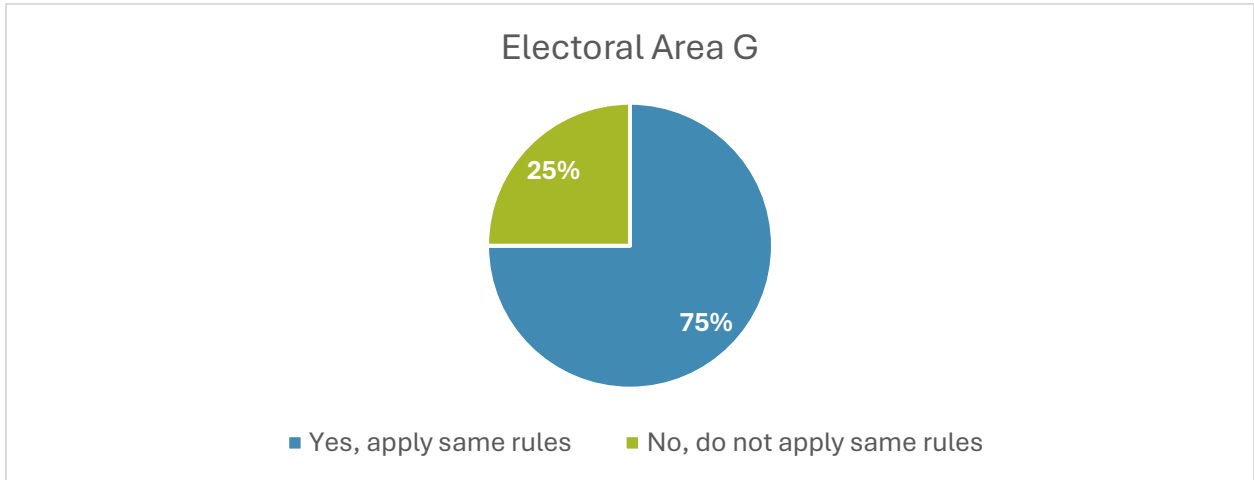
Activity 13f – How many parking spaces should be required for each small home?



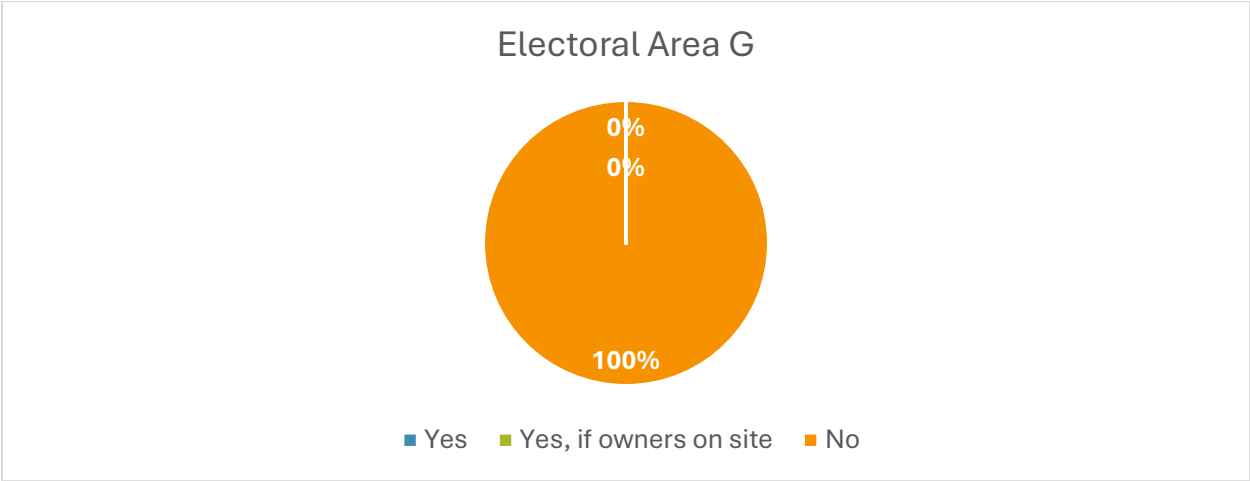
Activity 14a – What types of small/additional homes should be allowed to be used as short-term rentals?



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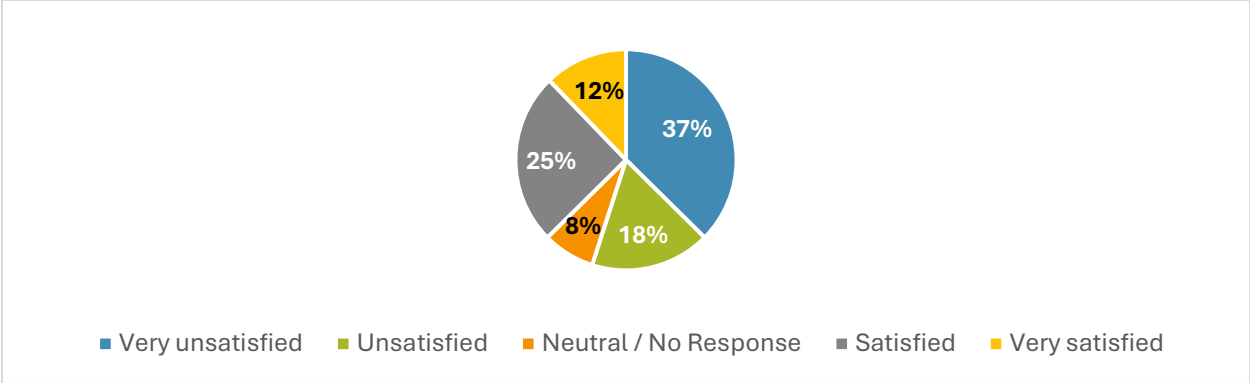
Activity 14c – Should small/additional homes be used as short-term rentals if they are outside a fire protection zone?



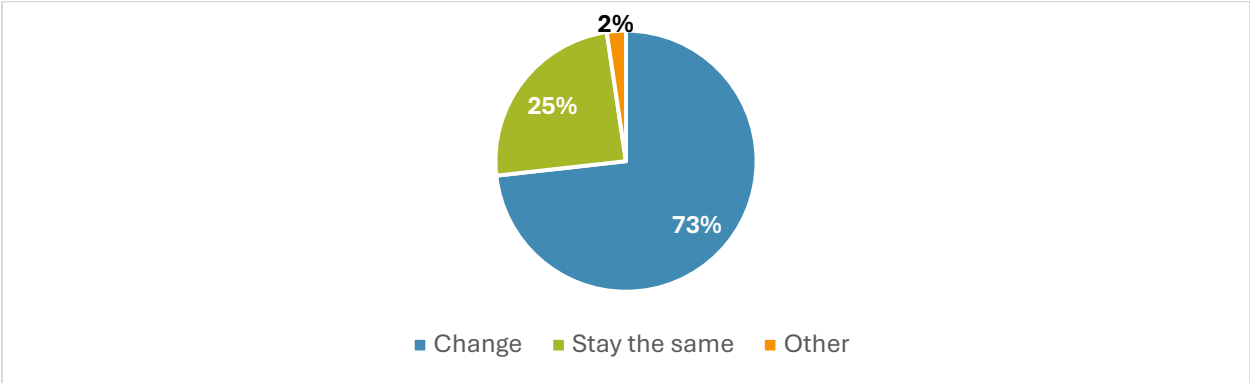
Chapter 11 – Regional District Level Results for the In-person Open Houses

Below are the results from all in-person open houses combined to show feedback at the regional district-level.

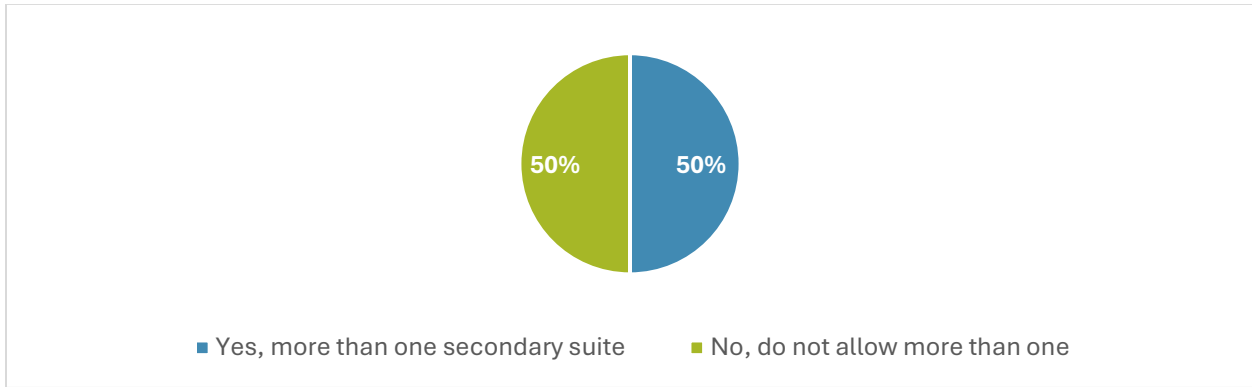
Activity 1.1 – How satisfied are you with the RDEK bylaw changes made to meet the provincial law?



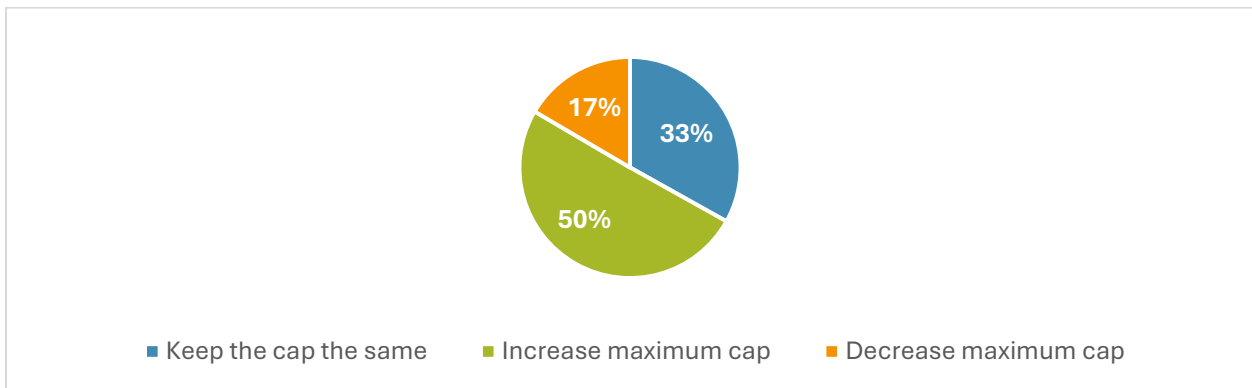
Activity 1.2 – Should the RDEK bylaws stay the same or be changed to allow more opportunities for small/additional homes?



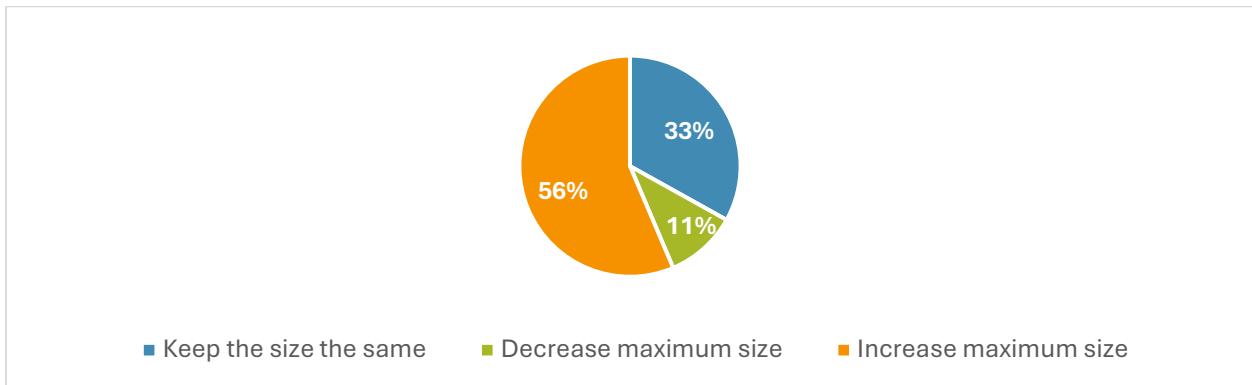
Activity 2.1 – Should more than one secondary suite be allowed on a parcel?



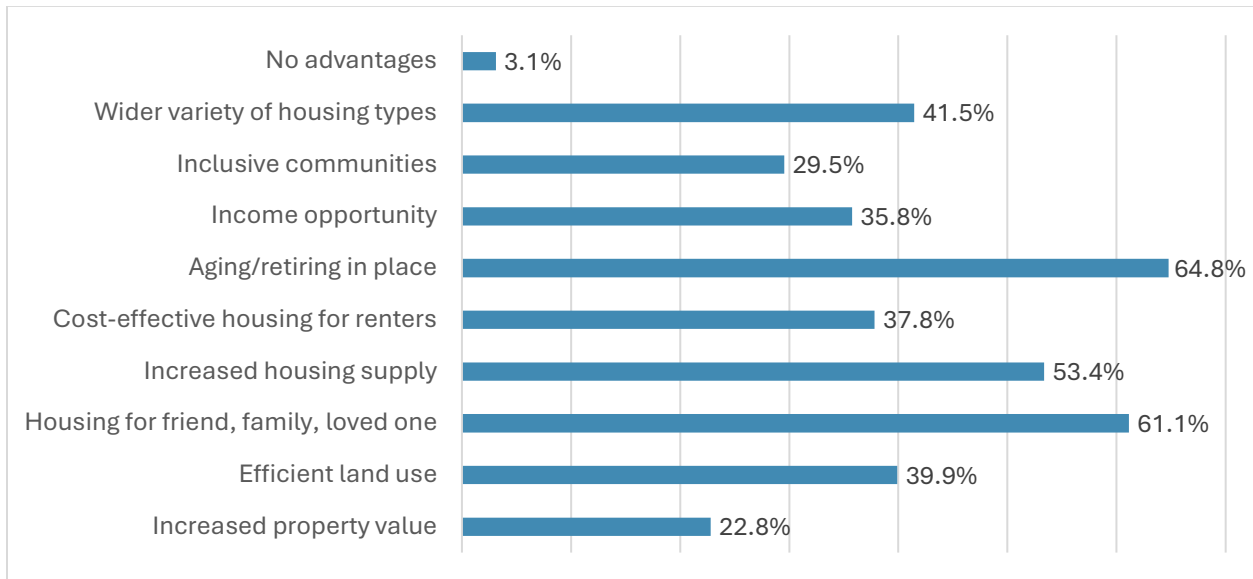
Activity 2.2 – Should the maximum cap of 49% on the size of secondary suites inside the main home be decreased, increased, or stay the same?



