

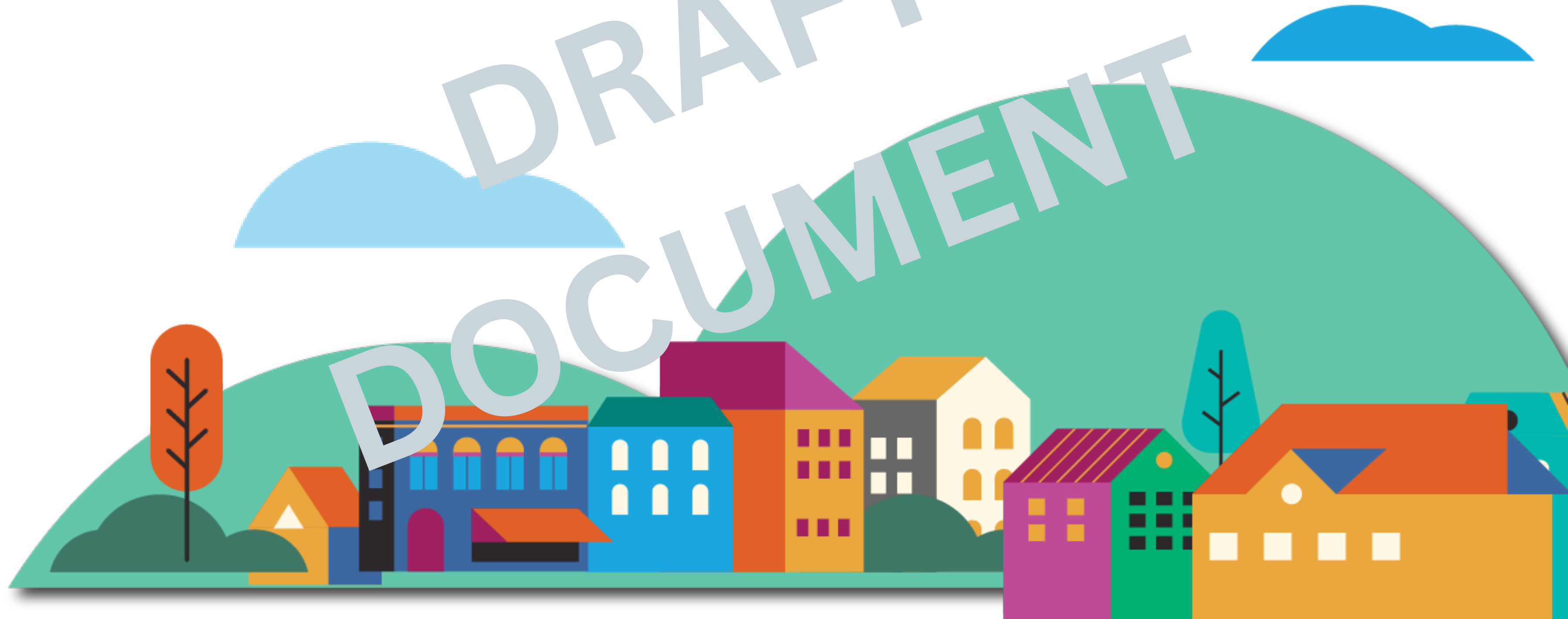
POLICY DIRECTION DISCUSSION



Clearwater Zoning Bylaw Update

TRUE Consulting: July 21, 2026

DRAFT
DOCUMENT



01

SECTION

Context & Update



OVERVIEW

Project Update

Zoning bylaw updates are underway to align with the OCP.

