



COMMITTEE OF THE WHOLE AGENDA

Monday, April 29, 2024 at 6:30 p.m.

Council Chambers

325 Wallace Street, Hope, British Columbia

For those in attendance at District of Hope Open Council Meetings, please be advised that the Hope Ratepayers Association is recording these meetings. The District, in no way, has custody or control of the recordings. Therefore, all persons who do not want their presentation or themselves recorded, please approach the Clerk to declare same and the District will relay this to the Association so that you can freely speak.

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the April 29, 2024, Committee of the Whole Meeting Agenda be adopted as presented.

3. ADOPTION OF MINUTES

(a) Committee of the Whole Meeting

(1)

Recommended Resolution:

THAT the Minutes of the Committee of the Whole Meeting held April 8, 2024, be adopted, as presented.

4. STAFF REPORTS

(a) Report dated April 24, 2024 from the Director of Community Development (4) Re: Small-Scale Multi-Unit Housing Zoning Bylaw Update

Representatives from Stantec Consulting will be in attendance to present to Council regarding the Small-Scale Multi-Unit Housing Zoning Bylaw Update.

Recommended Resolution:

THAT Council receive the report regarding the Small-Scale Multi-Unit Housing Zoning Bylaw Update as information.

5. QUESTION PERIOD

Call for questions from the public for items relevant to the agenda.

6. CLOSE COMMITTEE OF THE WHOLE

MINUTES OF A COMMITTEE OF THE WHOLE MEETING

Monday, April 8, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Scott Medlock
Councillor Angela Skoglund
Councillor Pauline Newbigging
Councillor Heather Stewin
Councillor Dusty Smith
Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Kevin Dicken, Director of Operations/Deputy CAO
Donna Bellingham, Director of Corporate Services
Branden Morgan, Deputy Corporate Officer
Gurvinder Sodhi, Communications and Systems Analysis Advisor

Others Present: 6 members of the Public

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:31 p.m.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the April 8, 2024 Committee of the Whole Meeting Agenda be adopted, as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Committee of the Whole

Moved / Seconded

THAT the Minutes of the Committee of the Whole Meeting held March 11, 2024 be adopted, as presented. **CARRIED.**

4. STAFF REPORTS

(a) Report dated April 2, 2024 from the Director of Operations Re: Gardner Drive Construction Completion

Council inquired as to whether both property owners at the end of Gardner Drive had been notified of the solutions being presented; completing the road to the standard matching the adjacent development or a lower standard of construction, without concrete curbing, catchbasins and reduced road design. The Director of Operations confirmed that he had spoken to both property owners. Council inquired as to how the storm sewer system would work if the second option is selected. The

Director of Operations advised that the roadway would shed water to the shoulders to a lawn basin or infiltrated system. He added that there is no significant water during a standard rain event and it is easily absorbed into the ground.

The Director of Operations advised that the cost estimates provided are liberal, with a standard 35% contingency included. He noted that we will not know the true costs until the works have been designed and tendered but added that it is likely the work will come in lower. Council inquired as to whether the District had approached the contractor that is currently doing work on Gardner Drive to obtain a quote. The Director of Operations advised that the District had not, but advised that TRUE Consulting uses unit rates that represent local pricing based on recent projects.

Council inquired as to whether the property owners should be consulted as to whether they want both sewer and water extended to their property lines. The Director of Operations advised that it is ultimately the District's decision to extend the utilities, and noted that the District prefers to avoid having to install utilities under the paved roadway at a later date if it is requested by the property owners. He added that the District's bylaws require a property owner to connect to utilities that are available at their property line. Council inquired as to where the funds for the project would come from. The Director of Operations advised that it may come out of the Growing Communities Fund, specifically the Infrastructure Reserve.

Council inquired as to whether the project would need to go to tender, given that there is a contractor currently working on Gardner Drive. The Director of Operations advised that Council could waive the requirements of the Purchasing Policy and could sole-source the work from the existing contractor. Council inquired as to the timeline of the project and when it would be brought to tender. The Director of Operations advised that the works will likely take place in the Fall, as the District and their consultants will have to design the works, prepare the tender package, advertise, and collaborate with BC Hydro regarding the relocation of their pole. He advised that while the goal is to complete this process as soon as possible, it will likely be a project that takes place in the Fall and added that the Richmond Hill Pathway project is the current priority.

Moved / Seconded

THAT Council directs Staff to proceed with Option #1, completing the Gardner Drive Road construction that fronts 65751 and 65771 Gardner Drive, to match the standard of the adjacent developer works;

AND FURTHER THAT Council rise and report the direction to the April 22, 2024 Regular Council Meeting. **CARRIED.**

5. QUESTION PERIOD

There were no questions raised.

6. CLOSE

Moved / Seconded

THAT the April 8, 2024 Committee of the Whole Meeting adjourn at 7:53 p.m.
CARRIED.

Certified a true and correct copy of the Minutes of the Committee of the Whole meeting held on April 8, 2024 in Council Chambers of the District of Hope, British Columbia.

Mayor

Director of Corporate Services

DRAFT



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: April 24, 2024

FILE: 6440-02

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: April 29, 2024

SUBJECT: **SMALL-SCALE MULTI-UNIT HOUSING
ZONING BYLAW UPDATE**

PURPOSE:

To provide Council with further information on the small-scale multi-unit housing (SSMUH) requirements and review with Council the draft zoning bylaw update to comply with *Bill 44, 2023 Housing Statutes (Residential Development)*.

RECOMMENDATION RESOLUTION:

THAT Council receive the report regarding the Small-Scale Multi-Unit Housing Zoning Bylaw Update as information.