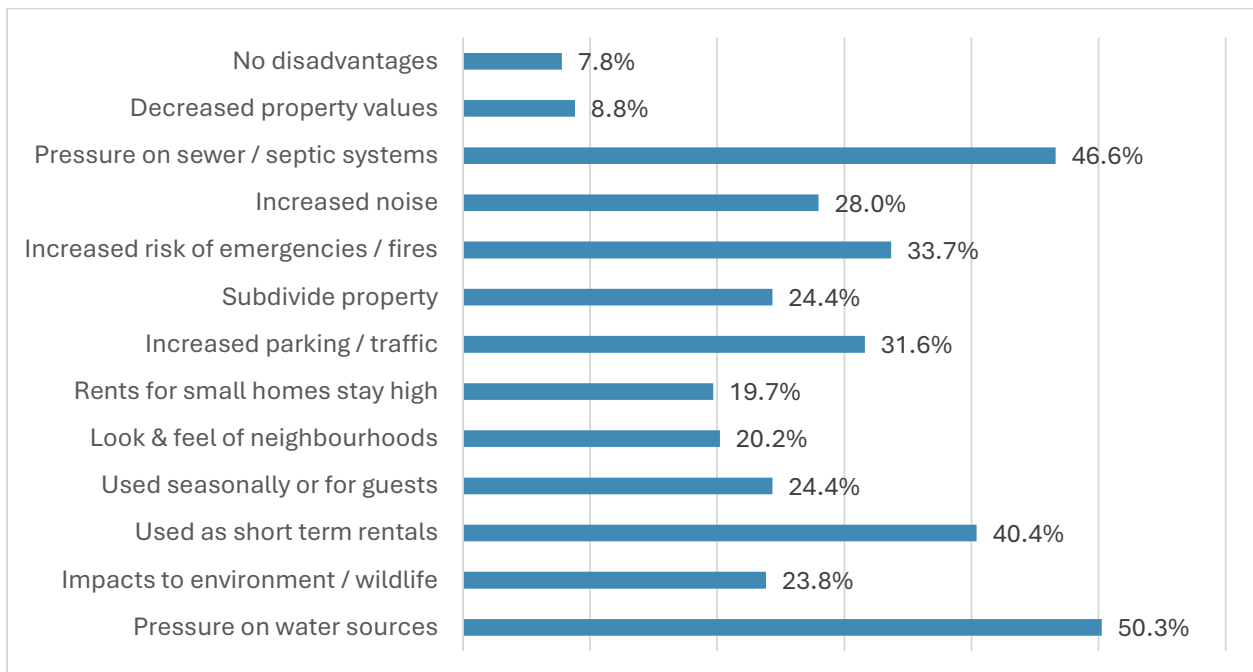
Activity 2.3 – Should the maximum size for secondary suites above garages be decreased, stay the same, or increase?



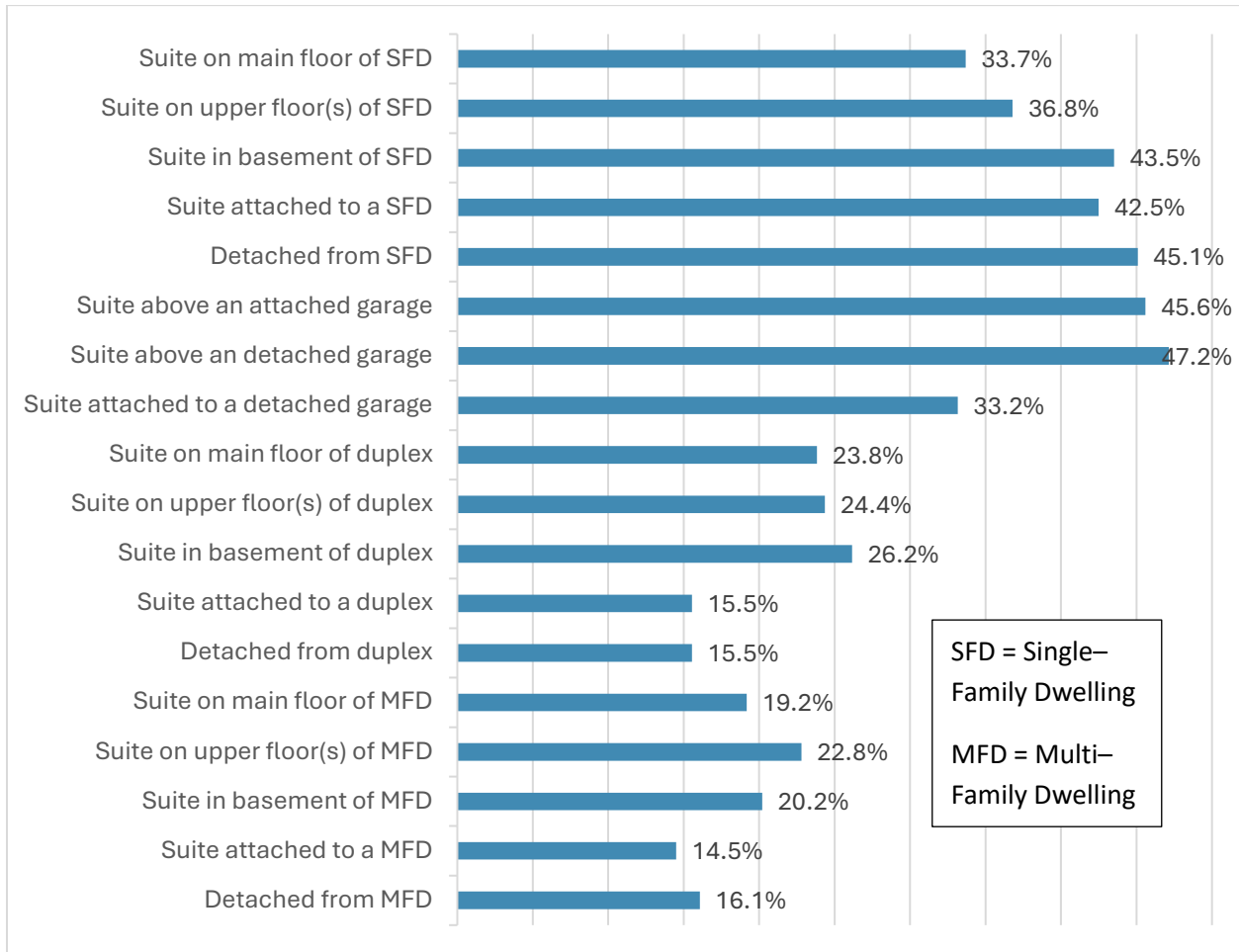
Activity 4 – What are the advantages of having small/additional homes in your community?



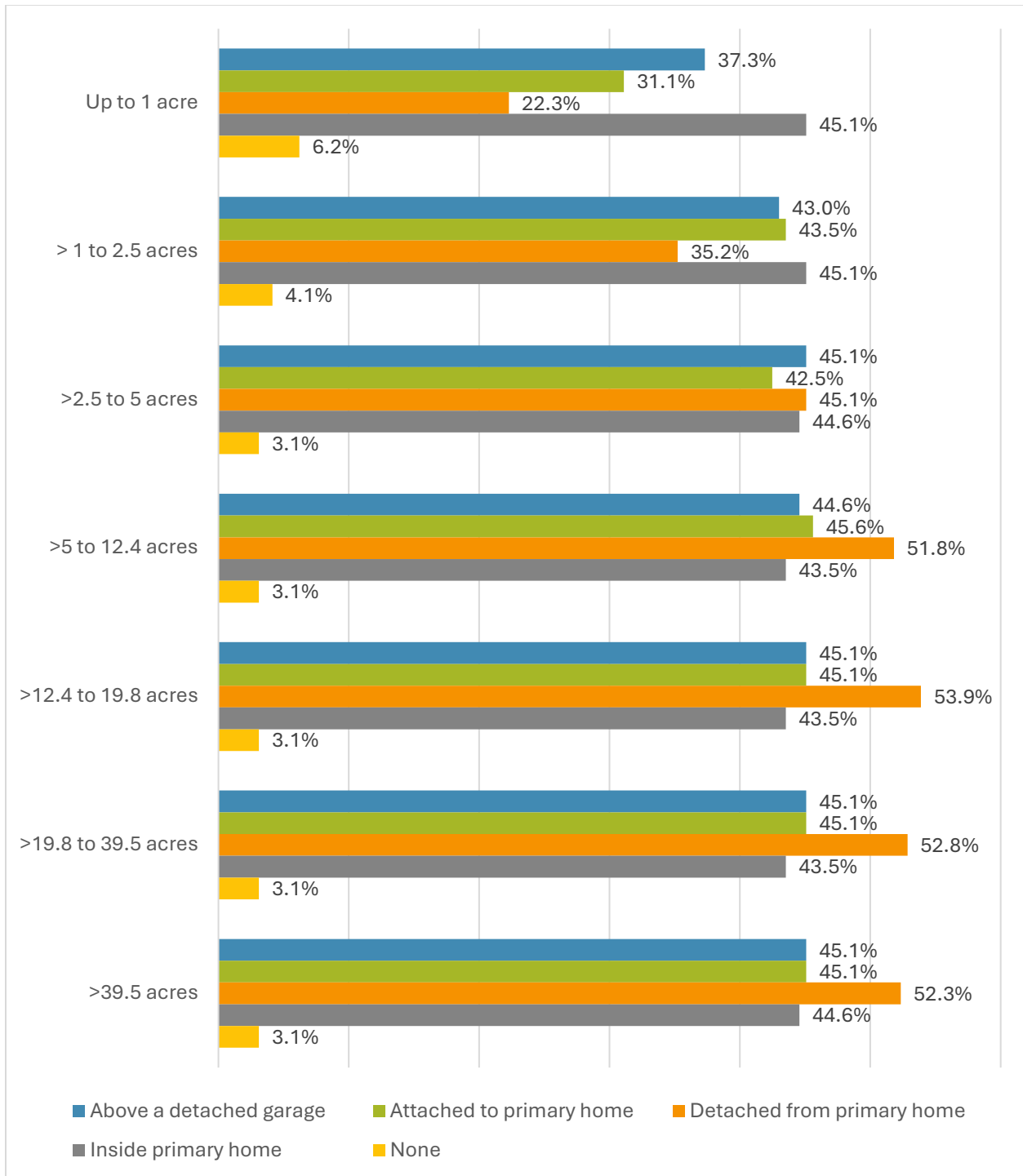
Activity 5 – What are the disadvantages of having small/additional homes in your community?



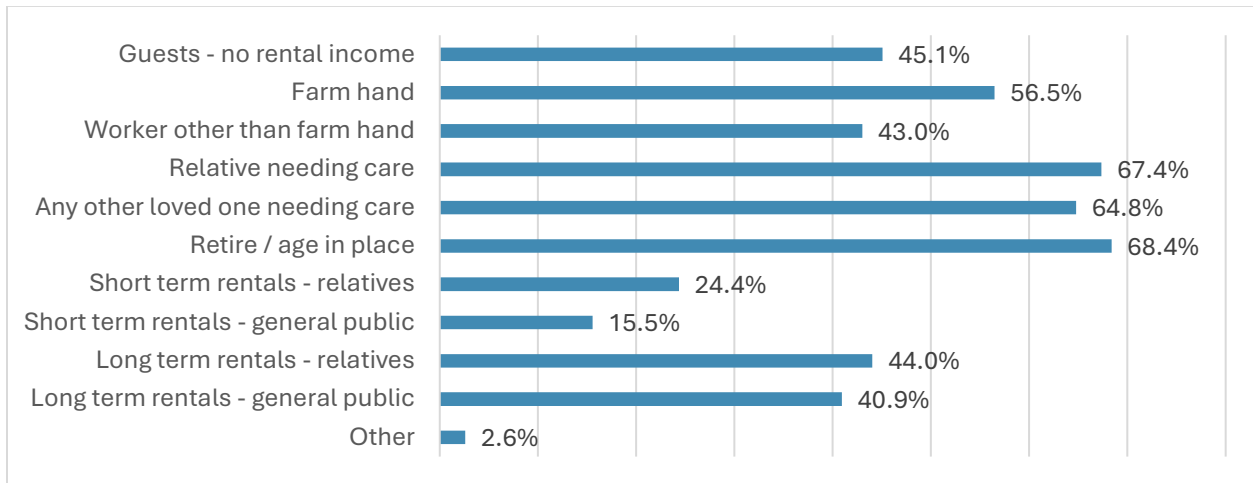
Activity 6 – Which small/additional homes do you want to be included as Accessory Dwelling Units in the bylaw changes?