- The Zoning Bylaw must be consistent with the policies in the OCP such as:
 - Housing (types, tenures and housing needs)
 - Land uses and density
 - Siting, landscaping and parking
 - Employment lands



OVERVIEW

Purpose of Today's Discussion

Gather Council direction and feedback on major policy directions including:

- Town Centre Zone
- Additional Dwelling Units Policy
- Short Term Rentals Policy Options

02

SECTION

Mixed-Use Town Centre

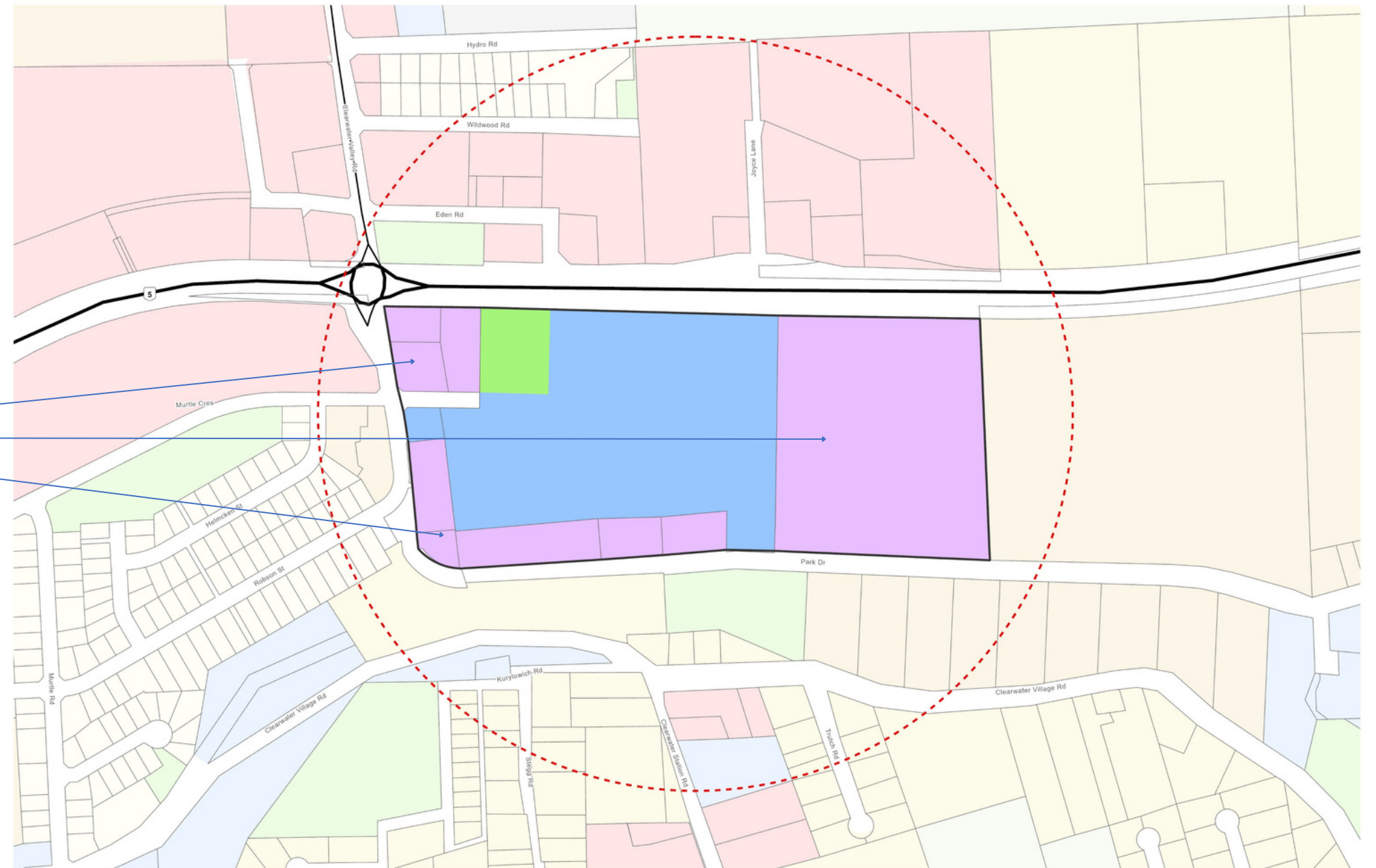


NEW ZONE

Mixed-Use – Town Centre

The Clearwater Official Community Plan identifies the location of a new Town Centre Land Use.

The Town Centre Zone will be applied to the lands shown in purple.



NEW ZONE

Mixed-Use – Town Centre

PURPOSE

The purpose of this zone is to accommodate the community’s primary commercial, civic and mixed-use area, intended to serve as the central hub for business, services and community activity.