A.

ANALYSIS:

The District of Hope has hired Stantec Consulting Ltd. to assist with updating the district's zoning bylaw to comply with Bill 44. Stantec will present at this Committee of the Whole meeting to provide an overview of what is required by the province, the process for updating the zoning bylaw, reviewing the proposed changes to the zoning bylaw, and will provide visual layouts of how the new zone could be implemented.

Bill 44, 2023 Housing Statutes (Residential Development) Amendment Act:

On November 30, 2023 Bill 44, 2023 *Housing Statutes (Residential Development) Amendment Act*, received royal assent.

Small-Scale Multi-Unit Housing (Zoning Bylaw updated by end of June 2024):

The following must be permitted in zones currently allowing for single family and duplex housing within the regional growth boundary and connected to community sewer and water:

- Parcels of land 280 m² or smaller must allow a minimum of three units.
- Parcels of land larger than 280 m² must allow a minimum of units.

All municipalities that are over 5,000 in population as of the 2021 census are required to comply with the housing legislation related to small-scale multi-unit housing.

Previously, if a property owner wanted to add more housing to their property, they would have to apply to rezone the property. The new housing rules mean that the district must change the zoning on those properties to allow up to 4 housing units, so that property owners do not have to rezone their property to build more housing.

The new housing rules mean that up to 4 housing units will be allowed on most properties in single-family neighbourhoods. As shown below, examples could include secondary suites, coach houses, garden suites, duplexes, triplexes, and fourplexes.



Source: BC Ministry of Housing

While up to 3 or 4 units must be permitted depending on lot size, owners still have the option to construct fewer units on the parcel if they wish. An owner can choose to construct one single family home on a parcel with no suites if they want to.

In order for the development of up to 3-4 units to be feasible, the province has put out a Provincial Policy Manual & Site Standards that includes recommendations for parking; front, rear, and side yard setbacks; lot coverage; and height. The more flexibility provided, the more feasible developments are. Municipalities can consider their local context and develop regulations that are reasonable in nature for the local setting. Development permit areas will continue to apply.

New Small-Scale Multi-Unit Housing (RS-1) Zone:

To accommodate SSMUH, the six zones that permitted single family homes, duplexes, secondary suites, and secondary dwellings have been consolidated into one new zone.

Affected zones include:

- Single Family Residential (RS-1) Zone
- Single Family Residential with Secondary Dwelling (RS-1S) Zone
- Single Family Residential with Secondary Suite (RS-1T) Zone
- Compact Single Family Residential (RS-2) Zone
- Compact Single Family Residential with a Secondary Suite (RS-2T) Zone
- Two Family Residential (RT-1) Zone

The new zone is the Small-Scale Multi-Unit Housing (RS-1) Zone.

As noted earlier, while the legislation is clear about the prescribed number of units that must be permitted, there is some flexibility for the District of Hope to make decisions about specific considerations associated with new development such as setbacks, building height, and off-street parking requirements. In developing this new zone, an effort was made to move towards the provincial policy guidance and consider the local context.

Below is a summary of the major changes, but not a full list of all the changes, along with rationale. Stantec will be presenting on these as well. Additional details can be found in the attachments, including the comparison tables showing how the draft SSMUH (RS-1) Zone compares with the existing zones which are being consolidated, and the provincial policy direction. In general, the approach while consolidating the zones was to adopt the more flexible requirements of the consolidated zones to improve the development feasibility while considering the provincial policy guidance.

Permitted Uses:

Six zones were consolidated into one as currently the main difference between many of the zones was uses – single family residence, single family residence with secondary suite, single family residence with detached accessory dwelling, compact single family residence, compact single family with secondary suite, and duplex. Single family residence, duplex, secondary suite, and detached accessory dwelling are now all permitted in the draft SSMUH (RS-1) Zone to enable up to four units per lot.

Townhouses were also added, as the province encourages local governments to not limit tenure and leave these decisions to the developer and unit owners. Townhouses could be in varying forms – rowhouses, stacked, or back-to-back.

Lot Size:

While the general approach was to adopt the more flexible requirement of the consolidated zones, the one exception to this is minimum parcel size. With the increase in lot coverage by buildings and impervious services, the minimum lot size of the existing RS-1 zone (460m²) was chosen instead of the minimum lot size in the existing RS-2 zone (375m²). A key reason for this is to ensure adequate stormwater absorption.

Height:

The maximum building height proposed in the proposed SSMUH (RS-1) Zone is 10m, which is the same as the existing RS-1 Zone (10m), higher than the RS-2 compact Zone (8m), but lower than the provincial recommendation of 11m. The height was chosen to retain neighborhood character.

Setbacks:

For rear, interior side, and exterior side lot lines, the most flexible setbacks from the consolidated zones were chosen. The adoption of the more flexible setbacks from the Compact Single Family Zones was also part of the rationale behind the consolidation of the zones.

For the front lot line setback, the draft SSMUH (RS-1) Zone has a 4m setback. This is less than the 6m setback currently permitted in the Compact Single Family Residential (RS-2) Zone and the 7.5m setback permitted in the existing Single Family Residential (RS-1) Zone, but larger than the provincial guidance of minimum of 2m. The province does note in their policy manual that a front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications. The 4 metres was chosen to account for Hope's rural streetscapes, but also considered development feasibility.

For context, the CD-3 Zone on the corner of 3rd Avenue and Park Street opposite Memorial Park has a front lot line setback of 4.6m.