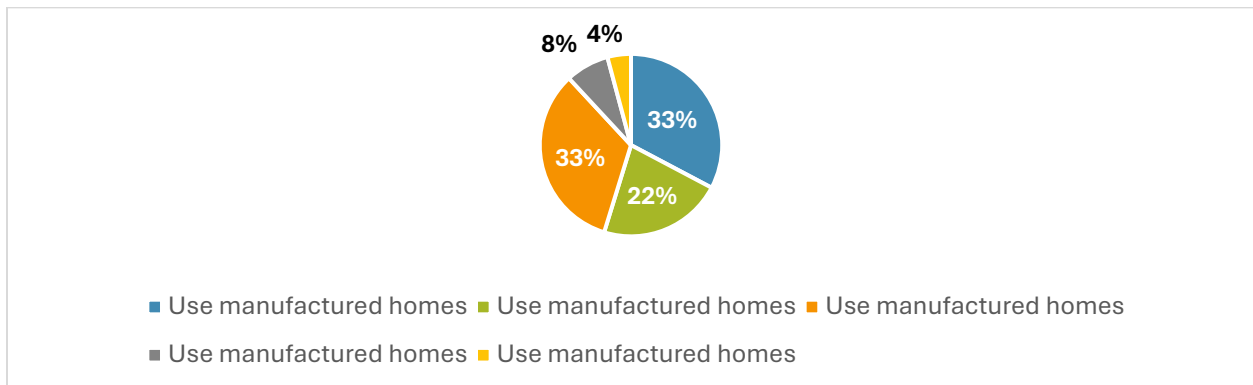
Activity 7 – What types of small/additional homes do you want on different parcel sizes?



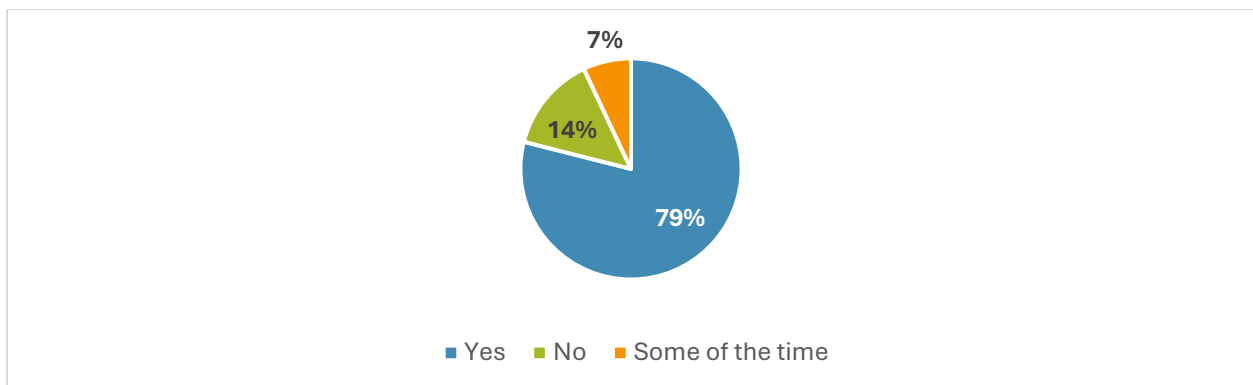
Activity 9 – How should small/additional homes be used?



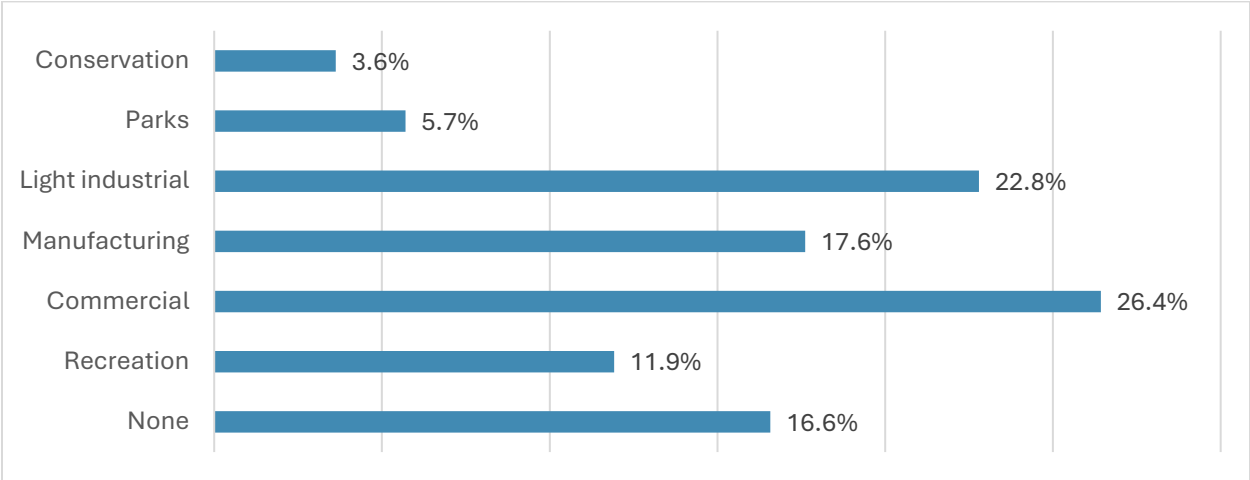
Activity 10a – Should manufactured homes be used as small/additional homes?



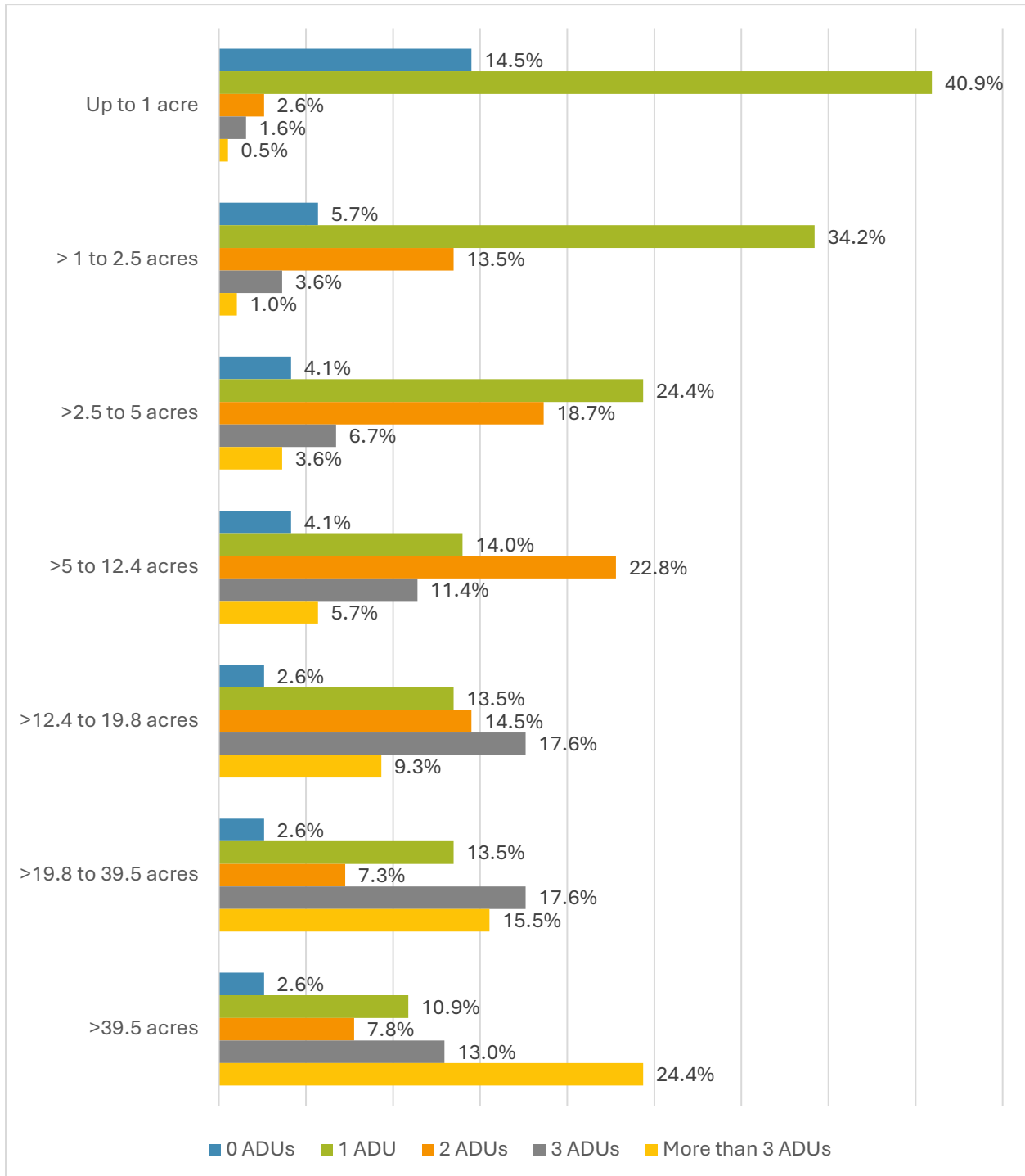
Activity 10b – Should manufactured homes used as small/additional homes be allowed to have a permanent foundation?



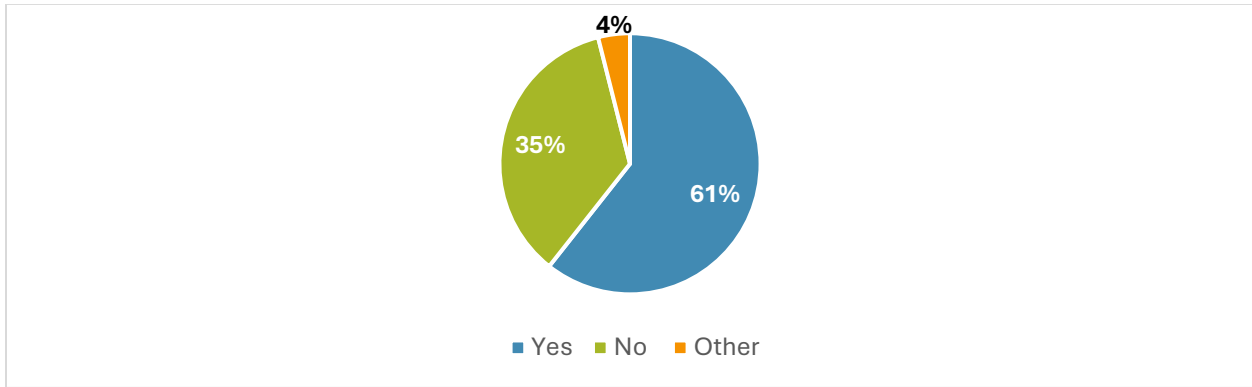
Activity 10c – A small home attached to the main building is allowed in commercial, recreation, light industrial, park, and conservation areas. Should detached small/additional homes also be allowed in these areas?



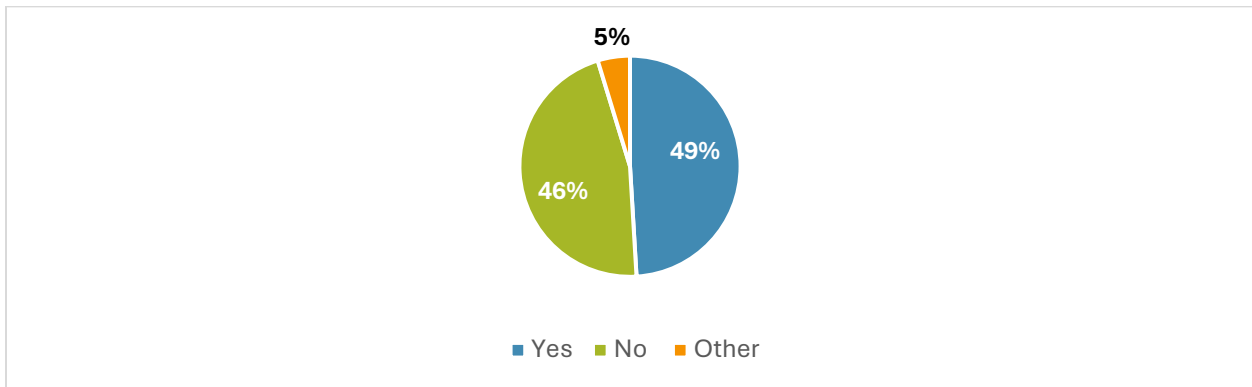
Activity 11 – What is the maximum number of small/additional homes you want on different parcel sizes?



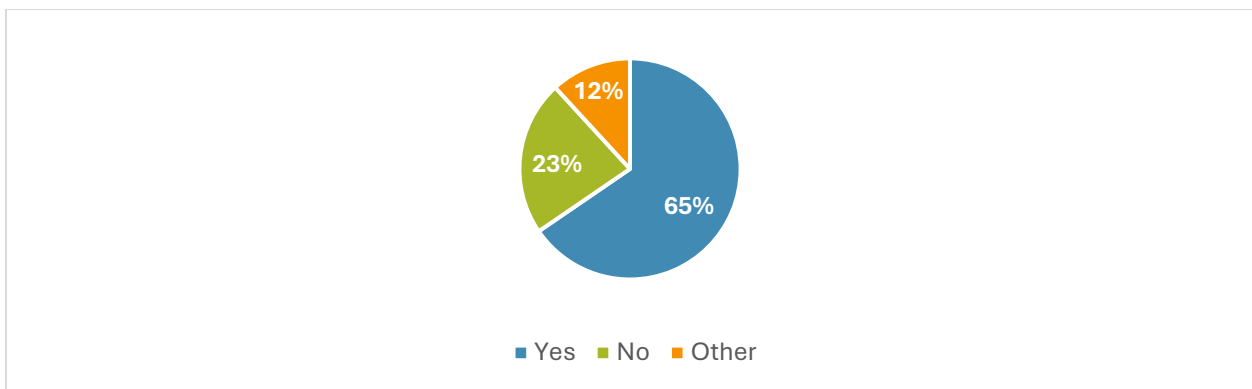
Activity 12a – Should the RDEK adopt the provincial rules for parcels within the ALR?



