

ACCESSORY DWELLING UNIT PLANNING PROCESS



NEWSLETTER // SEPTEMBER 2025

This newsletter marks the beginning of the planning process for Accessory Dwelling Units (ADUs) across all six electoral areas of the Regional District of East Kootenay (RDEK). The goal is to explore potential changes to land use and zoning bylaws related to ADUs through community consultation.

KEY TOPICS FOR DISCUSSION

- What types of dwellings should qualify as ADUs — examples include secondary suites within homes, attached units like carriage houses, or fully detached small homes.
- Whether ADUs should be permitted as accessory uses in zones designated for residential, commercial, industrial, recreational, and park/open space purposes on different sized properties.
- Possible updates to existing regulations for dwellings used by farm workers or family members needing care.
- Water and septic system requirements, and how servicing might affect the location and size of ADUs.
- Specific regulations such as size limits, setbacks, and the maximum number of ADUs allowed per property.
- Whether regulations should differ between properties inside and outside the Agricultural Land Reserve (ALR).

As community engagement continues over the next eight months, additional priorities may emerge. Feedback gathered will help ensure that any updates to zoning and land use bylaws reflect local needs and preferences, while also aligning with the Housing Statutes (Residential Development) Amendment Act, 2023.

WE NEED YOUR INPUT

Your input is very important and will help shape ADUs in your community into the future. We have a series of Open Houses in the coming weeks (*see over for full list of dates and locations*)

Please take the time to complete the online survey available at engage.rdek.bc.ca/housing by December 1, 2025. A paper or digital copy of the survey can be sent to you upon request.

SURVEY NOW OPEN

Visit engage.rdek.bc.ca/housing to take part in the **Public Survey**
DEADLINE DEC. 1, 2025

? FURTHER INFORMATION

We encourage all residents of the Regional District of East Kootenay to visit the project page to learn more about the ADUs planning process. For more information and to complete the survey, visit the RDEK Engage Page:

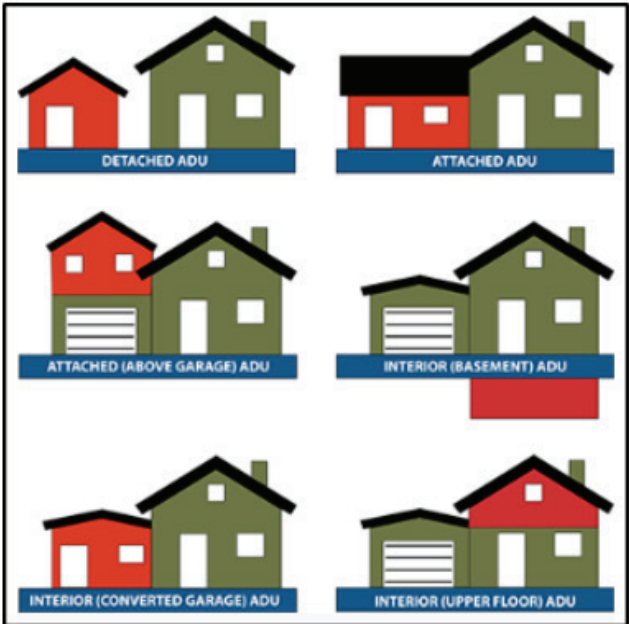
engage.rdek.bc.ca/housing

CONTACT: Sarah Baines Planner | sbaines@rdek.bc.ca

WHAT ARE ACCESSORY DWELLING UNITS?

This planning process is an opportunity to define what ADUs are within the RDEK zoning bylaws. To start the conversation, ADUs can be understood to be any independent, self-contained living space that is in addition to the principal dwelling unit or structure on a single property, and includes interior, attached, and detached dwelling units.