Parking:

Proposed Off-Street Parking Requirements in the draft SSMUH (RS-1) Zone:

- 2 spaces per one family residence
- 1.5 spaces per two family residence
- 1.25 spaces per townhouse unit
- 1 space per secondary suite or detached accessory dwelling unit

The Provincial Policy Manual recommends a maximum of 1 space per unit but does note that higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.

The off-street parking requirements in the draft SSMUH (RS-1) Zone were chosen to account for Hope being a smaller community with limited public transportation, the need for snow removal, but also the development feasibility of the parcels. The higher the parking requirements, the less developable a parcel becomes and for this reason the parking requirements for duplexes and townhouses are slightly lower than the existing duplex and townhouse zones, moving from 2 parking spaces per duplex unit to 1.5 per

duplex unit, and 1.5 per townhouse unit to 1.25 in this zone. The off-street parking requirements for single family houses, secondary suites, and detached accessory dwelling units are unchanged.

Comprehensive Development Zones:

Comprehensive Development Zones that are affected by the legislation and the zoning bylaw update include the following:

- Comprehensive Development (CD-3) Zone (690 Third Avenue)
- Comprehensive Development (CD-7) Zone (64295 Flood Hope Road)

The CD-3 Zone has been updated to permit the required number of units. The CD-7 Zone is not interpreted as being a restricted zone, as it permits ground oriented multiple family residential as well as single family homes. As this zone referenced the Compact Single Family (RS-2) Zone, and the RS-2 Zone is being consolidated into the new RS-1 Zone, CD-7 has been updated to reference and be consistent with the updated RS-1 Zone.

Public Engagement:

There will be a public drop-in style open house from 4-7pm on Tuesday, April 30, in Council Chambers at the District Hall. Advertising has been taking place via the district newsletter, the Hope Standard, social media, and posters located at the District Hall. There will also be an information page for people to learn more and provide feedback from Tuesday, April 30, to Friday, May 10.

When the time comes for adoption of the bylaw for the SSMUH zoning bylaw update, a public hearing but not be held as per Bill 44.

B. Official Community Plan (OCP) Bylaw 1378

As per the Official Community Plan adopted by Council, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?
The District is required to comply with the legislation. Goal 2 in the OCP for residential neighbourhoods states 'include a diversity of housing options to meet community needs'.
2. Is it a flexible platform for future steps towards our vision, goals and objectives?

The District is required to comply with the legislation. The changes increase flexibility for small-scale housing developments and will provide more diverse forms of housing in the community.

3. Will it provide a good return on investment?

The District is required to comply with the legislation. The changes will provide more flexibility for property owners over what they can build.

C. Attachments and Links:

- *Draft Small-Scale Multi-Unit Housing (RS-1) Zone*
- *Draft Proposed Text Amendments to Zoning Bylaw - Redline*
- *Draft Comprehensive Development (CD-3) Zone Text Amendments*
- *Draft Comprehensive Development (CD-7) Zone Text Amendments*
- *Comparison – Proposed RS-1 Zone and Provincial SSUM Site Standards and Recommendations*
- *Restricted Zones – Comparison Review (RS-1, RS-1S, RS-1T, RS-2, RS-2T, and RT 1 Zones)*
- *Restricted Zones – Site Coverage, Building Height and Setbacks Comparison Review (RS-1, RS-1S, RS-1T, RS-2, RS-2T, and RT 1 Zones)*
- *Presentation for the Committee of the Whole*
- *Bill 44, 2023 Housing Statutes (Residential Development) Amendment Act*

[Bill 44 - Housing Statutes \(Residential Development\) Amendment Act, 2023, 4th Session, 42nd Parliament \(2023\) \(leg.bc.ca\)](#)

- *Regulations for the Housing Statutes (Residential Development) Amendment Act*
[Order in Council 673/2023 \(gov.bc.ca\)](#)
- *Provincial Policy Manual & Site Standards (SMMUH)*

[Provincial Policy Manual & Site Standards: Small-Scale, Multi-Unit Housing \(gov.bc.ca\)](#)

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer

10.1 Small-Scale Multi-Unit Housing (RS-1) Zone

10.1.1 Purpose

- .1 The purpose of this zone is to accommodate low density *residential use* on land serviced by a *community water system* and *sanitary sewer system*, up to a maximum of 4 *dwelling units* on a *parcel*.

10.1.2 Permitted Uses

- .1 The following *principal uses* and no others shall be permitted:
 - a) *One family residence*;
 - b) *Two family residence*;
 - c) *Townhouse*.
- .2 The following shall be permitted as *accessory uses* to a *one family residence*:
 - a) *Secondary suite*;
 - b) *Detached accessory dwelling unit*, subject to Section 8.9;
 - c) *Accessory buildings or structures*, subject to Section 5.5;
 - d) *Bed and breakfast*;
 - e) *Boarding*;
 - f) *Day care*;
 - g) *Home based business*, subject to Section 8.6.2;
 - h) *Preschool*.
- .3 The following shall be permitted as *accessory uses* to a *two family residence*:
 - a) *Secondary suite*;
 - b) *Detached accessory dwelling unit*, subject to Section 8.9;
 - c) *Accessory buildings or structures*, subject to Section 5.5;
 - d) *Home based business*, subject to Section 8.6.2.
- .4 The following shall be permitted as *accessory uses* to a *townhouse*:
 - a) *Accessory buildings or structures*, subject to Section 5.5;
 - b) *Home based business*, subject to Section 8.6.2.

10.1.3 Conditions of Use

- .1 A maximum of one *principal building* is permitted on a *parcel*.
- .2 *Parcels* serviced by a *community sanitary sewer system*, but not a *community water system*, are restricted to a maximum of two *dwelling units*,

including a *one family residence*, and one *secondary suite or detached accessory dwelling unit*.