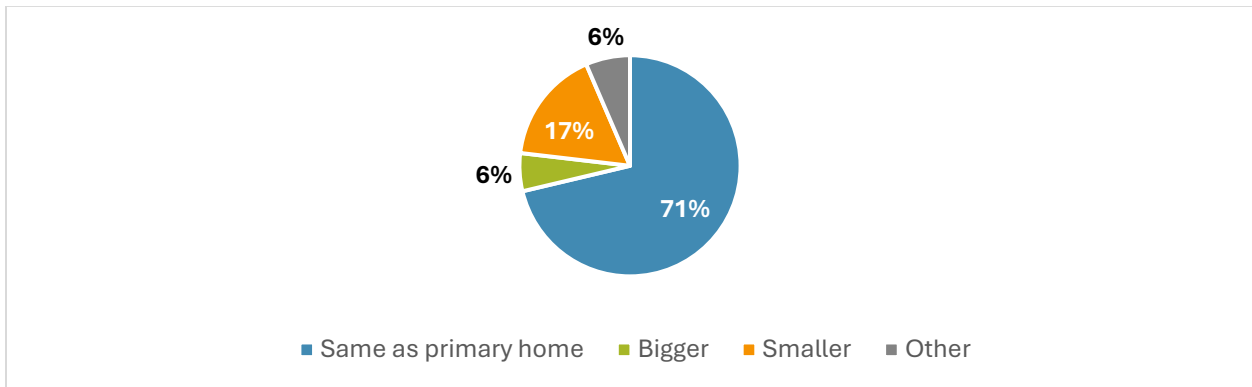
Activity 12b – Should the RDEK apply the provincial rules to parcels outside the ALR?



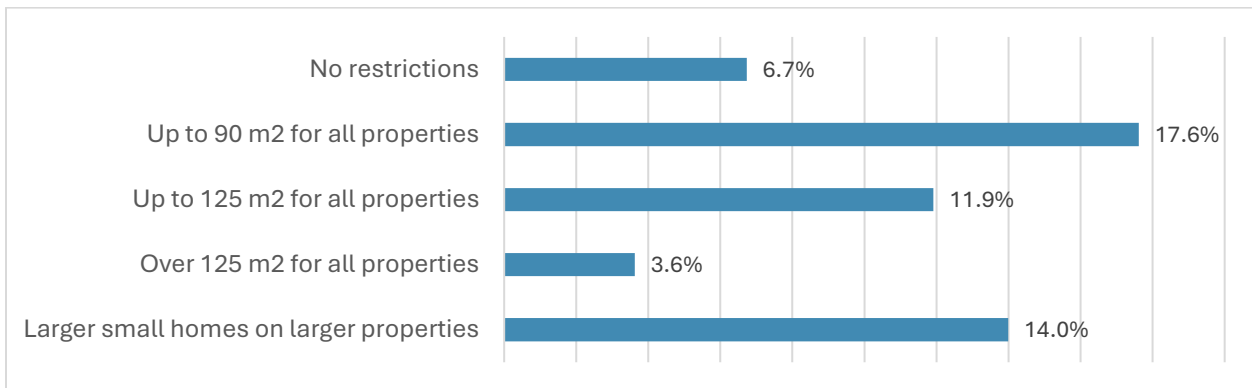
Activity 13a – Should the allowable spacing between detached small/additional homes and other buildings be larger for larger parcels?



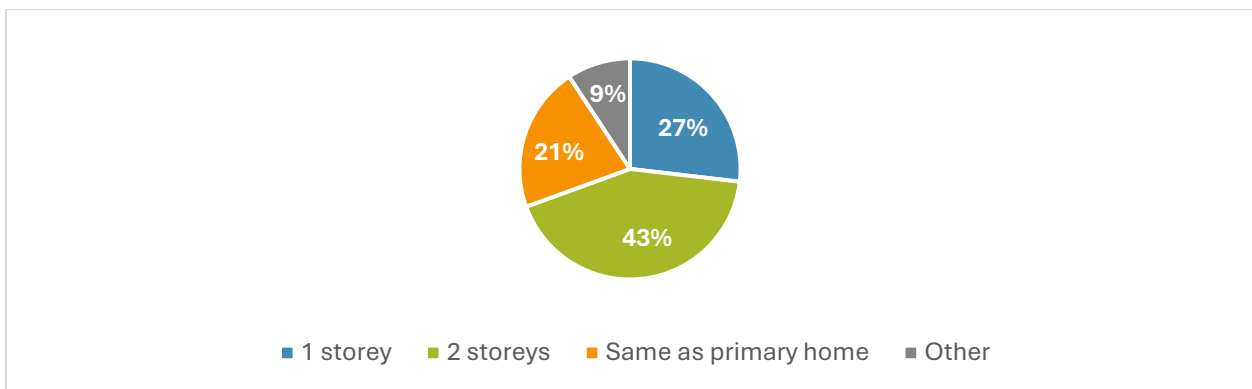
Activity 13b – How far should small/additional homes be from property lines?



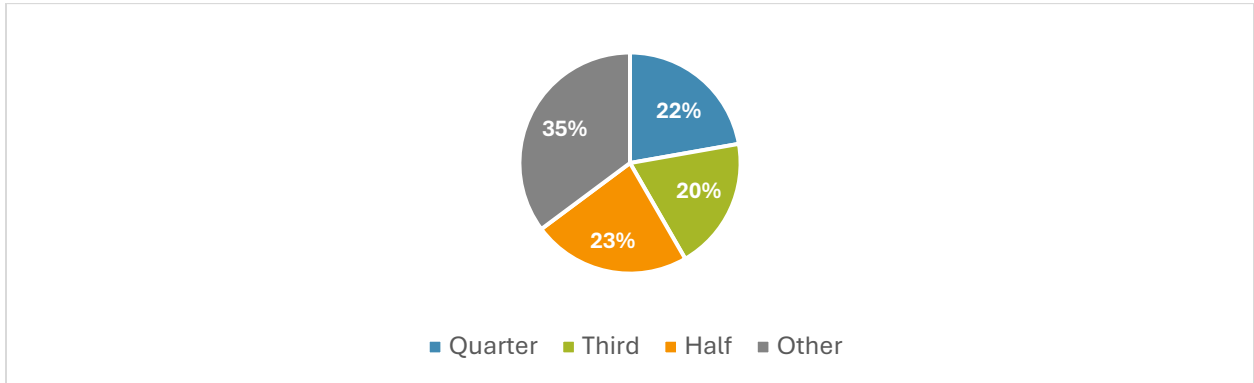
Activity 13c – What should be the maximum allowable size of detached small/additional homes?



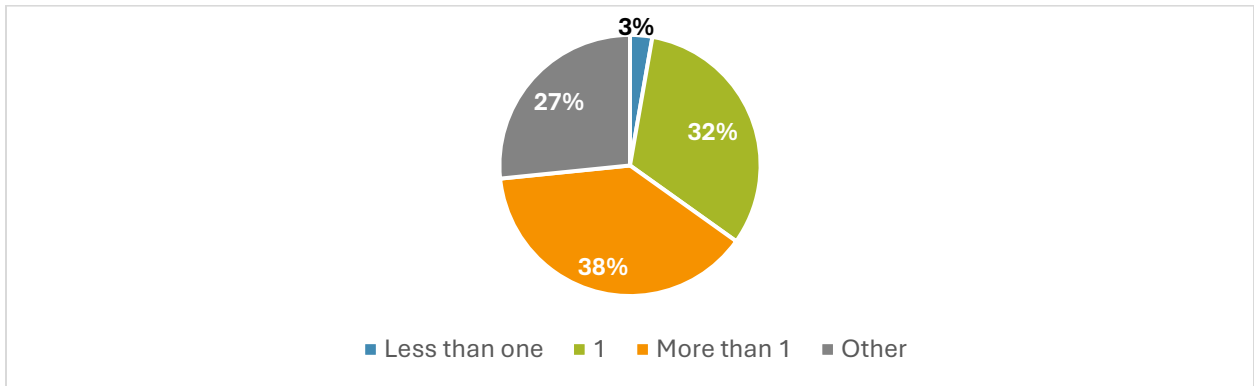
Activity 13d – What should the maximum height be for detached small/additional homes?



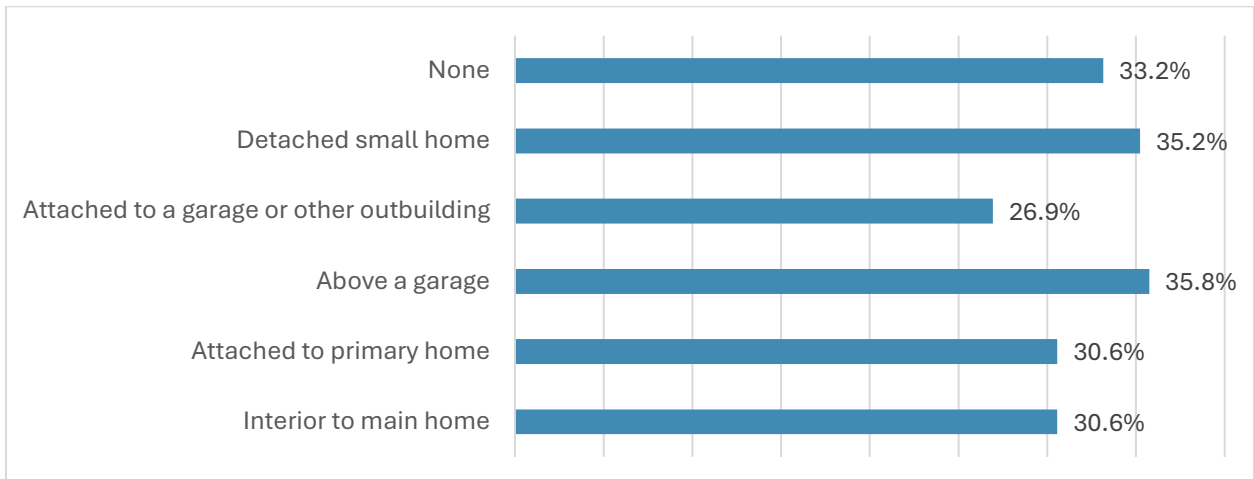
Activity 13e – How much area should all buildings, including small/additional homes, take up on a property?



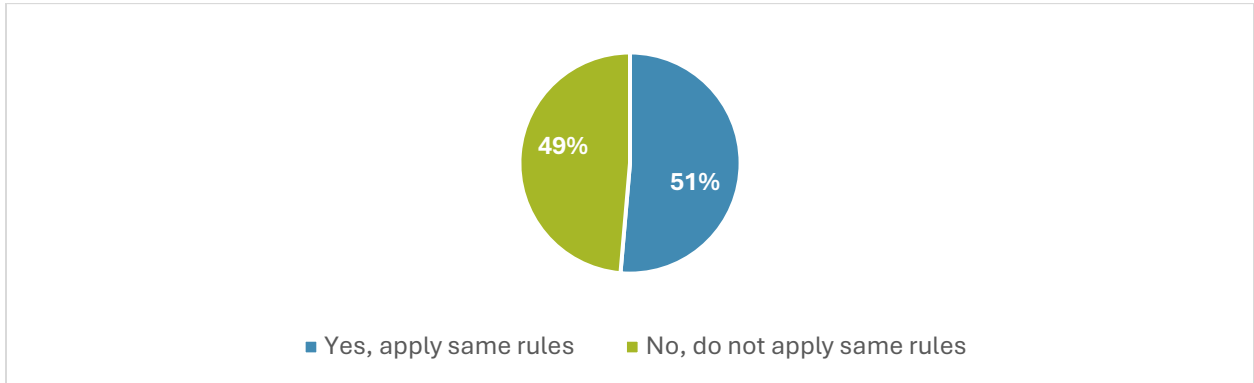
Activity 13f – How many parking spaces should be required for each small home?



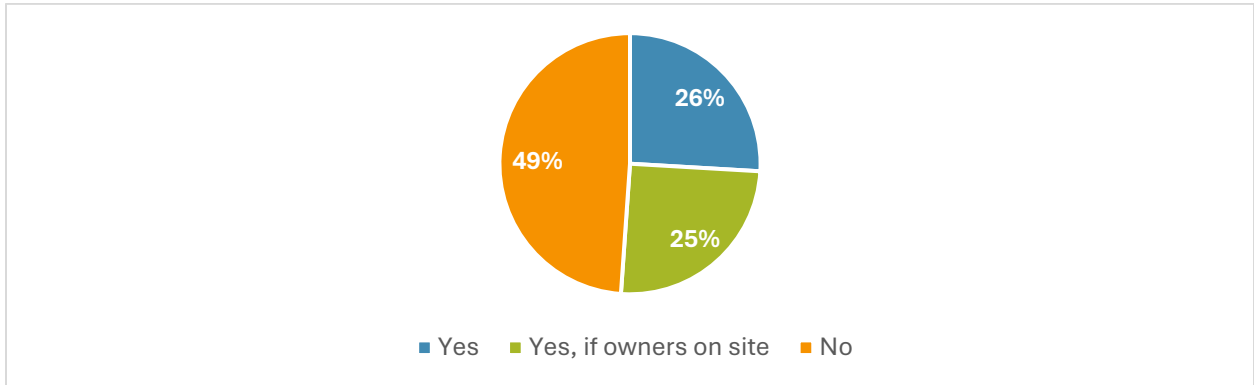
Activity 14a – What types of small/additional homes should be allowed to be used as short-term rentals?



Activity 14b – Should the same size rules be applied to small/additional homes used as short-term rentals and those used for other purposes?

