



The Village of Warfield is Updating its Zoning Bylaw and Development Permit Area Guidelines

The Zoning Bylaw and Development Permit Area Guidelines are currently being updated to enhance existing land use policies, support development that aligns with community values, and provide clear, concise, and easy to interpret policies.

In November and December 2020, the Village of Warfield asked for feedback and input from residents on its ZBL and DPA Guidelines.

What is Zoning?

Zoning is a tool used by municipalities to regulate the use and development of land and buildings. Zoning divides lands into distinct areas called zones. Each zone has its own list of rules and regulations regarding the type of development and land uses that may be allowed.

What is a Zoning Bylaw?

A Zoning Bylaw is the document that outlines the rules and regulations associated with each zone. Zoning Bylaws must be generally consistent with a municipality's Official Community Plan (OCP) as the Zoning Bylaw helps implement the OCP's policy directives.

What is a Development Permit Area (DPA) Guideline?

DPA Guidelines are additional or special regulations for development on certain lands. DPA Guidelines are commonly applied to commercial development areas, multi-family development areas, lands where protection from hazardous conditions (i.e., wildfires or flooding) are required or in areas where there is interest to control the form of development (i.e., historic or heritage areas).

What do you think of the recommended Zoning Bylaw updates?

Over the coming months, there will be two opportunities for you to share with us your opinion on the recommended Zoning Bylaw updates:



Public Survey (March 15 to April 2, 2021): Review the draft Zoning Bylaw and share with us your feedback on the proposed changes. To access the survey, please visit www.surveymonkey.com/r/warfieldS2. Paper copies of the survey will also be available at the Village Office (555 Schofield Hwy., Trail, BC).



Virtual Discussion Forum (March 23, 2021, 6:30 - 8:00 p.m.): A live virtual event hosted by the Village of Warfield sharing how community input shaped the Zoning Bylaw and DPA Guideline update followed by questions and discussion on the recommendations. To register, please visit <https://zoom.us/meeting/register/tJYqcumpqD4iHNyZzvjqHHtFzzvTs3eUL1c4>.

For more information, please contact:

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Flip over to view what we have heard from the community

What We Heard, What We're Proposing

We asked community members to share with us their opinion on the opportunities and challenges for growth and development in Warfield. The table below highlights some of the key themes which emerged and shares how updates to the ZBL will help address community member input.

Key Theme	What We Heard	Recommended Update to the Zoning Bylaw
 Parking	Community members shared that any new land use which increases density and/or brings additional visitors to an area should not contribute to on-street parking challenges.	The ZBL will ensure that new development, home based businesses, and short-term rentals will have sufficient parking requirements.
 Active Transportation	There is a desire among community members to improve the walkability of Warfield through active transportation connections (i.e., pathways and trails).	The ZBL will introduce requirements for new multi-unit residential buildings and commercial buildings to provide accessible pathways. In addition, the ZBL identifies that pathways shall be included in plans for future development in Emerald Ridge.
 Design and Compatibility	Community members suggested that new development should be encouraged to maintain the existing character of Warfield and its neighbourhoods.	The ZBL will require infill development to have a similar street presence to neighbouring uses (i.e. massing and height). In addition, the ZBL will introduce landscaping and buffering requirements for multi-unit residential buildings and commercial buildings.
 Housing Diversity and Density	Overall, community members shared their support for a greater variety in housing typology as well as to increase the overall residential density in Warfield.	The ZBL will allow context sensitive infill housing, secondary suites, and short-term rentals. Specific requirements for parking and landscaping will apply to these uses.
 Comprehensive Planning and Development	Community members shared a desire for a comprehensive approach to developing Emerald Ridge.	The ZBL will clarify how development can occur in Emerald Ridge. A comprehensive plan for all undeveloped portions will be required prior to further development.
 Development Permit Area Guidelines	In general, community members would like to see DPA Guidelines used to maintain the current character of Warfield and introduce buffer and landscaping requirements between incompatible land uses.	DPA Guidelines for setback distances, landscaping, and building massing will be applied to multi-unit residential buildings and the commercial core area. In addition, DPA Guidelines for environmentally sensitive development will also be introduced.