- .3 *Parcels* serviced by a *community water system*, but not a *community sanitary sewer system*, are restricted to a maximum of two *dwelling units*, including a *one family residence*, and one *secondary suite*.
- .4 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .5 *Boarding* of not more than 2 persons shall be permitted.
- .6 *Day care* and *Preschool accessory uses* are only permitted on *parcels* 460 square metres (~4,950 square feet) or greater.
- .7 *Day care* as an *accessory use* shall be limited to no more than 8 children in care.
- .8 A maximum of one *secondary suite* is permitted per *one family residence* and one *secondary suite* in each of the *two family residence* units.
- .9 A *secondary suite* shall comply with the British Columbia Building Code, as amended from time to time.
- .10 A *secondary suite* shall be lesser than or equal to the floor area of the principal *dwelling unit* in which it is located.
- .11 The creation of a strata lot pursuant to the Strata Property Act for a *secondary suite* shall not be permitted.

10.1.4 Requirements For Subdivision

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 460 square metres (~4,950 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 925 square metres (~9,951 square feet) where there is either a *community water system* or a *community sanitary sewer system*, but not both, available to service the *parcel*;
 - c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 12 metres (~39.5 feet), whichever is greater:
 - a) In the case of where a *parcel* or the majority of a *parcel* fronts the bulb of a cul-de-sac road, the minimum *frontage* shall be 9 metres (~29.5 feet); or
 - b) In the case of *panhandle lots*, where the *panhandle access strip* shall be at least 6 metres (~20 feet) wide at all points, the *panhandle front lot line* shall approximate the required width of a regular *parcel* in this zone, at the discretion of the Approving Officer.

- .3 The minimum *depth* of a *parcel* shall be 30 metres (~97.5 feet).

10.1.5 Site Coverage, Building Height, and Setbacks

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Heights, and Setbacks for Small-Scale Multi-Unit Housing (RS-1) Zone			
Maximum Permitted Dwelling Units Per Lot *	Three <i>dwelling units</i> for <i>parcels</i> equal to or less than 280 square meters (~3,000 square feet) in size		Four <i>dwelling units</i> for <i>parcels</i> greater than 280 square meters (~3,000 square feet) in size
Maximum Site Coverage			
All Buildings **	50%		
Impervious Surfaces	70%		
Maximum Height			
Principal Building	10 metres (~33 feet)		
Detached Accessory Dwelling Unit	6 metres (~20 feet)		
Accessory Building or Structure	5 metres (~16.5 feet)		
Minimum Lot Line Setbacks for All Buildings			
Setback	Principal Use	Detached Accessory Dwelling Unit	Accessory Building or Structure
Front Lot Line ***	4 metres (~13 feet)	4 metres (~13 feet)	4 metres (~13 feet)
Rear Lot Line	4 metres (~13 feet)	1.5 metres (~5 feet)	1 metre (~3.5 feet)
Interior Side Lot Line ****	1.2 metres (~4 feet)	1.2 metres (~4 feet)	1 metre (~3.5 feet)
Exterior Side Lot Line	2.5 metres (~8 feet)	2.5 metres (~8 feet)	2.5 metres (~8 feet)
Minimum Separation of Buildings on the Same Lot			
Between a Principal Building and any	3 metres (~10 feet)		

Detached Accessory Dwelling Unit	
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- * Applies only to *parcels* serviced by both a *community water system* and a *community sanitary sewer system*.
 - ** Properties serviced by septic tank only shall have a maximum site coverage of 35%. (AM#1352).
 - *** In the case of *panhandle lots*, at the discretion of the Approving Officer, 4 metres (~13 feet) from the *front lot line* or the outer most *lot line* of the access strip.
 - **** See Section 5.8.7.
- .2 In the case of a pre-existing, legally constructed *accessory building or structure* being converted into a *dwelling unit*, the *setbacks* shall be the existing *setbacks*. Any additions or alterations to the *building* shall comply with the required *setbacks* outlined in Section 10.1.5 1.

10.1.6 General Regulations

10.1.6.1 Access

- .1 All *dwelling units* shall have access to a minimum 1.2 metres (~4 feet) paved or gravel path that:
 - a) provides direct pedestrian access from the *dwelling unit* entrance to either an abutting street, or a rear *lane*.
 - b) is clear of all projections or obstructions to a minimum height of 2.5 metres (~8 feet).
- .2 All *detached accessory dwelling units* when accessed from the abutting street, shall have a minimum 1.2 metres (~4 feet) paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance.

10.1.6.2 Outdoor Amenity Area

- .1 Each *dwelling unit* (excluding a *secondary suite*) shall be provided with an *outdoor amenity area* for its exclusive use, that has a minimum width of 2.5 metres (~8 feet) and area of 10 square metres (~108 square feet). These areas must be accessible directly from the *dwelling unit* it is to serve.

10.1.7 Other Requirements

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping*, *screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.1.8 Special Regulations

.1 N/A

Proposed Text Amendments to Zoning Bylaw to SSMUH (RS-1) Zone

The following outlines the proposed text amendments to the District of Hope's Zoning Bylaw No. 1324, to accommodate the new RS-1 Small-Scale Multi-Unit Housing (SSMUH) Zone. The proposed text amendments impact the following sections of the Zoning Bylaw:

- Table of Contents
- Section 2.0 – Definitions
- Section 4.0 – Basic Provisions
- Section 5.0 – General Regulations
- Section 6.0 – Off-Street Parking and Loading
- Section 7.0 – Landscaping, Screening and Fencing Regulations
- Section 8.0 – Use Regulations
- Section 9.0 – Rural Zones
- Section 10.0 – Residential Zones
- Section 15.0 – Comprehensive Development Zones

The table below identifies the section of the Zoning Bylaw where a text amendment is proposed, including both the existing text, and the proposed text. Text additions are underlined and bolded in green, and text removals are struck through and coloured red.