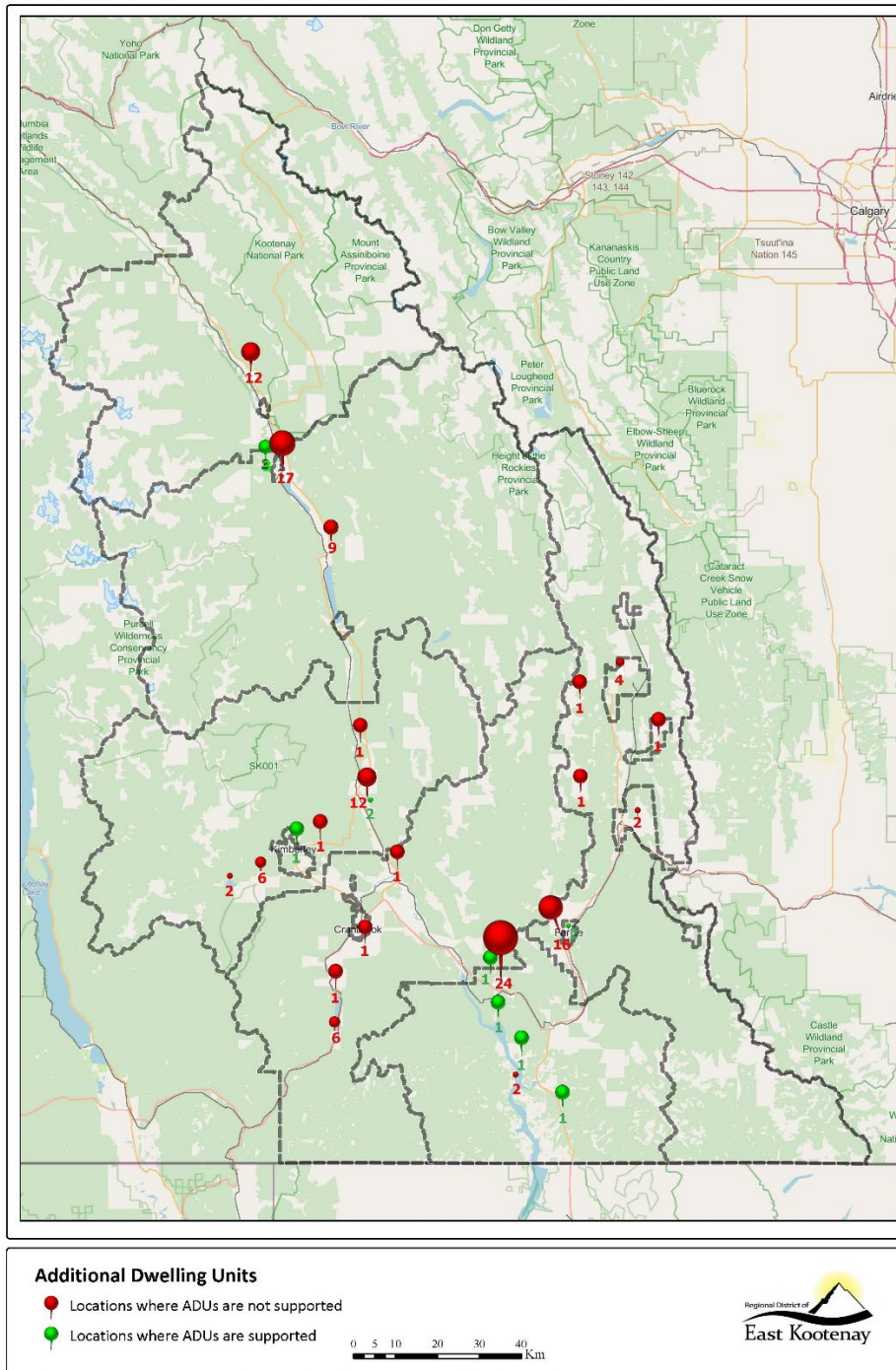


Activity 14c – Should small/additional homes be used as short-term rentals if they are outside a fire protection zone?



Chapter 12 – Locations where ADUs Are and Are Not Supported

Below is a map showing the locations where ADUs are supported and not supported by participants in the online survey and in-person open houses.



Appendix 1 – In-person Workshop Comments

A2.0 How Comments Were Recorded

Written comments collected at the in-person workshops are grouped below by topic and workshop location. The comments have been transcribed with minimal editing to remove personal information and profanity. Comments received may not reflect the views of the RDEK.

A2.1 Overarching Process Comments

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Change the term “Accessory Dwelling Unit” to “Additional Dwelling Unit.” • “Accessory Dwelling Unit” sounds awkward/unappealing and should be changed. • Recreation/vacation homes and many non-permanent residents are seen as reducing community connection because people aren’t here regularly. • Non-permanent residents of the Regional District should not be able to apply for these units. • Out-of-area/non-permanent residents are contributing significantly through volunteering to create a sense of community. • Make it clear why this matters to property owners who want to have a say. • Share information about proposed changes in advance of meetings so people are aware beforehand.
Edgewater	<ul style="list-style-type: none"> • Support for more opportunities for small/additional homes, depending on parcel size and available services. • Concern that what was presented did not address how taxes would be affected by any of the options. • Interest in measures that discourage or prevent people from buying second homes.
Jaffray	<ul style="list-style-type: none"> • Decisions should be made case-by-case on each application’s merits, rather than applying blanket rules to everyone, and any changes should still require an application and follow existing rules. • Concern about unintended impacts of broad policies, including whether this could lead to more “city-like” congestion in rural areas. • Focus on affordability: adding secondary suites/additional homes could make parcels more expensive, and there’s concern this could also shift toward strata-style arrangements where units might be sold separately. • While adding units may increase rental supply, it may not create more pathways to homeownership, which is also needed. • There wasn’t enough detail to make informed choices, and receiving too much information in one night was overwhelming. • Frustration with the open house “beads/stickers” approach to input, and a preference for a written record so people can see what was said, by whom, and what commitments were made. • Concern about being asked to “vote” quickly on future decisions when the details and outcomes are still uncertain.

Wasa	<ul style="list-style-type: none"> • Increase current housing in all areas on an incremental basis with a firm public review of those changes in about five years. The review would allow for both positive and negative effects of the incremental changes.
Windermere	<ul style="list-style-type: none"> • Satisfaction with the RDEK's response to date, and support for continuing the work by investigating additional bylaw changes to create more housing options and build on what has already started.

A2.2 Purposes of ADUs

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Support for people having more choice and flexibility to decide what works for their property and needs (including requests for fewer restrictions). • If restrictions are kept, they should be clearly justified (e.g., safety or servicing), not seen as arbitrary. • Concerns that increasing housing options could reduce the peace and quiet/rural character that long-time residents moved to the area for, and a desire to preserve that. • Ensure housing options and consider students. • Support for a more flexible approach for existing non-conforming situations, with practical solutions to come into compliance rather than a one-size-fits-all approach.
Cranbrook	<ul style="list-style-type: none"> • ADUs are needed for children that cannot afford homes
Edgewater	<ul style="list-style-type: none"> • Only for family members
Fairmont	<ul style="list-style-type: none"> • Owners need to live in the unit on the property
Hosmer	<ul style="list-style-type: none"> • Main dwellings only
Jaffray	<ul style="list-style-type: none"> • Interest in more housing options that allow families to support and house elders locally. • Strong preference for owner choice and flexibility in how a property is used, based on what is needed and what people can afford. • Support for allowing smaller homes and/or additional homes. • Opposition to more RV parks, citing strain on existing resources and increased traffic/noise, along with concerns about impacts on long-term residents. • A broader view expressed that property owners should be able to do what they want on their own land.
Wasa	<ul style="list-style-type: none"> • Need housing not only for people requiring care, but also for caregivers. • Support for allowing a wide range of uses. • Support for using additional/accessory dwelling units for family and friends, as well as employees (including farm workers). • Support for allowing units to be used for rental income where parking can be accommodated. • A need for smaller homes to house families as the local population grows.
Windermere	<ul style="list-style-type: none"> • Support for allowing additional homes to support retirement living, including the option of an additional residence on a property. • Support for longer-term stays (over 90 days) for relatives.

	<ul style="list-style-type: none"> • Support for longer-term rentals (over 90 days) when the owner is present, particularly to house workers employed in the area. • Support for multi-generational housing.
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A2.3 Disadvantages of ADUs

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Concern that increasing population density without enough local amenities could lead to overuse of natural resources and added pressure on emergency services, especially in the early stages, and a request for clear ways to mitigate these “growing pains.”
Fairmont	<ul style="list-style-type: none"> • There are no major disadvantages, but these housing options should be directed to designated development areas so they don’t devalue homes in existing zoned neighbourhoods.
Jaffray	<ul style="list-style-type: none"> • Allowing additional ADUs could be “masquerading as a subdivision.” • Potential abuses (real or perceived) • Recognition that infrastructure/service pressures (water, sewer, emergency access) are real, but could be managed • Is subdivision within established guidelines? • With regard to rentals / guidelines: owners should have latitude in how they use their property within the law. • Impacts on the look and feel/character of neighbourhoods. • Suggestion to consider a Rental Ombudsman or similar mechanism to help address high rental prices. • Are greenspace protections needed as density increases? • Concern about whether we are protecting truly arable farmland for actual agricultural production.
Wasa	<ul style="list-style-type: none"> • There are no real disadvantages, because housing is urgently needed and it should be made more feasible to create additional housing.
Windermere	<ul style="list-style-type: none"> • Concern that allowing these options could lead to subdivision-style applications that reduce rural character.

A2.4 Types of ADUs

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Property-owners should have choice and flexibility if done properly, if the site has capacity (especially water and septic), and if it can be done without environmental impacts. • Request to include detached options and allow conversions of existing buildings (e.g., in-law suites), noting affordability concerns with other ADU options. • Question/interest in allowing suites in barns and broader acceptance of various ADU forms depending on location. • No ADUs, there are already too many.

Cranbrook	<ul style="list-style-type: none"> • Concern that suites above garages are not practical for aging in place or for people with small kids due to stairs, and a preference for ground-level options. • Concern that garages may not be structurally suitable, and that structural soundness should be demonstrated if suites are allowed above/attached. • Support for allowing secondary suites above or attached to other outbuildings (including garages) as long as they meet code. • Support for allowing detached/backyard homes where they fit on the property, with detached units identified as a key preference. • Many responses indicate it depends on factors like lot size, surrounding area, and the design/size/style of the second unit. • Requests for more detail/clarity on duplex size, design standards for units attached to single-family homes, and how duplexes differ from internal suites. • One respondent noted they did not answer the short-term question.
Edgewater	<ul style="list-style-type: none"> • No concerns • General view that all options seem acceptable, including if existing setbacks are maintained. • It depends on lot size and what local services/infrastructure can accommodate. • Question about whether zoning supports multi-family uses. • Confusing.
Fairmont	<ul style="list-style-type: none"> • No ADUs • All options could work as long as they are not introduced in areas/zones that already allow multiple units.
Hosmer	<ul style="list-style-type: none"> • View that all configurations should be allowed regardless of form. • Added density should be directed to cities, with only attached small/additional homes allowed within the RDEK. • Additional units could be located within other buildings such as shops, storage buildings, or barns.
Jaffray	<ul style="list-style-type: none"> • Support for allowing detached ADUs, including the ability to have a separate secondary dwelling on a parcel. • Any variation/type of ADU should be considered, with minimal restrictions on form, especially where a detached unit is the only feasible option (e.g., for owners in a mobile home who can't add an internal suite). • Emphasis on landowner choice and flexibility, as long as health and safety requirements are met. • Preference that detached units have ground-floor access (accessibility/aging in place). • Support for suites attached to other buildings as well, not all properties have a garage. • No issues with any style as long as the site can support it (adequate water and septic capacity).
Wasa	<ul style="list-style-type: none"> • No option for respondents to indicate they do not agree with any ADUs in rural areas.

	<ul style="list-style-type: none"> • Concern that duplexes/fourplexes already create parking pressure, and adding an accessory dwelling could worsen parking; expectation that added units would be rentals rather than for existing family. • Support for allowing secondary suites above garages, not only within the main home. • View that housing families is a priority and that separate suites/detached units are needed. • View that allowing detached ADUs is largely a design/taste issue; well-designed small attached or detached buildings would not detract from neighbourhood character, and this is not something government can easily manage.
Windermere	<ul style="list-style-type: none"> • ADU options should not be limited, to maintain diversity. • No restrictions on ADU types.

A2.5 Types of ADUs by Property Size

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Support for multiple small/additional homes on larger lots, including multigenerational families sharing a lot but living in separate homes. • People should have choice and flexibility to do what works best for them. • As parcel size increases, the range/number of secondary unit options should increase.
Cranbrook	<ul style="list-style-type: none"> • Preference for limiting to one ADU per property, regardless of lot size or whether the property is in or out of the ALR. • View that ADUs inside the primary home or attached to the primary home may be appropriate on 1 acre to 19.8 acres, depending on surrounding natural area, infrastructure capacity, and community context. • Preference that the unit be located beside/attached to the garage.
Fairmont	<ul style="list-style-type: none"> • Any new development should align with existing directives while avoiding devaluation of current parcels. • Additional units should only be allowed where they are already permitted under current zoning.
Hosmer	<ul style="list-style-type: none"> • Homeowner choice in type of additional unit. • A property owner in ALR with 17 acres who cannot subdivide wants to add a separate house for family on marginally arable land.
Jaffray	<ul style="list-style-type: none"> • Interest in ensuring all property sizes have options for ground-level, accessible detached units to support aging in place, with flexibility to repurpose for growing children later. • Support for allowing options as long as they fit the environmental capacity of the property. • Emphasis that what’s appropriate depends on each situation.
Wasa	<ul style="list-style-type: none"> • There is a need to house families. Properties as small as 1 acre should be able to have suites that are separate from the main building..
Windermere	<ul style="list-style-type: none"> • Lots under ¼ acre: ADUs should only be allowed inside the existing dwelling and should not increase the number of bedrooms.