8.1 MU-1 | MIXED-USE - TOWN CENTRE

8.1.1 PURPOSE

The purpose of this zone is to accommodate the community's primary commercial, civic and mixed-use area, intended to serve as the central hub for business, services and community activity.

8.1.2 PERMITTED USES

The following uses and no others are permitted:

Use	Principal	Secondary	Conditions
✓ Permitted			
Assembly Use	✓		
Civic Use	✓		
Child Care - Group	✓		
Dwelling Unit - Apartment	✓		
Dwelling Unit - Multi-Plex	✓		
Entertainment Use	✓		
Food & Beverage Service	✓		
Food & Beverage Service - Liquor	✓		
Food & Beverage Service - Primary	✓		
Mixed Use	✓		
Office	✓		
Off-Street Parking Area	✓		
Personal Service	✓		
Public Market	✓		
Recreation - Indoor	✓		
Retail	✓		
Retail - Cannabis	✓		
Retail - Convenience	✓		
Short Term Rental - Major	✓		
Traveller Accommodation	✓		
Veterinary Clinic - Small Animal		✓	
Accessory Building			✓
Home Based Business			

8.1.3 SUBDIVISION REGULATIONS

Regulation	
Minimum Lot Area	275 m ² (2,960 ft ²)
Minimum Lot Frontage	9 m (30 ft)
Minimum Lot Width	9 m (30 ft)

8.1.4 DEVELOPMENT REGULATIONS

Regulation	Principal Buildings	Accessory Buildings
Maximum Density (FAR)	3.0	-
Maximum Lot Coverage	80%	Included in total
Maximum Building Height	20 m (66 ft)	6 m (15 ft)
Setback From:		
Front Lot Line	0 m	-
Rear Lot Line	3 m (16.5 ft)	1.5 m (5 ft)
Interior Side Lot Line	0 m	1.5 m (5 ft)
Exterior Side Lot Line	4.5 m (15 ft)	4.5 m (15 ft)
Lot Line Adjacent to a Residential Zone	4.5 m (15 ft)	1.5 m (5 ft)

8.1.5 CONDITIONS OF USE

8.1.5.a Amenity Areas:

- A common amenity area of not less than 100 m² (1,077 ft²) and minimum dimension of not less than 6 metres (20ft) shall be provided for all buildings containing 10 or more dwelling units on a lot. Such a common amenity area may include a swimming pool, sauna, exercise room, tennis courts, playground, courtyard, craft and games room, meeting room and similar recreational/social oriented facilities.
- An outdoor amenity area of not less than 15 m² (162 ft²) and having minimum dimension of not less than 3 metres (10ft) shall be provided for and contiguous to each townhouse.
- An amenity area of not less than 5 m² (54 ft²) and minimum dimension of not less than 1.5 metres (5ft) shall be provided for and contiguous to each dwelling unit in an apartment.

Dwelling units permitted in a commercial building shall have a separate entrance from that of the permitted commercial use and be located on the same level or above the commercial use.

Accessory buildings are not permitted in any front yard.



NEW ZONE

Mixed-Use – Town Centre

PERMITTED USES

The following uses and no others are permitted:

Use	Principal	Secondary
Assembly Use	•	
Civic Use	•	
Child Care – Group	•	
Dwelling Unit – Apartment	•	
Dwelling Unit - Multi-Plex	•	
Entertainment Use	•	
Food & Beverage Service	•	
Food & Beverage Service – Liquor Primary	•	
Mixed Use	•	
Office	•	
Off-Street Parking Area	•	
Personal Service	•	
Public Market	•	
Recreation - Indoor	•	
Retail	•	
Retail – Cannabis	•	
Retail – Convenience	•	
Short Term Rental – Major	•	
Traveller Accommodation	•	
Veterinary Clinic – Small Animal	•	
Accessory Building		•
Home Based Business		•

NEW ZONE

Mixed-Use – Town Centre



SUBDIVISION REGULATIONS

Regulation	
Minimum Lot Area	275 m ² (2,960 ft ²)
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DEVELOPMENT REGULATIONS