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	8.6 HOME BASED BUSINESS 8.7 MOBILE HOME 8.8 OUTDOOR STORAGE 8.9 SECONDARY DWELLING 8.10 WIND TURBINES 8.11 CANNABIS PRODUCTION FACILITY	8.6 HOME BASED BUSINESS 8.7 MOBILE HOME 8.8 OUTDOOR STORAGE 8.9 SECONDARY DWELLING <u>DETACHED ACCESSORY DWELLING UNIT</u> 8.10 WIND TURBINES 8.11 CANNABIS PRODUCTION FACILITY
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SECTION 2.0 DEFINITIONS		
Section	Existing Text	Proposed Text
Definitions	<p>SECONDARY DWELLING means a residential use consisting of a self-contained dwelling unit in a separate building, accessory to and located in the same parcel as a one family residence, and includes, without limiting the generality of the foregoing, coach house, carriage house, garden cottage, granny flat, mother-in-law house or pool house.</p> <p>SECONDARY SUITE means a residential use consisting of a self-contained dwelling unit wholly contained within the same building as a one family residence.</p>	<p>SECONDARY DWELLING DETACHED <u>ACCESSORY DWELLING UNIT</u> means a <i>residential use</i> consisting of a self-contained <i>dwelling unit</i> in a separate <i>building</i>, accessory to and located in the same <i>parcel</i> as a <i>one family residence</i> <u>or a two family residence</u>, and includes, without limiting the generality of the foregoing, coach house, carriage house, garden cottage, granny flat, mother-in-law house or pool house.</p> <p>SECONDARY SUITE means a <i>residential use</i> consisting of a self-contained <i>dwelling unit</i> wholly contained within the same building as a <i>one family residence</i>, or <u>a two family residence</u>.</p>
Definitions	n/a	<p><u>OUTDOOR AMENITY AREA means the open space provided for the exclusive use of residents of a dwelling unit and which is immediately adjacent to and directly accessible from the dwelling unit it is to serve.</u></p>
Definitions	n/a	<p><u>IMPERVIOUS SURFACES means those areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development, and is expressed as a percentage of the total lot area. Impervious surfaces include, but are not limited to, buildings and structures, patios, paved walkways and driveways, and hardscaping.</u></p>

SECTION 4.0 BASIC PROVISIONS

Section	Existing Text	Proposed Text																																																																
4.1 - 4.1.1	<p>4.1.1 For the purposes of this Bylaw, the District of Hope is hereby divided into the following zones with their short form equivalents:</p> <table><thead><tr><th>Zone</th><th>Short Form</th></tr></thead><tbody><tr><td colspan="2">Rural Zones</td></tr><tr><td>Limited Use</td><td>L-1</td></tr><tr><td>Agricultural</td><td>AG-1</td></tr><tr><td>Rural</td><td>RU-1</td></tr><tr><td>Country Residential</td><td>CR-1</td></tr><tr><td colspan="2">Residential Zones</td></tr><tr><td>Single Family Residential</td><td>RS-1</td></tr><tr><td>Single Family Residential with Secondary Dwelling</td><td>RS-1S</td></tr><tr><td>Single Family Residential with Secondary Suite</td><td>RS-1T</td></tr><tr><td>Compact Single Family Residential</td><td>RS-2</td></tr><tr><td>Compact Single Family Residential with Secondary Suite</td><td>RS-2T</td></tr><tr><td>Two Family Residential</td><td>RT-1</td></tr><tr><td>Multiple Family Residential</td><td>RM-1</td></tr><tr><td>Ground Oriented Multiple Family Residential</td><td>RM-2</td></tr><tr><td>Mobile Home Park</td><td>MHP-1</td></tr></tbody></table>	Zone	Short Form	Rural Zones		Limited Use	L-1	Agricultural	AG-1	Rural	RU-1	Country Residential	CR-1	Residential Zones		Single Family Residential	RS-1	Single Family Residential with Secondary Dwelling	RS-1S	Single Family Residential with Secondary Suite	RS-1T	Compact Single Family Residential	RS-2	Compact Single Family Residential with Secondary Suite	RS-2T	Two Family Residential	RT-1	Multiple Family Residential	RM-1	Ground Oriented Multiple Family Residential	RM-2	Mobile Home Park	MHP-1	<p>4.1.1 For the purposes of this Bylaw, the District of Hope is hereby divided into the following zones with their short form equivalents:</p> <table><thead><tr><th>Zone</th><th>Short Form</th></tr></thead><tbody><tr><td colspan="2">Rural Zones</td></tr><tr><td>Limited Use</td><td>L-1</td></tr><tr><td>Agricultural</td><td>AG-1</td></tr><tr><td>Rural</td><td>RU-1</td></tr><tr><td>Country Residential</td><td>CR-1</td></tr><tr><td colspan="2">Residential Zones</td></tr><tr><td>Single Family Residential Small-Scale Multi-Unit Housing</td><td>RS-1</td></tr><tr><td>Single Family Residential with Secondary Dwelling</td><td>RS-1S</td></tr><tr><td>Single Family Residential with Secondary Suite</td><td>RS-1T</td></tr><tr><td>Compact Single Family Residential</td><td>RS-2</td></tr><tr><td>Compact Single Family Residential with Secondary Suite</td><td>RS-2T</td></tr><tr><td>Two Family Residential</td><td>RT-1</td></tr><tr><td>Multiple Family Residential</td><td>RM-1</td></tr><tr><td>Ground Oriented Multiple Family Residential</td><td>RM-2</td></tr><tr><td>Mobile Home Park</td><td>MHP-1</td></tr></tbody></table>	Zone	Short Form	Rural Zones		Limited Use	L-1	Agricultural	AG-1	Rural	RU-1	Country Residential	CR-1	Residential Zones		Single Family Residential Small-Scale Multi-Unit Housing	RS-1	Single Family Residential with Secondary Dwelling	RS-1S	Single Family Residential with Secondary Suite	RS-1T	Compact Single Family Residential	RS-2	Compact Single Family Residential with Secondary Suite	RS-2T	Two Family Residential	RT-1	Multiple Family Residential	RM-1	Ground Oriented Multiple Family Residential	RM-2	Mobile Home Park	MHP-1
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SECTION 5.0 GENERAL REGULATIONS