A2.6 Numbers of ADUs by Property Size

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Concern about avoiding overcrowded/poor-quality ADU outcomes (“no slums”) • Support for allowing more than one ADU on larger parcels (e.g., over 5 acres).
Edgewater	<ul style="list-style-type: none"> • More than one secondary suite on a parcel with an eye on services
Hosmer	<ul style="list-style-type: none"> • Uncertainty about expanding options on larger lots, with a preference to avoid “trailer park” style density and to limit to one unit per private property.
Jaffray	<ul style="list-style-type: none"> • Support for allowing more than three units on larger parcels, but with an overall cap; beyond a certain point subdivision should be required rather than adding multiple ADUs. • What’s allowed should be determined by safety and servicing capacity (sewer and water) and regulatory requirements. • There is a need for flexibility. • Allowances should also depend on zoning and the intended use of the ADUs. • Support for 5–19.8 acre parcels having more options where water and sewer capacity allows. • People should be able to choose provided environmental impacts are avoided.
Moyie	<ul style="list-style-type: none"> • More than three units on lots under 2.5 acres risks creating a “campground”-situation.
Wasa	<ul style="list-style-type: none"> • Support for allowing up to 2 ADUs on properties over 5 acres, and up to 3–4 dwellings over 100 acres; beyond 100 acres, allow 3+ dwellings but limit rentals to one small home regardless of acreage.
Windermere	<ul style="list-style-type: none"> • Support for development of the bylaw and a view that bedroom-count limits shouldn’t be used (e.g., two 1-bedroom units vs one 2-bedroom unit is effectively the same). • View that the number of ADUs should be based on the existing zoning and parcel size.

A2.7 Locating ADUs: Areas unsupported by participants

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Opposition to allowing ADUs/small additional homes anywhere in Electoral Area B. • Resort areas should prioritize short-term use while towns focus on long-term housing; short-term rentals are driving many rental issues. • Support for multiple homes for multigenerational/family use. • Preference for European-model: concentrate population and development in urban areas and “leave the rest” less developed. • Prohibit small/additional homes in key wildlife corridors and recreation areas (e.g., Waldo Cove Park, Kikomun Creek Park) and in Kooconusa camping-restricted areas.

	<ul style="list-style-type: none"> • Concern about hunting safety at Kikomun Creek Park (used by children and pets) - hunting/zoning issues should be addressed before expanding ADUs. • Common areas like Timber Ridge cannot handle increased volume (people, vehicles, water demand, boats). • Information on the portion of Baynes Lake that is within a fire protection zone is needed.
Cranbrook	<ul style="list-style-type: none"> • Request for Ha Ha Creek Road to be limited to one ADU per property. • Ha Ha Creek Road (east of Bednorski Lake) - water supply is already over-subscribed, with overuse and residential wells running dry in late summer. • Concern about Wilks & Kahn having single-egress access. • Well water availability is already strained in Wilks & Kahn (50+ residences, very deep wells). • Water-supply concerns for the Spruceland subdivision. • Increasing pressure and damage on nearby Crown land from motorized use. • Concern about impacts on wildlife in the area (observations of black/grizzly bears, cougar, elk in Wilks & Kahn, Spruceland, and 6 Mile). • Suites attached/detached from duplexes and multi-family housing are not allowed on ski hills.
Edgewater	<ul style="list-style-type: none"> • Objection to framing key habitats as “wildlife corridors,” arguing these are globally significant wilderness areas and that human development should be more constrained. • Call to adopt a “Commons” approach in planning to prevent privatization of viewscales and waterfront/ski routes (e.g., docks blocking shoreline access), citing loss of public access and inequity (including impacts to places like the Baptiste Lake ski trail area). • ADUs/small additional homes should not be permitted anywhere in Edgewater. • ADUs/small additional homes should not be allowed in areas with potential landslide risk. • For parcels under 1 ha without sewer, support allowing development only where the site can support septic. • Request to protect open/public open spaces for recreation (e.g., keeping the Spur Valley to Radium east-side corridor public). • Support for a minimum lot size of 100’ x 100’ lot size before allowing a secondary suite.
Fairmont	<ul style="list-style-type: none"> • No ADUs in Fairmont due to limited water and sewer capacity. • No ADUs on lots that are 100’ x 50’ or smaller. • While ADUs have many advantages, they should require a new zone designation and not be permitted within existing single-family-only (R1) zoning
Hosmer	<ul style="list-style-type: none"> • Support for the provincial guideline that properties under 2.5 acres without sewer service should be limited to suites within the main house, and in hazard areas and other constrained locations (e.g., limited parking, low groundwater conditions, and wildlife corridor areas). • Small/additional homes should not be permitted at Fernie Alpine Resort because it functions like an urban area with very small lots, limited parking, and roads that are already unsafe.

<p>Jaffray</p>	<ul style="list-style-type: none"> • Emphasis on individual rights and personal choice in housing size/type and appearance (e.g., smaller homes for singles or seniors aging in place; larger homes for big families; colour/design as personal expression), balanced with acknowledgement that property rights don't override public health (e.g., sewer placement cannot threaten a neighbour's well). • Opposition to allowing small/additional homes on parcels under 1 acre. • Concern about permitting additional homes around Tie Lake and Rosen Lake due to site constraints and existing pressure (e.g., low water table at Tie Lake; tight/limited parking; lakes already heavily used). • View that these lake areas already experience summer overuse and density-related impacts, increasing strain on services and resources (e.g., 911/fire, ambulance, policing, wildlife impacts, water impacts, and quality-of-life issues from loud recreational vehicles such as dirt bikes, quads, and boats). • Any area with water or drainage limitations should be restricted from additional dwellings. • The region already has significant population/resource strain and high land prices, and does not need more RV-park development. • Focus new dwellings on vacant land rather than adding additional dwellings on already established/settled lands.
<p>Moyie</p>	<ul style="list-style-type: none"> • Opposition to ADUs on lakefront properties as they are already very busy (e.g., boat traffic) and adding more residents would negatively impact the environment. • Support for considering ADUs in the Moyie Townsite because it has existing services and amenities (e.g., facilities, bus routes, a store, and other amenities). • Moyie Townsite has no room/capacity for additional homes.
<p>Wasa</p>	<ul style="list-style-type: none"> • Rural parcels should not be further intensified/diminished; increased housing should be directed to cities. • The SHIM for Wasa Lake (Lake Management Planning) should be considered in decision-making about ADUs/density. • Lakefront parcels should have a higher level of oversight, including requirements/verification for up-to-date septic systems and attention to well locations. • For parcels bordering waterways, Interior Health (IH) and RDEK should use a more integrated, information-sharing approach. • Density on lake parcels shouldn't be increased through ADUs? • Opposition to allowing ADUs in rural areas; it creates too much for regional districts to manage. • Lakefront areas should remain more exclusive with larger-lot, larger-home patterns (for aesthetics and utilities) rather than adding smaller homes. • If a lakefront property is less than 1 acre, ADUs should not be allowed on that lakefront property. • Opposition to any additional secondary suites on lakefront property due to septic capacity/impact concerns. • Strong concern about lakefront densification at Wasa.
<p>Windermere</p>	<ul style="list-style-type: none"> • Properties along Swansea Road should be allowed to have backyard units (ADUs).

	<ul style="list-style-type: none"> • Change the trailer rule so small/additional homes on wheels are allowed. • Concern about widespread ADU uptake in subdivisions, particularly where most lots are under 1 acre (i.e., not wanting every property to add an ADU). • ADUs/small additional homes should not be allowed in Timber Ridge due to no sewer system / reliance on septic. • ADUs increase density in ways that negatively affect FireSmart activities, neighbourhood density/character, and lake access (e.g., more boats on an already overcrowded lake). • Protect wildlife corridors. • The RDEK should fully adopt the provincial guideline that on parcels under 2.5 acres without RDEK sewer service, only suites inside the main home (not detached units) are allowed.
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A2.8 Locating ADUs: Services & Utilities Considerations

Open House Location	Input Received
Cranbrook	<ul style="list-style-type: none"> • Concern about water availability, including added stress on neighbourhood wells. • Any ADU/small additional home approach should account for local capacity and impacts, including roads, services, schools, green spaces, density, water, and community will. • Protect and plan for key community assets and constraints, including schools, parks, hospitals, water protection, and ALR areas.
Edgewater	<ul style="list-style-type: none"> • When building new units existing onsite septic and water systems that do not meet today’s standards should not be used. • Infrastructure should not be “grandfathered” when adding new units, and should be required to meet current standards. • Ongoing concern that water capacity/availability is always a major issue.
Fairmont	<ul style="list-style-type: none"> • Water pressure and capacity are concerns, and the impacts if there are more users online. • Concern about water restrictions in Fairmont and what they indicate about water capacity.
Jaffray	<ul style="list-style-type: none"> • Water resources/water supply may be an issue, and decisions depend on available resources. • Water resources (including availability for domestic wells) should be assessed before approving ADUs. • ADUs (along with the primary dwelling) are dependent on water and sewer capabilities, and should be subject to water and sewer capacity and access. • Some areas already have water issues; adding more dwellings to already problematic areas may not be realistic. Septic is also an issue. • Additional dwellings should fit with the environmental capacity of the property, and what is allowed should be determined case-by-case. • If water is scarce, there should be no additional homes at all. • Pressures on septic and potable water supplies could be addressed by allowing trucked water and sewer services; trucked services are used in many communities in Canada and are safe under proper regulation.

	<ul style="list-style-type: none"> • Adequate water and sewage should align with lot size.
Moyie	<ul style="list-style-type: none"> • Key considerations are certainty of groundwater availability and suitable soils for septic systems.
Wasa	<ul style="list-style-type: none"> • ADUs will not affect water because most rural areas have their own wells and septic systems. • ADU rules need to be different in areas where there are no services.
Windermere	<ul style="list-style-type: none"> • Main concern with ADUs is water and sewer infrastructure, for example, two proposed developments in Windermere: should these types of developments not require sewer hook-up? If sewer hook-up is required, then all of Windermere should be phased in with sewer. • Too much septic use will affect the lake.

A2.9 Locating ADUs: Traffic & Access/Egress Considerations

Open House Location	Input Received
Cranbrook	<ul style="list-style-type: none"> • Traffic and emergency egress issues need to be addressed, including subdivisions with only one access/exit route during an emergency (e.g., fire).
Jaffray	<ul style="list-style-type: none"> • Subject to access etc

A2.10 Locating ADUs: ADUs in Non-Residential Zones

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Private land
Fairmont	<ul style="list-style-type: none"> • Not sure, leaning to no
Hosmer	<ul style="list-style-type: none"> • Private landowner only
Jaffray	<ul style="list-style-type: none"> • According to zoning bylaws & with respect to neighbors

A2.11 Sizes of ADUs

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Suites inside main home should be decreased if there is more than one secondary suite on the property • Stay the same, more until water is fixed
Cranbrook	<ul style="list-style-type: none"> • Flexibility in ADU size is important to meet different needs, including increasing size depending on the size of the property. • The number of small/additional homes on parcels depends on how the lot is set up. • Hard time visualizing 1 acre, 2.5 acres etc
Edgewater	<ul style="list-style-type: none"> • Support for a 49% secondary suite cap. • Size limit on additions should be increased. • Dissatisfaction with a 968 ft² limit for anything over 1 acre. • Unsure about the maximum size of suites inside the main home. • More opportunities are better.
Fairmont	<ul style="list-style-type: none"> • Suites above garages should only be allowed where current zoning permits; if built in the correct zone, there should be no limit on them.

	<ul style="list-style-type: none"> Based on #1 allowed only if current zoning allows; otherwise, no limit
Hosmer	<ul style="list-style-type: none"> No large rentals/smaller units only.
Jaffray	<ul style="list-style-type: none"> Concern that allowing larger dwellings will result in massive homes being built. If we increase the cap would it come with another size limit, or would it be a free-for-all?
Moyie	<ul style="list-style-type: none"> Second home size should be limited on lots under 5 acres (to roughly 2,000 ft² maximum). Under 5 acres: cap at 125 m²; 5 acres and over: allow more than 125 m². Above-garage suite size should be based on what the space above the garage can accommodate, or scaled to the size of the garage.
Wasa	<ul style="list-style-type: none"> Increase the allowable size of additional residences, particularly on parcels over 10 acres, as under ~1,000 sq ft is not workable for a family of four. Homes intended for people with disabilities may require more than ~970 sq ft. Appropriate size depends on the individual property—its layout, location, and the permitted footprint. Ensure enough space above garages for a small family - 1,200 sq ft. Increase size limits on parcels under 99 acres and remove the ~969 ft² cap for additional residences on parcels 99 acres or less.