Some Examples of Accessory Dwelling Units



(Figure credit: APA - <https://www.planning.org/knowledgebase/accessorydwellings>)

ANTICIPATED PLANNING PROCESS TIMELINE

- ✓ **July 2025** - Project page established
- ✓ **September 2025** - Newsletter #1
- **October - December 2025**
 - Open Houses - October 11 - December 11
 - Roundtable meetings with invited attendees
 - Online Questionnaire – Early October
 - Newsletter #2 – December
- **December 2025 - January 2026** - Prepare proposed bylaw and regulations changes
- **January - March 2026** - Roundtable meetings with invited attendees
- **February - March 2026** - Public review of proposed bylaw and regulations changes
- **Late April / May 2026** - Newsletter #3
- **May - June 2026** - Formal Bylaw Adoption Process

WE ARE HERE

Turn over for OPEN HOUSE DATES, LOCATIONS AND INFORMATION

YOU ARE INVITED TO JOIN US AT AN UPCOMING OPEN HOUSE

Online and in-person open houses are scheduled across the RDEK so that residents and property owners can work together with RDEK staff to identify potential land use and zoning bylaw amendments related to ADUs. Please plan on attending an open house as community engagement and participation is the foundation of a successful planning process.

ELECTORAL AREA	DATE & TIME	VENUE
All electoral areas	Thursday, October 23, 7-9 pm	Online via Zoom – engage.rdek.bc.ca/debris (or contact RDEK)
All electoral areas	Monday, December 1, 7-9 pm	Online via Zoom – engage.rdek.bc.ca/debris (or contact RDEK)
A	Saturday, October 11, 10 am-noon	Elkford Community Conference Centre - Teck Hall (750 Ford-ing Drive)
	Wednesday, October 15, 4-6 pm	Hosmer Community Hall (7431 6th Ave.)
B	Saturday, October 18, 10 am-noon	Baynes Lake Community Hall (468 Jaffray-Baynes Lake Road)
	Tuesday, October 21, 7-9 pm	Jaffray Community Hall (7375 Jaffray Village Loop Road)
C	Saturday, October 25, 10 am-1 pm	Moyie Community Hall (9322 Tavistock Street)
	Monday, October 27, 4:30-7:30 pm	Cranbrook Senior Citizens Hall (125 17th Ave. South)
	Saturday, November 1, 10 am-1 pm	Cranbrook Senior Citizens Hall (125 17th Ave. South)
E	Saturday, November 8, 10 am-noon	Wasa Community Hall (6145 Wasa School Road)
	Thursday, November 27, 4-6 pm	Wasa Community Hall (6145 Wasa School Road)
F	Saturday, November 22, 10 am-noon	Columbia Valley Chamber of Commerce Lions Hall (651 Hwy 93/95, Invermere)
	Tuesday, November 25, 4-6 pm	Fairmont & District Lions Club - Lions Den (5003 Hot Springs Road)
G	Saturday, November 15, 10 am-noon	Edgewater Community Hall (4818 Selkirk Ave.)
	Saturday, November 29, 10 am-noon	Edgewater Community Hall (4818 Selkirk Ave.)

WHAT CAN I EXPECT AT THE OPEN HOUSES

The open houses are designed to be flexible and welcoming — participants are free to come and go at their own pace. A 10-minute recorded presentation will be available on demand for those who would like an overview of the ADU planning process. Attendees will be invited to take part in interactive stations intended to gather feedback on potential bylaw changes related to ADUs. Participants can also share any additional ideas, concerns, or comments that may not be covered in the stations. RDEK staff and the Electoral Area Director will be available throughout the event to answer questions and engage in discussion.

As community engagement continues over the next eight months, additional priorities may emerge. Feedback gathered will help ensure that any updates to zoning and land use bylaws reflect local needs and preferences, while also aligning with the Housing Statutes (Residential Development) Amendment Act, 2023.

HOW CAN I PREPARE FOR THE OPEN HOUSES?

- Some things to think about before the open house are:
- What types of Accessory Dwelling Units do I want in my community?
 - How and where do I want Accessory Dwellings Units used in my community?
 - What issues may arise from having Accessory Dwelling Units in my community?
 - What solutions will help deal with those issues?

OTHER WAYS TO BE INVOLVED:

- Give Sarah Baines your email address if you would like to engage directly with RDEK staff or participate in a focus group on ADUs.
- Sign up for email updates by selecting your preferred mailing list(s) at www.rdek.bc.ca/about/email_group_sign_up/
- Watch for updates on engage.rdek.bc.ca/housing to learn more about ADUs and the planning process.

WE WANT TO HEAR FROM YOU!

Visit engage.rdek.bc.ca/housing to take part in the Public Survey

DEADLINE DEC. 1, 2025