Section	Existing Text	Proposed Text
5.6 – 5.6.1	<p>a) In Residential Zones and Comprehensive Development Zones, on parcels where a one family residence exists, the storage or parking of a maximum of six vehicles is permitted, including</p>	<p>a) In Residential Zones, and Comprehensive Development Zones, on <i>parcels</i> where a <i>one family residence</i> exists, the storage or parking of a maximum of six vehicles is permitted, including recreational</p>

	<p>recreational vehicle; camper or trailer; utility trailer; and a pleasure boat not kept for gain or sale.</p> <p>b) In Residential Zones and Comprehensive Development Zones, on parcels where a secondary dwelling or secondary suite exists, the storage or parking of a maximum of eight vehicles is permitted, including recreational vehicle; camper or trailer; utility trailer; and a pleasure boat not kept for gain or sale.</p>	<p>vehicle; camper or trailer; utility trailer; and a pleasure boat not kept for gain or sale.</p> <p>b) In Residential Zones and Comprehensive Development Zones, on parcels where a secondary dwelling <u>detached accessory dwelling unit</u>, or secondary suite exists, the storage or parking of a maximum of eight vehicles is permitted, including recreational vehicle; camper or trailer; utility trailer; and a pleasure boat not kept for gain or sale.</p>
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SECTION 6.0 OFF-STREET PARKING AND LOADING		
Section	Existing Text	Proposed Text
6.12 – 6.12.1	<p>ACCESS AND EGRESS 6.12.1 Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or the Two Family Residential (RT-1) Zone, every off-street parking space shall be designed so that all vehicular manoeuvres immediately into or out of the parking space are carried out on site and not onto a highway or street. (AM#1327 & 1411)</p>	<p>Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or the Two Family Residential (RT-1) Zone, <u>and the Small-Scale Multi-Unit Housing Zone (RS-1),</u> every off-street parking space shall be designed so that all vehicular manoeuvres immediately into or out of the parking space are carried out on site and not onto a highway or street. (AM#1327 & 1411)</p>
6.14 – 6.14.1	<p>Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone, all off-street parking areas, off-street loading spaces, manoeuvring aisles, accesses and egresses shall be surfaced with asphalt, concrete or similar hard surface in their entirety so as to render the areas</p>	<p>Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone, <u>and the Small-Scale Multi-Unit Housing Zone (RS-1),</u> all off-street parking areas, off-street loading spaces, manoeuvring aisles, accesses and egresses shall be surfaced with asphalt, concrete or similar hard surface in their entirety so as to render the areas</p>

	free from mud and dust at all times. (AM#1327 & 1411)	free from mud and dust at all times. (AM#1327 & 1411)
6.15 – 6.15.1	Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone, all off-street parking and loading spaces, manoeuvring aisles, accesses and egresses shall be delineated by painted lines, curbs, signs or other appropriate means which shall be maintained to ensure legibility. (AM#1327 & 1411)	Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone, <u>and the Small-Scale Multi-Unit Housing Zone (RS-1),</u> all off-street parking and loading spaces, manoeuvring aisles, accesses and egresses shall be delineated by painted lines, curbs, signs or other appropriate means which shall be maintained to ensure legibility. (AM#1327 & 1411)
6.16 – 6.16.1	Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone, no off-street parking or loading space shall be sited: a) less than 1 metre (~3.5 feet) from any lot line; or b) within a horizontal distance of 1.5 metres (~5 feet) of a window of a habitable room.	Except in the Rural Zones, Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone, <u>and the Small-Scale Multi-Unit Housing Zone (RS-1),</u> no off-street parking or loading space shall be sited: a) less than 1 metre (~3.5 feet) from any <i>lot line</i> ; or b) within a horizontal distance of 1.5 metres (~5 feet) of a window of a <i>habitable room</i> .

6.19 –
6.19.1

The minimum number of off-street parking spaces required for residential use shall be provided as follows:

Off-Street Parking Spaces Required for Residential Use

Use	Minimum Number of Off-Street Parking Spaces
Accessory residential use (boarding, bed and breakfast, secondary dwelling or secondary suite)	1 per dwelling unit or sleeping unit
One family residence	2 per dwelling unit
Senior citizen housing	0.5 per dwelling unit, plus 0.2 visitor parking spaces per dwelling unit
Townhouse or other multiple family dwelling other than an apartment	1.5 per dwelling unit, plus 0.2 visitor parking spaces per dwelling unit
Two family residence	2 per dwelling unit

The minimum number of *off-street parking spaces* required for *residential use* shall be provided as follows:

Off-Street Parking Spaces Required for Residential Use

Use	Minimum Number of Off-Street Parking Spaces
Accessory residential use (boarding, bed and breakfast, secondary dwelling or secondary suite) <u>detached accessory dwelling unit</u>	1 per dwelling unit or sleeping unit
One family residence	2 per dwelling unit
Senior citizen housing	0.5 per dwelling unit, plus 0.2 visitor parking spaces per dwelling unit
Townhouse or other multiple family dwelling other than an apartment <u>(Except RS-1 Zone)</u>	1.5 per dwelling unit, plus 0.2 visitor parking spaces per dwelling unit
Two family residence <u>(Except RS-1 Zone)</u>	2 per dwelling unit
<u>Two family residence (RS-1 Zone only)</u>	<u>1.5 per dwelling unit</u>
<u>Townhouse (RS-1 Zone only)</u>	<u>1.25 per dwelling unit</u>

SECTION 7.0 LANDSCAPING, SCREENING AND FENCING REGULATIONS

Section	Existing Text	Proposed Text
<p>7.14 – 7.14.1</p>	<p>Subject to visibility provisions of this Bylaw and except as otherwise required in this Section, the following maximum height restrictions shall apply to fences, except in the Rural Zones where no restrictions are applicable:</p>	<p>Subject to visibility provisions of this Bylaw and except as otherwise required in this Section, the following maximum height restrictions shall apply to <i>fences</i>, except in the Rural Zones where no restrictions are applicable:</p>

	<p>a) 1.2 metres in the front yard and that portion of a side yard that abuts a street in front of the principal building in all zones; and</p> <p>b) 2 metres in the side yard and rear yard in any Single Family Residential (RS-1, RS-1S, RS-1T, RS-2, and RS-2T) Zones and Two Family Residential (RT-1) Zones; or</p> <p>c) 2.5 metres in the side yard and rear yard in all other zones;</p> <p>d) 2.5 metres where the fence is required elsewhere in this Section for screening purposes except in the case of a vehicle wrecking; or</p> <p>e) 3.5 metres for tennis or basketball court enclosures, unless otherwise approved by the District.</p>	<p>a) 1.2 metres in the <i>front yard</i> and that portion of a <i>side yard</i> that abuts a <i>street</i> in front of the <i>principal building</i> in all zones; and</p> <p>b) 2 metres in the <i>side yard</i> and <i>rear yard</i> in Single Family Residential (RS-1, RS-1S, RS-1T, RS-2, and RS-2T) Zones and Two Family Residential (RT-1) Zones <u>the Small-Scale Multi-Unit Housing (RS-1) Zone, except where a detached accessory dwelling unit is accessed from the abutting lane, the height of the rear yard fence shall be 1.2 metres</u>; or</p> <p>c) 2.5 metres in the side yard and <i>rear yard</i> in all other zones;</p> <p>d) 2.5 metres where the <i>fence</i> is required elsewhere in this Section for <i>screening</i> purposes except in the case of a <i>vehicle wrecking</i>; or</p> <p>e) 3.5 metres for tennis or basketball court enclosures, unless otherwise approved by the District.</p>
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SECTION 8.0 USE REGULATIONS		
Section	Existing Text	Proposed Text
8.6 – 8.6.2	All home based businesses in the Single and Two Family Residential Zones RS-1, RS-1S, RS-1T, RS-2, RS-2T, RT-1, and the Comprehensive Development Zone shall be subject to the following conditions. (AM #1407 & 1411)	All <i>home based businesses</i> in the Single and Two Family Residential Zones RS-1, RS-1S, RS-1T, RS-2, RS-2T, RT-1, <u>Small-Scale Multi-Unit Housing RS-1 Zone</u> and the Comprehensive Development Zone shall be subject to the following conditions. (AM #1407 & 1411)