A2.12 Heights of ADUs

Open House Location	Input Received
Cranbrook	<ul style="list-style-type: none"> Small/additional homes should not be higher than main home
Edgewater	<ul style="list-style-type: none"> Not sure about maximum height
Hosmer	<ul style="list-style-type: none"> Depends on property size
Hosmer	<ul style="list-style-type: none"> Depends on property size
Jaffray	<ul style="list-style-type: none"> Consider height rules in consultation with the property owner and community needs. Additional dwelling height should be lower than the main home. Additional dwelling height should be the same as the main house. No height restrictions. Height should depend on zoning and property size.
Wasa	<ul style="list-style-type: none"> To 1.5 story with roof pitch

A2.13 Setbacks

Open House Location	Input Received
Cranbrook	<ul style="list-style-type: none"> Distance from property lines should stay same, no change
Edgewater	<ul style="list-style-type: none"> Not sure about distance from property lines Spacing should be in keeping with setbacks
Moyie	<ul style="list-style-type: none"> Do not need eye sores close to the road ADU must meet setbacks for zone
Windermere	<ul style="list-style-type: none"> Farther away from property lines

A2.14 Clustering/Spacing of Buildings

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Owners' choice / property owners' decision. • As long as it fits existing guidelines.
Cranbrook	<ul style="list-style-type: none"> • Depending on property size (e.g. larger parcel, more spacing)
Edgewater	<ul style="list-style-type: none"> • Cluster buildings – within 1 ha/acre (as currently in bylaws) • No additional homes outside 1 hectare of original abode • Not sure about spacing
Fairmont	<ul style="list-style-type: none"> • Do not cluster homes/ADUs in one area
Jaffray	<ul style="list-style-type: none"> • Yes, some of the time as long as they align with our community needs • Keep footprint smaller
Moyie	<ul style="list-style-type: none"> • Fire prevention factors
Wasa	<ul style="list-style-type: none"> • The area taken up on property needs to be a percentage ratio of property size
Windermere	<ul style="list-style-type: none"> • No preference on spacing

A2.15 Parcel Coverage

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Owners choice • If larger parcels have more buildings it may take more space on the property than a 1 acre property • None • Enough to make it fit adequately
Cranbrook	<ul style="list-style-type: none"> • Area taken up depends on size of property and distribution
Edgewater	<ul style="list-style-type: none"> • Depends on lot size
Fairmont	<ul style="list-style-type: none"> • Options are closed – property expansion shouldn't be limited to half of its capacity – for example. • Double – as much as land would allow? Why limit it to below half?
Hosmer	<ul style="list-style-type: none"> • Less than ½ • If this means the buildings itself, it should be 1/10 of land size • Small area so homes don't sprawl • It should depend on how big the property is
Jaffray	<ul style="list-style-type: none"> • Should be looked at involving property owner and community needs • Within allowable spacing • 2/3 • Depends on type & location of property • Or more if owner would like • Leave room for septic & water
Moyie	<ul style="list-style-type: none"> • If property is large
Wasa	<ul style="list-style-type: none"> • Area taken up depends on the size of the lot
Windermere	<ul style="list-style-type: none"> • Area coverage depends on the property, size & location • Coverage should be 40–50% • Not sure

A2.16 Parking Needs

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • 2 parking spaces • 3 parking spaces
Cranbrook	<ul style="list-style-type: none"> • Parking – depends on size of property, 2 per home
Edgewater	<ul style="list-style-type: none"> • However many parking spaces are needed should be required • Parking depends on occupancy
Fairmont	<ul style="list-style-type: none"> • Make sure parking is not on roadway, street
Hosmer	<ul style="list-style-type: none"> • 2 parking spaces for each small home - many have 2 cars/family
Jaffray	<ul style="list-style-type: none"> • Should be looked at involving property owner and community needs • 2 per bedroom • 6 • 2 parking spaces max • Whatever fits • Whatever is needed • Depends on property size
Wasa	<ul style="list-style-type: none"> • 2 parking spots should be required • Use as rental income if parking available • If a parking spot is a requirement for the small home, then parking issues will be solved. If no parking spaces, then no building accessory home
Windermere	<ul style="list-style-type: none"> • Parking spaces depends on the size • At least 2 parking spaces because a couple likely has 2 cars

A2.17 Use of Manufactured Homes as ADUs

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Yes on all lots greater than 1 acre • Concern that permitting this will reduce the area's peace and quiet (including long-term residents who moved here for that reason).
Fairmont	<ul style="list-style-type: none"> • Manufactured homes take away from aesthetics • Properly zoned an excellent idea • Depends on zoning. Must be zoned for manufactured homes
Hosmer	<ul style="list-style-type: none"> • Manufactured homes only allowed in commercial & industrial zones
Jaffray	<ul style="list-style-type: none"> • This is a form of financial abuse by dictating what housing type someone must live in (e.g., if mobile homes are less expensive). • Manufactured homes meet high standards and can work well for people with short construction timeframes. • Not in parks
Moyie	<ul style="list-style-type: none"> • Depends on lot size. • Design standards should include fire certified, winter suitable.
Wasa	<ul style="list-style-type: none"> • Manufactured homes can be used as small/additional homes.

A2.18 Manufactured Homes on a Permanent Foundation

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Must be able to have proper foundations to mitigate cold climate issues.
Edgewater	<ul style="list-style-type: none"> • Not all have permanent foundations. Each one by itself in terms of allowing.
Fairmont	<ul style="list-style-type: none"> • As per the manufactured home development allowances/rules.
Jaffray	<ul style="list-style-type: none"> • Depending on location. • Because at some time they may be permanently removed. • ALR should allow secondary home for parents, farm hand etc that is permanent, not have to be moveable.
Moyie	<ul style="list-style-type: none"> • Must be permanent, not seasonal use.
Wasa	<ul style="list-style-type: none"> • The manufactured homes should be on a foundation. • Believe the City of Cranbrook mandates permanent foundation.

A2.19 Applying Provincial Rules for the Agricultural Land Reserve

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Don't apply ALR rules outside the ALR because 969 ft² is too small / homes need to be larger than 969 ft². • ALR is too restrictive; there would be too many legal issues to navigate; the ALC should be lobbied for change; RDEK's agricultural plan is outdated and there has been minimal work by RDEK to address concerns since the last report. • Farmland decisions don't seem consistent; people cannot make a presentation to the ALC when decisions are made; appealing to the same group that made the initial decision is not democratic. • Lobby the ALC for changes on land not being utilized as agricultural land; make things easier—not harder.
Cranbrook	<ul style="list-style-type: none"> • One ADU per property, regardless of whether it is in or out of the ALR. • More flexibility is needed for outside ALR Land. • Uncertainty about what the provincial rules are outside the ALR. • Farm hands need to be supported.
Edgewater	<ul style="list-style-type: none"> • Rules re: subdivision of land in ALR is a mess.
Jaffray	<ul style="list-style-type: none"> • As an active farm in the ALR seeking an ADU, it's frustrating that the RDEK is seen as the barrier, not the ALR. • Property owners should be able to use their land as they see fit. • The ALR should allow a permanent secondary home (not required to be moveable) for parents, farm hands, etc. • Parcels larger than 99 acres should be allowed more homes (e.g., up to 3 in addition to the primary, limited to 1,500 sq ft) to support family returning to help on the farm. • A 5,381 ft² home size limit is excessively large; consider lowering the primary dwelling size to potentially allow more overall dwellings. • Both the ALR and regional rules are seen as too restrictive and as preventing local farmers/community members from living in their hometown; more

	<p>allowance is needed for additional dwelling units and fewer restrictions on what owners can do on their land.</p> <ul style="list-style-type: none"> • Some rules should apply across both RDEK and the ALR, but each should consider the needs of the property owner and the community as a whole. • Land not being used for agricultural purposes should be eligible to be removed from the ALR. • ALR: more flexibility—whatever is needed. • Protect arable farmland, but allow additional family/rentals on non-arable areas; avoid repeating “Greater Delta” or Okanagan development mistakes; the ALR is not always following its own mandate.
Wasa	<ul style="list-style-type: none"> • ALR rules are too limiting

A2.20 Using ADUs as Short-Term Rentals

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • As long as people are using their land responsibly, they should be able to do what works for them.
Cranbrook	<ul style="list-style-type: none"> • No short-term rentals; secondary suites should prioritize long-term rentals. • Short-term rentals are preferred over long-term rentals because bad renters can be removed more easily, while good short-term tenants can continue in 3-month increments.
Edgewater	<ul style="list-style-type: none"> • No short-term rentals; secondary suites should prioritize long-term rentals. • We need long-term rentals.
Fairmont	<ul style="list-style-type: none"> • STRs are a disadvantage because the community needs local housing. • No STRs – We need long-term, full-time homes. • STRs are making the community difficult/impossible to live in and changing the community character (no longer a quiet retirement community). • STRs should not be allowed in the R1 zone (R1/SFH-only areas). • ADUs (including in small/additional homes) should not be used for STRs regardless of whether they are inside or outside a fire protection zone. • Identify primary residential areas (e.g., near essential amenities) and restrict STR use in those areas. • Create specific STR rules to ensure the goal is more housing, not more STRs.
Hosmer	<ul style="list-style-type: none"> • I agree with the ADUs if they are not used for short-term rentals.
Jaffray	<ul style="list-style-type: none"> • Mitigate STR disadvantages by only allowing STRs when the owner’s principal/primary residence is on the property (no STRs if the principal resident does not live on-site). • STRs add to congestion and strain on resources. • No duplexes; no AirBnB/VRBO. • Prioritize long-term accommodations/rentals/family use; no B&B or VRBO.
Moyie	<ul style="list-style-type: none"> • Short term rentals are not good in lake recreational parcels.
Wasa	<ul style="list-style-type: none"> • In areas without transit and services, ADUs may not increase housing supply for low-income families and may instead create opportunities for short-term rentals.

Windermere	<ul style="list-style-type: none"> • STRs should not be permitted / no more STRs. • ADUs must not be used as STRs; ADUs should provide long-term housing only. • The RDEK should stipulate that no Temporary Use Permits (TUPs) be issued for ADUs and not TUPs should be issued for owners who want to use an ADU as an STR. • STRs are commercial businesses and should not be allowed to operate in R1-zoned communities. • Allowing ADUs to be used as STRs will lead to a proliferation of STRs. • Initially, the perceived intention of the ADU workshop focused on the ‘should we or shouldn’t we’ increase density on sites to increase housing. ADU use can change over time; STRs can be managed through approved business licensing; approval should not be limited by “who” occupies the unit; building code rules for STR are the same; focus should be on managing what can be managed rather than regulating “bedrooms.” • Nanaimo case for STRs • Use Kelowna STR rules (e.g., requiring someone to live on-site).
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A2.21 Compliance & Enforcement

Open House Location	Input Received
Cranbrook	<ul style="list-style-type: none"> • Enforcement is critical to overcoming disadvantages
Edgewater	<ul style="list-style-type: none"> • Uncertainty about the complaint process, including what is being done in terms of enforcement, the process for making a complaint, and when investigations occur.
Fairmont	<ul style="list-style-type: none"> • How many is a few complaints? A few complaints is how many before a STR is asked to stop, losing their “license” to be a STR.
Jaffray	<ul style="list-style-type: none"> • If a property is already rural – next door neighbors need not complain, and should not complain of barnyard next door.
Wasa	<ul style="list-style-type: none"> • The gov’t does not have the resources to manage the ways small/additional homes are used

A2.22 Alternative Forms of Housing

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> • Support extra housing, but do not want trailers/RVs used for this purpose. • Tiny homes, modular homes, and park models should be allowed, especially on larger parcels.
Cranbrook	<ul style="list-style-type: none"> • Clarification is needed on whether RVs and trailers can be used as ADUs
Jaffray	<ul style="list-style-type: none"> • No RV units that remain empty other than summer as this puts too much strain on resources. • No RVs because they take too many resources.
Windermere	<ul style="list-style-type: none"> • Rules for small/additional homes on wheels should be made so that they are allowed.

A2.23 Affordability & Building Requirements

Open House Location	Input Received
Baynes Lake	<ul style="list-style-type: none"> Affordability of ADUs is a concern
Edgewater	<ul style="list-style-type: none"> Affordability is diminishing; if only wealthy people can live in the community, people needing housing will be displaced; and the public domain will collapse. Who will provide services, do work, grow food, and care for the sick/elderly if they cannot afford to live locally? Higher taxation is not seen as a good solution. The wealthiest can avoid taxes. Earthquake building rules are making homebuilding unaffordable; people cannot afford to build to that standard. A better process is needed for builds already in progress when new rules (e.g., earthquake rules) are introduced. Building affordability is an issue

A2.24 Comments Directed at the Provincial Government

Open House Location	Input Received
Edgewater	<ul style="list-style-type: none"> Use an improvement district model because the regional district model is not as approachable or accessible. Barriers to aging in the community (e.g., driver's licence requirements, bus service between communities, other barriers) need support to overcome. The RDEK should not be required to alter zoning/land use bylaws.
Fairmont	<ul style="list-style-type: none"> Provincial government overreach is devaluing current ownership property values by pushing this on us. Current admin will/must be changed ASAP.
Jaffray	<ul style="list-style-type: none"> Land needs to be given by the government to build homes for young families. We need good paying jobs / business / industry to support these families. Give us public transit Immigration should be addressed first.

Appendix 2 – Written Submissions from the Public

Written submissions received directly from members of the public are provided below with minimal editing. Personal or identifying information has been removed to protect privacy. Comments received may not reflect the views of the RDEK.