NEW ZONE

Mixed-Use – Town Centre

CONDITIONS OF USE

8.1.5.a Amenity Areas:

- i. A common amenity area of not less than 100 m² (1,077 ft²) and minimum dimension of not less than 6 m (20ft) shall be provided for all buildings containing 10 or more dwelling units on a lot. Such a common amenity area may include a swimming pool, sauna, exercise room, tennis courts, playground, courtyard, craft and games room, meeting room and similar recreational/social oriented facilities.
- ii. An outdoor amenity area of not less than 15 m² (162 ft²) and having minimum dimension of not less than 3 m (10ft) shall be provided for and contiguous to each townhouse.
- iii. An amenity area of not less than 5 m² (54 ft²) and minimum dimension of not less than 1.5 m (5ft) shall be provided for and contiguous to each dwelling unit in an apartment.

8.1.5.b Dwelling units permitted in a commercial building shall have a separate entrance from that of the permitted commercial use and be located on the same level or above the commercial use.

8.1.5.c Accessory buildings are not permitted in any front yard.

03

SECTION

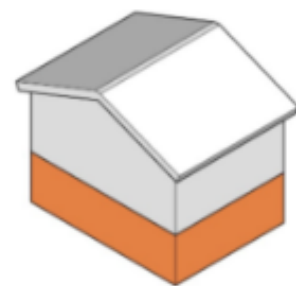
Additional Dwelling Units (ADU's)



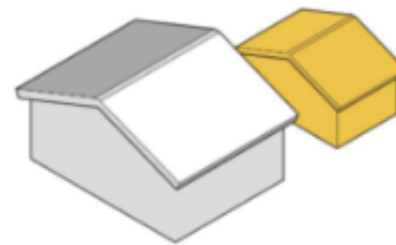
Additional Dwelling Units

What is an Additional Dwelling Unit (ADU)?

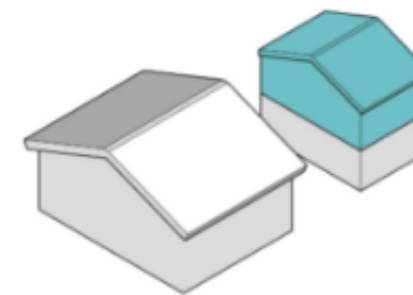
An ADU is a self-contained dwelling unit that is secondary to a principal dwelling unit on the same legal lot. An ADU may take the form of a **secondary suite**, **carriage suite**, or **garden suite** and must be established in accordance with a valid building permit and may not be strata titled.



Secondary Suite



Garden Suite



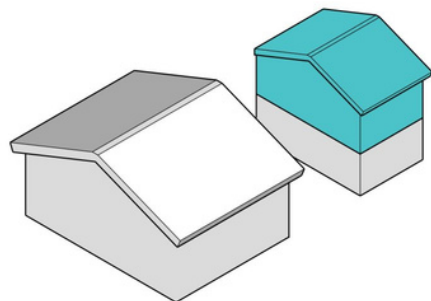
Carriage Suite

EXPANDED POLICY

Additional Dwelling Units

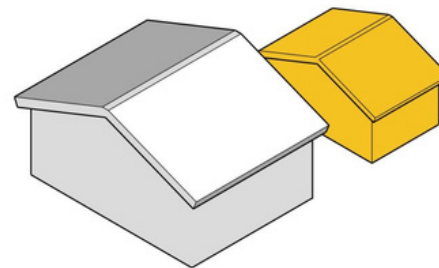
Carriage Suite:

means a self-contained, **two-storey** dwelling unit that is separate, subordinate in size, and accessory to the principal dwelling, having a footprint no greater than 80 m² (861 ft²) and having not more than 95 m² (1023 ft²) of residential living space.



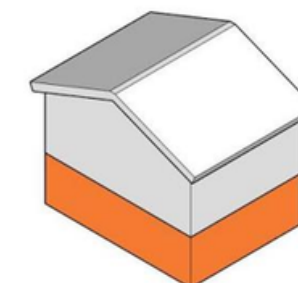
Garden Suite:

means a self-contained, **one-storey** dwelling unit that is separate, subordinate in size, scale and massing and accessory to the principal dwelling, having a total gross floor area of not more than 80 m² (861 ft²).



