THE CORPORATION OF THE VILLAGE OF NEW DENVER
BYLAW NO. 775, 2026
ZONING AMENDMENT BYLAW

A bylaw to amend Village of New Denver Zoning Bylaw No. 612, 2007, being a bylaw to regulate the location and use of buildings and structures and the use of land within the Village of New Denver.

WHEREAS the Council of the Corporation of the Village of New Denver has adopted "Village of New Denver Zoning Bylaw No. 612, 2007";

AND WHEREAS Council wishes to clarify and update the regulations for accessory residences and secondary suites for consistency with provincial housing requirements;

NOW THEREFORE the Council of the Corporation of the Village of New Denver, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Village of New Denver Zoning Amendment Bylaw No. 775, 2026 (Small-Scale Multi-Unit Housing Compliance)."

2. AMENDMENT TO DEFINITIONS

Section 3.1 is amended by deleting the definition of ACCESSORY RESIDENCE in its entirety and replacing it with the following:

> ACCESSORY RESIDENCE means a self-contained dwelling unit located in a stand-alone building on a residential property that also contains a single-family dwelling or a two-family dwelling as the principal building. The accessory residence may be purpose-built, or may be a conversion of, or an addition to, an existing garage or accessory building.

3. AMENDMENT TO SECTION 4.18 - ACCESSORY RESIDENCES

Section 4.18 is deleted in its entirety and replaced with the following:

4.18 Accessory Residences

An accessory residence must comply with the following regulations:

1. Only one accessory residence is permitted per residential property.
2. An accessory residence is permitted in the R1 (Single and Two Family Residential) Zone and the R2 (Low-Density Multi-Family Residential) Zone in accordance with the applicable regulations of this Bylaw.
3. An accessory residence may be located on a parcel containing a single-family dwelling or a two-family dwelling as the principal building, where accessory residences are permitted in the applicable zone.
4. An accessory residence is permitted in conjunction with a secondary suite in the principal building, if all applicable requirements of this Bylaw, the British Columbia Building Code, and any other applicable enactments are met.
5. An accessory residence must not be sited or located on a separate parcel from the principal building or principal residence.
6. An accessory residence must not exceed 5.0 m (16.4 ft.) in height.
7. Subject to Section 4.17.3, the floor area of an accessory residence must not exceed 40% of the total main floor area of the principal residence or 600 sq. ft., whichever is greater, provided the maximum parcel coverage for all buildings located on the parcel does not exceed 45% of the total parcel area, and provided the accessory residence conforms to the maximum square footage set out in Section 4.17.3.
8. Parking and access requirements:
    (i) One on-site parking space is required for the accessory residence in addition to those spaces required for the principal residence;
    (ii) All required parking spaces must be located on the subject parcel.
9. An accessory residence must meet the minimum setback provisions for the zone in which the subject property is located. If attached to a garage or other structure, the entire building

containing the accessory residence must meet the minimum setback provisions for the principal building on the site.

10. All accessory residences must meet BC Building Code requirements.
11. No accessory residence will be allowed without meeting the requirements as defined in the British Columbia Health Act for septic disposal capacity.
12. All accessory residences must be registered with the Village of New Denver.

4. AMENDMENT TO SECTION 7.2.6 - R2 ACCESSORY RESIDENCES PER PARCEL

Section 7.2.6 is deleted in its entirety and replaced with the following:

7.2.6 Accessory Residences Per Parcel

A maximum of one accessory residence is permitted per parcel in the R2 zone, where the parcel contains a single-family dwelling or two-family dwelling as the principal building. No accessory residence is permitted otherwise.

5. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid does not affect the validity of the remaining portions of this Bylaw.

6. EFFECTIVE DATE

This Bylaw comes into force and effect on adoption by Council.

READ A FIRST TIME this 9 day of June, 2026.

READ A SECOND TIME this 9 day of June, 2026.

PUBLIC HEARING NOT HELD pursuant to section 464(4) of the Local Government Act.

READ A THIRD TIME this 9 day of June, 2026.

ADOPTED this 14 day of July, 2026.

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MAYOR CORPORATE OFFICER

Certified to be a true copy of “Village of New Denver Zoning Amendment Bylaw No. 775, 2026 (Small-Scale Multi-Unit Housing Compliance).”

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CORPORATE OFFICER