Date Received	Correspondence
September 14, 2025	<p><u>Main Body of Letter:</u></p> <p>I am writing to register my objection to the proposed introduction of Accessory Dwelling Units (ADUs) in Wasa. This proposal is inconsistent with the adopted Wasa & Area Official Community Plan (OCP Bylaw No. 2501), which was developed through extensive community consultation to safeguard local values and resources.</p> <p>The following OCP goals are contravened by the introduction of ADUs:</p> <p>Water Resources (Goals 1 & 2): ADUs increase residential density and water demand, threatening the integrity of Wasa Lake, the Kootenay River, and local aquifers. The OCP requires that water availability be a primary consideration before approving new development so as not to compromise existing sources.</p> <p>High Development Standards & Compatibility (Goal 3): ADUs disrupt the intended low-density, rural character of Wasa. The OCP calls for high development standards that are compatible with adjacent land uses and that respect the natural environment—conditions not met by the insertion of secondary dwellings on existing lots.</p> <p>Agricultural and Rural Land Use (Goal 5): The OCP emphasizes protection of agricultural land and the promotion of local food security. Allowing ADUs increases development pressure on agricultural and rural parcels, weakening this protection.</p> <p>Environmental Sensitivity and Fire Hazard (Goals 8 & 9): Added housing density raises risk in environmentally sensitive areas and exacerbates interface fire hazards. The OCP calls for Development Permit Guidelines to mitigate these risks; blanket ADU approval conflicts with this precautionary approach.</p> <p>Greenhouse Gas Reduction and Transportation (Goals 10 & 14): ADUs create population growth in areas without adequate pedestrian networks or transit, thereby increasing reliance on private vehicles. This undermines the OCP's explicit goal of reducing greenhouse gas emissions and fostering connectivity through sustainable planning.</p> <p>Commercial and Community Planning (Goals 11, 12 & 13): The OCP directs future growth toward revitalizing commercial areas and supporting compatible economic development. ADUs do not contribute to these objectives and instead represent unmanaged residential densification.</p> <p>Conclusion</p> <p>The Official Community Plan provides clear guidance to protect Wasa's environmental, cultural, and community values. Allowing ADUs directly contravenes this plan, particularly with respect to water protection, rural land use compatibility, environmental safeguards, and responsible growth management.</p>

Date Received	Correspondence
	<p>On behalf of concerned residents, I strongly urge the RDEK to uphold the integrity of the OCP by rejecting the introduction of ADUs in Wasa.</p> <p><u>First Attachment to Letter</u></p> <p>I am writing regarding the ongoing review of Accessory Dwelling Units (ADUs) and secondary suite regulations. While I recognize the need for diverse housing options, I urge caution in applying these changes within the Wasa community.</p> <p>Aquifer and Septic System Concerns: Wasa depends on a vulnerable aquifer and decentralized septic systems. Adding ADUs increases water draw and septic loading, which could exceed lot-level and community-level capacity. I recommend requiring professional groundwater and septic assessments before permitting ADUs.</p> <p>Lake Water Quality and Recreation Pressure: Wasa Lake already experiences pressure from increased recreational use. More dwellings inevitably mean more vehicles, boats, and lake activity. Recent e-coli monitoring has shown two elevated readings:</p> <ul style="list-style-type: none"> • June 16, 2025 – 7,300 CFU/100 ml (Campers Beach) • July 29, 2025 – 1,000 CFU/100 ml (Campers Beach) <p>These exceed the Interior Health guideline of 235 CFU/100 ml and are unusual compared to past decades. Additional boating also stirs up sediments at the bottom of the lake, contributing to turbidity and nutrient release. The riparian zones around the lake are already stressed, and additional human activity could accelerate shoreline erosion and habitat loss.</p> <p>Community Safety and Infrastructure: Wasa is a wildfire interface community. Increased population density without corresponding upgrades to evacuation planning and first responder capacity presents serious risk. Parking congestion, boat trailer storage, and traffic around the lake require attention before approving new ADUs.</p> <p>Short-Term Rentals: Without limits, ADUs may be converted to short-term rentals, undermining housing affordability and intensifying lake-related pressures. I recommend clear differentiation between long-term housing ADUs and commercial short-term rentals.</p> <p>Enforcement and Accountability: Past experience shows that without proactive inspection and monitoring, bylaw conditions are often unenforced. If ADUs are permitted, strong enforcement of size, servicing, and environmental protection conditions must be guaranteed.</p> <p>Conclusion: Wasa's aquifer, septic systems, and lake ecosystem are uniquely sensitive. Any bylaw changes should be guided by the principle of ecological and infrastructure capacity first, additional density second. Until comprehensive hydrological, septic, and ecological studies are in place, I recommend excluding Wasa from broad ADU permissions or applying very strict conditions.</p> <p><u>Second Attachment to Letter – Wasa Lake E. coli Water Quality Report</u></p> <p>This report summarizes historical bacteriological testing results at Wasa Lake and compares them with two unusually high *E.coli* readings recorded in 2025. The intent is to illustrate the difference between long-term background conditions and the recent spikes observed at Campers Beach.</p> <p>Historical Baseline (2010–2021):</p>

Date Received	Correspondence																				
	<p>Routine monitoring <i>over</i> the past decades has shown consistently low *E. coli* levels, typically ranging between 15–50 CFU/100 ml. These values are well below the Interior Health guideline of 235 CFU/100 ml for recreational water quality.</p> <p>Recent Spikes (2025):</p> <ul style="list-style-type: none"> • June 16, 2025 – 7,300 CFU/100 ml (Campers Beach) • July 29, 2025–1,000 CFU/100 ml (Campers Beach) <p>These readings are extreme outliers compared to the historical record, both exceeding the health guideline and indicating potential contamination events that warrant further investigation.</p> <p>Interpretation:</p> <p>The data show that while Wasa Lake has historically maintained safe bacteriological conditions, isolated but severe contamination events occurred in 2025. These are not consistent with long-term patterns and suggest acute stressors such as increased boating, shoreline runoff, or animal waste. The fact that the lake recorded two such incidents in one season raises concern that carrying capacity thresholds may be approaching.</p> <div data-bbox="483 863 1333 1415" data-label="Figure"> <table border="1"> <caption>Wasa Lake - Historical vs Recent E. coli Readings</caption> <thead> <tr> <th>Date</th> <th>E. coli (CFU/100 mL)</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>~20</td> </tr> <tr> <td>2012</td> <td>~50</td> </tr> <tr> <td>2014</td> <td>~30</td> </tr> <tr> <td>2016</td> <td>~15</td> </tr> <tr> <td>2018</td> <td>~40</td> </tr> <tr> <td>2020</td> <td>~35</td> </tr> <tr> <td>2022</td> <td>~30</td> </tr> <tr> <td>2025 (June 16)</td> <td>7,300</td> </tr> <tr> <td>2025 (July 29)</td> <td>1,000</td> </tr> </tbody> </table> </div> <p>Conclusion:</p> <p>The 2025 spikes represent a significant departure from historical water quality at Wasa Lake. Any policy changes increasing population density or recreational use (such as permitting more ADUs) must account for potential impacts on lake water quality, riparian health, and public safety. Ongoing monitoring and preventative measures are strongly recommended.</p>	Date	E. coli (CFU/100 mL)	2010	~20	2012	~50	2014	~30	2016	~15	2018	~40	2020	~35	2022	~30	2025 (June 16)	7,300	2025 (July 29)	1,000
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October 17, 2025	<p>We would like to build a 2nd home on our RR2 lot. We can't do this with current bylaws. We do not want to go through the subdivision process as we want to keep our property intact as a legacy property.</p> <p>This is our personal need and input to the ADU process.</p>																				
October 25, 2025	<p>I am 100% a proponent of changes that will allow for more secondary suites/ADUs to be constructed within various residential zonings in our area. I don't have strong feelings</p>																				

Date Received	Correspondence
	<p>towards how many or size/property, but what I want to get across are my concerns regarding the purpose of these. I definitely want people to be able to build for family, friends and even as a secondary source of income as Airbnb... however, I want to ensure there is also a balance that allows for the original intent of the changes to drive secondary suite/ADU construction, which is to create additional housing. My worry is that most will just end up being for Airbnb and to host family/friends at people's second homes in our area. Again, I am not opposed to this, I just want to ensure that any changes actually result in housing for those that currently don't have access.</p>
<p>October 28, 2025</p>	<p>Firstly, I want to say I am 100% in approval of ADU's where the acreage size accommodates it. When the size gets smaller into 1 acre area it then gets tricky.</p> <p>If you have a 20 acre lot and want to build a suite beside a shop at ground level for an elderly family member, presently you cannot. Why do we want to add the hazard of shoveling snow of stairs and making elderly climb stairs when we have 20 acres of land. Common sense would say that based on size of parcels requires somewhat different rules. Square footage should go up also with the size of acreage to a maximum square footage. There needs to be some acreage scope to some of the policies perhaps?</p>
<p>December 29, 2025</p>	<p>My concern is for Wasa community.</p> <p>Wasa is on an A1 aquifer with septic systems and wells. I have concern over the contamination risk to our shallow aquifer as that is the only drinking water source for the community.</p> <p>The off loading of government regulating the septic is a concern as there has already been an incident where a septic installer lost his license due to improper installation of a septic on lakefront.</p> <p>With the accessory building on a lot does that leave enough room to install another septic system if one fails and can not be used.</p> <p>Who is going to monitor assessing the septic for accessory buildings? How much can the area handle before a sewage system needs to be initiated at great cost to the RDEK and residents.</p> <p>Wasa is a small Kettle lake and I have concerns over stressing the lake with density in population. There is already boating concerns and algae blooms in this warm lake.</p> <p>Accessory buildings in other areas do not have the risk that Wasa has and this needs much consideration if this happens here.</p> <p>I do not see Wasa needing the development that this potentially could bring.</p> <p>Please consider the community before a decision is made on this topic.</p>
<p>January 23, 2026</p>	<p>I would like to follow up, as I have concerns about the ADU engagement process and what is currently being presented to residents. In particular, I am concerned about the limited number of participants, the variation between areas, and whether participants adequately represent the diversity of property sizes and constraints within each area.</p> <p>The biggest takeaway from the online workshop is the importance of choice. I hope the RDEK does not overlook this by placing restrictions based on whether a property is considered a small or large acreage, particularly with respect to ADU size, location, and whether an ADU must be attached, located above a garage, or contained within the existing home.</p>

Date Received	Correspondence
	<p>Every property is unique, with size, slope and configuration differences that require a number of ADU options, not limitations on options. Property owners should therefore have the flexibility to choose the location, type, and size of an ADU, even on parcels under five acres. These decisions should not be based on the perception that smaller acreages should only accommodate suites within the principal residence, attached to it, or above a garage, clustered together.</p> <p>For example, we have ample space on our smaller acreage to accommodate a well-sited ADU. We do not understand the rationale for requiring or repeatedly promoting ADUs above garages, as this significantly increases costs and ultimately, limits the number of ADUs that can be built. We would appreciate clarification on why this model continues to be highlighted as a preferred option, especially for smaller acreages. Provided provincial water and septic requirements are met, flexibility should be maintained.</p> <p>Unfortunately, Area A, where we reside, had only ten participants across two nights of in-person open houses/workshops. This sample size is too small to be considered representative of Area A, and the feedback collected could easily reflect bias. In addition, the online workshop was anonymous for all areas, which further limits the ability to determine whether the responses accurately reflect the broader Area A community. It is also possible that some individuals attended both the in-person sessions and the online workshop, creating further potential inaccuracies in the feedback.</p> <p>We are currently in a housing crisis, and the Provincial Government has mandated changes to ADU regulations. Many residents have both the ability and willingness to build ADU's. However, this will not be possible if restrictive rules are imposed that limit reasonable and practical choices for property owners. We, and many other RDEK residents, have physical lot imitations hindering our ability to construct an ADU that conforms with the current limited ADU options that are available. These ADU imitations are not in alignment with the Provincial ADU mandate to build more ADUs and therefore should be expanded to give a wide variety of options, including unattached, modular ADUs and tiny homes. The solution to providing an increased number of ADU's is to offer a range of choices rather than a range of restrictions.</p> <p>Thank you for considering this feedback. I appreciate the opportunity to share my perspective and hope it will be meaningfully considered as this process moves forward</p>
February 9, 2026	<p>I am writing to express my profound concern regarding the rapid conversion of our residential neighborhoods into "unregulated hotel districts" through the proliferation of Short-Term Rentals (STRs) and the proposed expansion of Accessory Dwelling Units (ADUs). As a permanent resident, I am witnessing a severe decline in my quality of life, property value, and the fundamental safety of our community's infrastructure.</p> <ol style="list-style-type: none"> 1. Critical Water Infrastructure and Utility Failure Our most urgent concern is the lack of basic utilities. Area F has suffered through repeated water shortages and system failures over the last several years. Specifically: <ul style="list-style-type: none"> • Lack of Capacity: The RDEK's own annual reports and recent water quality advisories (notably in the Timber Ridge and Edgewater systems) highlight a system under extreme duress. • Infrastructure Neglect: We have seen frequent water main breaks and "boil water" notices (notably Fairmont, October 2025) attributed to aging pipes and a lack of timely repairs.

Date Received	Correspondence
	<ul style="list-style-type: none"> • The STR Strain: It is irresponsible to approve high-density STR permits and ADUs when the existing water table and delivery infrastructure cannot reliably support current permanent residents during peak summer months. <p>2. The ADU "Two Houses" Legal and Density Issue The push for ADUs raises significant zoning concerns. We are already seeing property owners bypass density restrictions by placing new structures as far to one side of a lot as possible—an illogical layout that clearly signals intent for a second detached building, such as a shop with a dwelling above. Many of these projects are being built specifically as STRs by non-residents with no intent for owner occupancy. This trend aggressively increases density for commercial gain before the proper infrastructure is even in place.</p> <ul style="list-style-type: none"> • Zoning Contradiction: These neighborhoods were planned for single-family density. Doubling the density on a single lot without a corresponding upgrade in sewage and water services is a recipe for disaster. • Enforcement Vacuum: The RDEK has historically struggled to enforce its own bylaws. Adding more structures will only increase the volume of unpermitted STRs. <p>3. Commercialization of Residential Zones Our neighborhoods are no longer communities; they are becoming commercial hubs that offer no benefit to the local economy.</p> <ul style="list-style-type: none"> • The "Bring Your Own" Economy: We observe a consistent trend, particularly with visitors from Alberta, who arrive with vehicles fully stocked with groceries from home. By avoiding the PST and failing to shop at local businesses, these visitors use our roads and water without contributing a fair share to the local tax base. • Parking and Safety: Residential streets are now clogged with overflow parking from high-occupancy STRs, impeding emergency vehicle access. <p>4. Lack of Oversight and Resident Security The presence of constant "strangers" in our cul-de-sacs has eroded the sense of security. Noise complaints and "nuisance behavior" are frequently reported, yet long-term solutions remain elusive. While we have seen the recent changes to STR regulations, they simply do not go far enough. Furthermore, while large fines are frequently threatened, the RDEK has shown no ability—judging by past performance—to actually enforce them. Specifically, the RDEK 24-hour hotline has proven ineffective; in our experience, it has never done anything to curb active incidents involving over-occupancy or noise complaints. Adding more regulations without enforcing the previous ones is merely a bureaucratic exercise. What constituents, voters, and residents are looking for is actual follow-through and measurable change.</p> <p>Conclusion and Demand for Action We request an immediate moratorium on new STR Temporary Use Permits (TUPs) and a stay on the approval of detached ADUs in Area F until a comprehensive audit of the water infrastructure is completed.</p>

Appendix 3 – Types of Accessory Dwelling Units