Secondary Suite:

means a residential use consisting of a self-contained dwelling unit **wholly contained within the same building** as a single-detached dwelling not exceeding 49% of the gross floor area of the principal dwelling.



EXPANDED POLICY

Additional Dwelling Units

Requirements include:

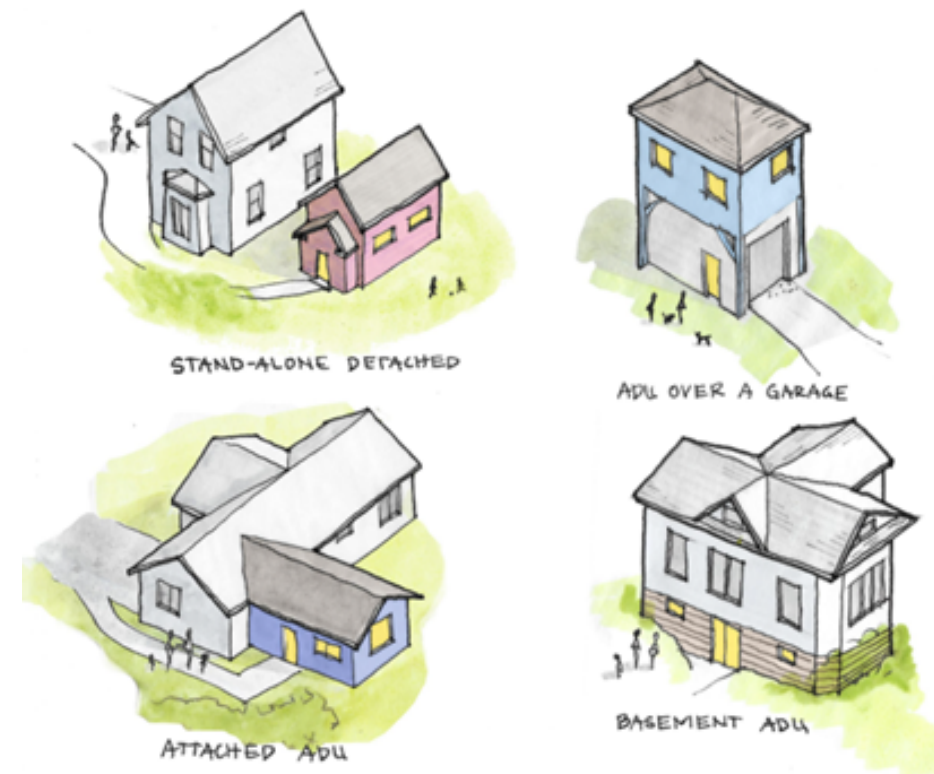
- Building permit
- 1.5 m wide pathway
- 3 m building separation
- 1 additional parking space
- 15 m² of private amenity space
- No rooftop decks
- Connection to water and sewer
- 4,000 m² lot area for septic or 1 ha lot area for well and septic

EXPANDED POLICY

Additional Dwelling Units

Where are ADUs currently permitted?

- ADUs are currently permitted in the RL-1 (Rural) Zone on lots larger than 2 ha not within the ALR.
- Secondary Suites are currently permitted in all single-family residential zones.



EXPANDED POLICY

Additional Dwelling Units

Where are the conditions for ADUs in the draft Zoning Bylaw?

- Permitted in all low and medium density single-detached zones.
- Maximum density of **2-units per parcel**, (1 duplex or 1 single-detached dwelling with 1 ADU).
- Must prove sufficient servicing capacity.
- Land located in the ALR may have additional allowances or regulations.

04

SECTION

Short-Term Rentals



NEW POLICY

Short-Term Rentals

Prior to finalizing the short-term rental (STR) policies of the Zoning Bylaw, we are seeking feedback and direction from Council on the following:

- Definition including length of stay
- Categorization of short-term rental use
- Conditions of use
- Applicable zones



NEW POLICY

Short-Term Rentals

The OCP addresses short-term rentals with the following definition and policies:

Short-term Rental

(STR): A dwelling unit or multiple dwelling units that are rented for a continuous period of less than 30 days.

