

# Density on Cortes

According to the 2021 Census, Cortes had a population of 1,059 people and a total of 805 private dwellings. 558 private dwellings were occupied by permanent residents.

## Settlement Areas in the OCP:

- Residential;
- Rural Residential;
- Rural; and
- Community Land Stewardship.
- Forest Land Stewardship and Agricultural Land Stewardship – limited settlement only.



## Existing Permitted Densities:

Zone	Minimum Lot Size	Maximum No. of Units	Secondary suite or cottage
Residential	1 ha (2.47 ac)	1.5* dwellings per 1 ha, up to a maximum of 3.5	1
Rural Residential	2 ha (4.94 ac)	1.5 dwellings per 2 ha, up to a maximum of 3.5	1
Rural	4 ha (9.88 ac)	1.5 dwellings per 4 ha, up to a maximum of 5.5	1
Residential Multiple	1 ha (2.47 ac)	6 units per lot	No
Community Services	1 ha (2.47 ac)	10 senior's units per lot	No

\* A .5 dwelling refers to secondary suites and 60m<sup>2</sup> cottages permitted in addition to a primary, full-sized single-family home



# Housing Options

**A “dwelling” is defined as a self-contained unit intended for one household containing no more than one kitchen and also contains facilities for sleeping and sanitary facilities.**

## **Homes that can be permitted in the Zoning Bylaw:**

- Single Family Homes/ “Single Detached Dwellings”
- Duplexes
- Low rise multi-unit buildings/ “low rise apartment”
- Ground level town houses/ “row houses”
- Float homes that meet the provincial Float Home Standard
- Tiny houses situated on a poured foundation (permanently placed on the ground)
- Manufactured homes/ “mobile homes” which meet the Canadian Standards Association (CSA) Z240 Regulation
- Modular homes built in a factory and assembled on site that meet the CSA A277 Standards

## **Homes that cannot be legally permitted in a Zoning Bylaw:**

- Recreational Vehicles (RVs) intended for full time residential use
- Tiny houses built on a chassis and wheels intended to be towed
- Live-abord boats