

Summary of Changes

Village of Radium Hot Springs

Draft Zoning Bylaw 2026

This summary provides overview summary of the differences between **Draft Zoning Bylaw No. 528, 2026 (2026 Zoning Bylaw)** and **Zoning Bylaw No. 480, 2022 (2022 Zoning Bylaw)**.

The primary goals of the Draft 2026 update are to:

- Align with the new draft Official Community Plan, including the Land Use Map and Short-term Rentals Map
- Simplify and consolidate zoning categories and clarify the intent of each
- Implement administrative updates and produce a user-friendly document for staff
- Update definitions as needed (e.g., “dwelling unit”)

The following provides a summary of the updates:

Major Proposed Changes

The draft Zoning Bylaw includes many changes, some are significant while others may be significant (or not) depending on your property and role as a resident, landowner, tenant, builder, or developer.

- a) A greater variety of housing permitted. All residential areas are proposed to allow a slight increase in housing variety. For example, one more unit allowed in most zones.
- b) Short-term rentals will be regulated in sync with the draft Community Plan.
- c) Greater flexibility for mixed use (commercial/retail on ground floor with upper floors for residential or office use) in the downtown and highway zones.
- d) Reduced parking requirements in the downtown and commercial areas to promote and encourage development of vacant lands.
- e) Greater flexibility for secondary suites (accessory dwelling units).
- f) Proposed new Natural Hazard Area (NHA) zone to protect sensitive lands within the Village.
- g) Limitations on impermeable surfaces on a lot (e.g. to prevent paving of an entire property).
- h) Clarification on building heights.

Zoning Structure

The Draft 2026 Zoning Bylaw has restructured and renamed several residential, commercial, and industrial zones which is summarized in the table below. The column on the left includes the updated zone names, with the corresponding zone from the 2022 Zoning Bylaw on the right. There is some variation in individual parcels with draft zoning – the below chart gives a general guide. Please consult the draft Zoning Bylaw and Zoning Map for implications for your property.

Existing 2022 Zoning Bylaw Equivalent/Similar Zone Title	Proposed Draft 2026 Zoning Bylaw Zone Title
R1 Single Detached Residential	R2 Low-Density Residential (up to 2 units allowed)
R2 Two Unit Residential VCR-2 Village Core Infill Residential	R3 Small Scale Residential (up to 3 units allowed)
R4 Multiple Unit Residential Four R3 Multiple Unit Residential Three VCR-1 Village Core Mixed Residential	R4 Middle Scale Residential (up to 4 units allowed on most parcels), up to 8 units allowed on larger parcels greater than 1,000 square metres.
R3 Multiple Unit Residential Three (in some areas) VCR-3 Village Core Multi-Unit	R5 High Density Residential (4-units or greater) and single-detached not allowed in this zone
I1 Light Industrial I2 Heavy Industrial AR Agricultural & Rural Residential	M1 Light Industrial M2 Heavy Industrial AG Agricultural <i>Name change only; no/limited change to regulations in the zone</i>
C1 Highway Commercial C2 Pedestrian Commercial / Residential <i>These two zones have been split into three commercial zones in the draft Zoning Bylaw</i>	C1 Main Street Mixed Use C2 Neighbourhood Mixed Use C3 Highway Mixed Use
AR Agricultural & Rural Residential; Some C4 Recreational Vehicle Park	AG Agricultural NHA Natural Hazard Area
RTA Residential & Tourist Accommodation C5 Golf Course Commercial	Limited Changes: RTA Residential & Tourist Accommodation C5 Golf Course Commercial

Permitted Uses

Overall permitted uses have not been changed significantly for most zones, but some uses have been consolidated for ease of use. The most significant changes may be the focus of the new C1 Main Street Mixed-Use zone as a vibrant commercial area that promotes mixed-use buildings, retail uses, and prohibits stand alone residential buildings. The new C2 zone adjacent to downtown allows for a lot of flexibility, including businesses or residential buildings. The new C3 Highway Commercial zone focuses auto-oriented uses along the highway, such as gas stations and hotels/motels.

Stand alone Short-term rentals are only allowed in commercial zoned areas and the RTA – Resort Tourist Accommodation zone.

Use of Hotels/Motel/Tourist Accommodation as full time dwelling units is not allowed within the bylaw.

Residential Dwelling Unit Regulations

Short Term Rentals (STR) Categorization: The Draft 2026 Zoning Bylaw formally defines two categories of STR: Stand-Alone Short-Term Rental and Secondary-Use Short-Term Rental. **Secondary-Use STR in Apartments:** The Draft 2026 Zoning Bylaw explicitly prohibits Secondary-Use Short-Term Rentals in **any apartment unit in any residential zone.**

Secondary Suite Maximum Area: The 2022 Zoning Bylaw imposes a strict limit that a secondary suite's floor area shall not exceed **45%** of the total living area of the principal dwelling unit and the secondary suite combined. The Draft 2026 Zoning Bylaw provides a more complex set of rules for Accessory Dwelling Units (Attached/Secondary Suites), with maximum floor area listed in square meters (m^2) and percentage based on specific location (e.g., 100% of the interior basement, or $100.0m^2$ or 50% of the gross floor area of the main floor for a new attached unit above a garage, whichever is greater).

Home Occupations

The regulations for signs advertising home occupations differ between the two documents:

Home Occupation Type	Draft 2026 Zoning Bylaw	2022 Zoning Bylaw
Minor	Permits 1 non-internally illuminated sign consistent with the Village's Sign Bylaw.	Requires there to be no external indication that the occupation is in operation.
Major	Permits 1 non-internally illuminated sign consistent with the Village's Sign Bylaw.	Permits 1 non-internally illuminated sign no larger than $0.3m^2$ in area.

Setbacks, Parking, Loading, and General Regulations

Lot Coverage and Impermeable Surfaces: The Draft 2026 Zoning Bylaw includes regulations limiting the percentage of impermeable surfaces on a property. This is intended to prevent entire properties from being paved or concrete, which can create drainage issues in the neighbourhood and for the Village as a whole.

Cash in-Lieu of Parking:

- **Permitted Zones:** The 2022 Zoning Bylaw allowed cash in-lieu for non-residential uses in the **C1** or **C2** zones. The Draft 2026 Zoning Bylaw allows cash in-lieu for non-residential uses in the **C2** or **C3** zones, but excludes Tourist Accommodations and Short-Term Rentals.
- **Maximum Percentage:** The 2022 Zoning Bylaw permitted cash in-lieu for up to **50%** of the required parking spaces. The Draft 2026 Zoning Bylaw significantly reduces this limit to **20%** of the requirements.

Commercial Parking Requirement Reduction: The minimum required parking for **All commercial uses in a commercial zone** (other than listed exceptions) is proposed to be reduced in the Draft 2026 Zoning Bylaw to **2 per 100m² of gross floor area** compared to the existing regulation 4 per 100m² of gross floor area.

- Further, the draft bylaw credits on street parking adjacent to businesses (except short term rentals and tourist accommodation) on Main Street and parts of downtown as counting toward some of the required off-street parking requirements for commercial uses – however it is clear that no such on-street parking is controlled or reserved by any person.
- The draft bylaw generally does not allow parking as a stand alone use on parcels that do not have other, existing, principal uses.

Mobile Homes: Similar to bylaw 480, The Draft 2026 Zoning Bylaw includes an age restriction: Mobile homes must be no more than **5 years** calculated from the manufactured date to the date the application is submitted.