Housing Diversity 2.2.2

(j): Accommodate residential-based tourism, such as short-term vacation rentals, or nightly rentals throughout the District.

Tourism Sector 2.6.3(k) STRs are permitted only within the host's principal residence or an accessory residential suite located on the same property (such as a basement suite), provided the operator obtains and maintains a valid business licence from the District.

NEW POLICY

Short-Term Rentals

Clearwater's current STR policy includes:

- **Temporary Use Permit (TUP):** A regulatory tool to permit a commercial use not otherwise allowed in the zone. Issued for up to a 3-year term, option to renew for 1 additional term.
- **Business Licence:** Includes information such as the operator, local contact person, listing information, required licence number display, and ongoing operating requirements.
- **Provincial Registration:** A provincial registration number is required to list the STR on platforms such as Airbnb, Vrbo, Expedia, Booking...

NEW POLICY

Short-Term Rentals

Why zoning regulations may offer a simpler solution:

- Permanent land use - TUPs are temporary
- Reduced cost, time and uncertainty for operators
- Reduces administrative cost for the District



NEW POLICY

Short-Term Rentals

The Zoning Bylaw proposes the following STR definitions:

Short-term Rental: means the use of a dwelling unit for temporary overnight accommodation for a period of less than **30 consecutive days**.

Short-term Rental – Major: means a short-term rental that encompasses an **entire principal dwelling** unit and/or an entire parcel.

Short-term Rental – Minor: means a short-term rental within an **entire accessory dwelling** unit such as a basement suite, carriage suite, or garden suite and includes an **owner that lives on the parcel** as their principal residence.

NEW POLICY

Short-Term Rentals

Zoning Bylaw – General Regulations for STRs:

- Building Permit
- Compliance with BC Building Code and applicable local and Provincial enactments
- Building and Fire Inspection
- Valid business licence
- Additional parking space
- Payment of applicable charges and fees
- Connect to water and sanitary sewer or
- Approved water supply and sanitary sewage disposal system, may include a reserve septic dispersal area

01

SHORT-TERM RENTALS

Option

Short-term Rental Minor

Allow **STR – Minor** as a permitted use all housing zones that permit single-detached dwellings and ADUs (secondary suites, carriage or garden suites).

Short-term Rental - Major

Allow **STR – Major** as a permitted use in mixed use, general and recreational commercial zones.

02

SHORT-TERM RENTALS

Option

Short-term Rental Minor

Allow **STR – Minor** as a permitted use all housing zones that permit single-detached dwellings and ADUs (secondary suites, carriage or garden suites).

Short-term Rental - Major

STR – Major not permitted.

03

SHORT-TERM RENTALS

Option

Short-term Rental Minor

STR – Minor not permitted.

Short-term Rental - Major

Allow **STR Major** as a permitted use in mixed-use, general and recreational commercial zones.

04

Option

Short-term Rental

Allow STRs as a permitted use without categorization subject to meeting the general regulations of the Zoning Bylaw.

Zoning

STR use can be assigned to specific zones or allowed outright across all zones.

NEW POLICY

Short-Term Rentals

Option 1:

- STR – Minor: permitted in all low and medium density residential zones
- STR – Major: permitted in all mixed-use, general and recreational commercial zones

Option 2:

- STR – Minor: permitted in all low and medium density residential zones
- STR – Major: requires TUP or rezoning

Option 3:

- STR – Minor: requires TUP or rezoning
- STR – Major: permitted in all mixed-use, general and recreational commercial zones

Option 4:

- STR: permitted in all zones without categorization
- More permissive but higher risk of conflicting use and bylaw enforcement demands
- Requires amendment to OCP Policy 2.6.3(k)

NEW POLICY

Short-Term Rentals

	Option 1:	Option 2:	Option 3:	Option 4:
STR – Minor: permitted in low and medium density residential zones	•	•		
STR – Major: permitted in mixed-use, general and recreational commercial zones	•		•	
STR: permitted in all zones without categorization				•

POLICY DIRECTION DISCUSSION

Thank You!