<p>8.9 – 8.9.1</p>	<p>Secondary Dwelling <u>Detached Accessory Dwelling Unit</u></p> <p>All secondary dwellings shall be subject to the following conditions:</p> <ul style="list-style-type: none"> a) A secondary dwelling is only permitted where a one family residence exists; b) There shall be only 1 secondary dwelling per parcel; c) Except in a Rural Zone, the parcel on which the secondary dwelling is located must meet the minimum lot area for subdivision for that zone; d) In a Rural Zone, the parcel on which the secondary dwelling is located must meet a minimum lot area of 0.4 hectares. e) No increase in the maximum allowable site coverage shall occur; f) Except in a Rural and Comprehensive Development Zone, the secondary dwelling shall have a maximum enclosed floor area of 70 square metres (~753 square feet) including all cantilevered and post supporting structures; (AM#1352 & 1407) g) The secondary dwelling shall not be subdivided from the parcel which it is an accessory use to; h) A secondary dwelling shall not be located in the required front yard of any parcel in a Residential Zone; 	<p>Secondary Dwelling <u>Detached Accessory Dwelling Unit</u></p> <p>All secondary dwellings <u>detached accessory dwelling units</u> shall be subject to the following conditions:</p> <ul style="list-style-type: none"> a) A secondary dwelling <u>detached accessory dwelling unit</u> is only permitted where a <i>one family residence</i> <u>or a two family residence</u> exists; b) There shall be only 1 secondary dwelling per parcel; e) b) Except in a Rural Zone, the <i>parcel</i> on which the secondary dwelling <u>detached accessory dwelling unit</u> is located must meet the minimum <i>lot area</i> for <i>subdivision</i> for that zone; d) c) In a Rural Zone, the <i>parcel</i> on which the secondary dwelling <u>detached accessory dwelling unit</u> is located must meet a minimum <i>lot area</i> of 0.4 hectares. e) d) No increase in the maximum allowable <i>site coverage</i> shall occur; f) e) Except in a Rural and Comprehensive Development Zone, the secondary dwelling <u>detached accessory dwelling unit</u> shall have a maximum enclosed <i>floor area</i> of 70 square metres (~753 square feet) <u>90 square metres (~970 square feet)</u> including all cantilevered and post supporting structures; (AM#1352 & 1407)
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	<p>i) Any storage or parking within the secondary dwelling must serve the occupant or tenant residing in the secondary dwelling;</p> <p>j) Construction of an additional driveway or expansion of an existing driveway to accommodate the secondary dwelling and provide access the public roadway shall require a driveway access permit in accordance with the District of Hope Access Driveway Permit Bylaw No. 17/93 as it may from time to time be replaced or amended; and</p> <p>k) Water service connections must be as per the District of Hope Water Regulations Bylaw No. 1271, as amended from time to time.</p>	<p>g) f) The secondary dwelling <u>detached accessory dwelling unit</u> shall not be subdivided from the parcel which it is an accessory use to;</p> <p>h) g) A secondary dwelling <u>detached accessory dwelling unit</u> shall not be located in the required <i>front yard</i> of any <i>parcel</i> in a Residential Zone;</p> <p>i) h) Any storage or parking within the secondary dwelling <u>detached accessory dwelling unit</u> must serve the occupant or tenant residing in the secondary dwelling <u>detached accessory dwelling unit</u>;</p> <p>j) i) Construction of an additional driveway or expansion of an existing driveway to accommodate the secondary dwelling <u>detached accessory dwelling unit</u> and provide access the public <i>roadway</i> shall require a driveway access permit in accordance with the District of Hope Access Driveway Permit Bylaw No. 17/93 as it may from time to time be replaced or amended; and</p> <p>k) j) Water service connections must be as per the District of Hope Water Regulations Bylaw No. 1271, as amended from time to time.</p>
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SECTION 9.0 RURAL ZONES		
Section	Existing Text	Proposed Text
Limited Use (L-1) Zone	<p>.2 The following shall be permitted as <i>accessory uses</i>:</p> <p>a) <i>Accessory buildings or structures</i>;</p>	<p>.2 The following shall be permitted as <i>accessory uses</i>:</p> <p>a) <i>Accessory buildings or structures</i>;</p>

	<p>b) <i>Accessory produce sales</i>;</p> <p>c) <i>Animal shelters</i>;</p> <p>d) <i>Bed and breakfast</i>;</p> <p>e) <i>Home based business</i>;</p> <p>f) <i>Outdoor storage</i>;</p> <p>g) <i>Secondary dwelling</i>, employee residence or mobile home. (AM#1352)</p> <p>9.1.3 CONDITIONS OF USE</p> <p>.1 On a <i>parcel</i> there shall be no more than:</p> <p>a) 1 <i>one family residence</i> or <i>mobile home</i>; and</p> <p>b) 1 secondary dwelling, <i>employee residence</i> or <i>mobile home</i> as an <i>accessory use</i>. (AM#1352)</p> <p>.13 A mobile home, employee residence or secondary dwelling as an <i>accessory use</i> shall only be permitted where a <i>one family residence</i> exists. (AM#1352)</p> <p>.14 Any <i>outdoor storage</i> shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.</p> <p>.15 A <i>secondary dwelling</i> shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.</p>	<p>b) <i>Accessory produce sales</i>;</p> <p>c) <i>Animal shelters</i>;</p> <p>d) <i>Bed and breakfast</i>;</p> <p>e) <i>Home based business</i>;</p> <p>f) <i>Outdoor storage</i>;</p> <p>g) Secondary dwelling <u>Detached accessory dwelling unit</u>, employee residence or mobile home. (AM#1352)</p> <p>9.1.3 CONDITIONS OF USE</p> <p>.1 On a <i>parcel</i> there shall be no more than:</p> <p>a) 1 <i>one family residence</i> or <i>mobile home</i>; and</p> <p>b) 1 secondary dwelling <u>detached accessory dwelling unit</u>, <i>employee residence</i> or <i>mobile home</i> as an <i>accessory use</i>. (AM#1352)</p> <p>.13 A mobile home, employee residence or secondary dwelling as an <i>accessory use</i> shall only be permitted where a <i>one family residence</i> exists. (AM#1352)</p> <p>.14 Any <i>outdoor storage</i> shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.</p> <p>.15 A secondary dwelling <u>detached accessory dwelling unit</u> shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.</p>
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<p>Agricultural (AG-1) Zone</p>	<p>.2 The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Accessory produce sales; c) Animal shelters; d) Bed and breakfast; e) Home based business; f) Kennel; g) Outdoor storage; h) Secondary dwelling, employee residence or mobile home. (AM#1352) <p>9.2.3 CONDITIONS OF USE</p> <p>.1 On a parcel there shall be no more than:</p> <ul style="list-style-type: none"> a) 1 one family residence or mobile home; and b) 1 secondary dwelling, employee residence or mobile home as an accessory use. (AM#1352) <p>.8 A mobile home, employee residence or secondary dwelling as an accessory use shall only permitted where a one family residence exists. (AM#1352)</p> <p>.16 A secondary dwelling shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.</p>	<p>.2 The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) <i>Accessory buildings or structures;</i> b) <i>Accessory produce sales;</i> c) <i>Animal shelters;</i> d) <i>Bed and breakfast;</i> e) <i>Home based business;</i> f) <i>Kennel;</i> g) <i>Outdoor storage;</i> h) Secondary dwelling <u>Detached accessory dwelling unit</u>, employee residence or <i>mobile home</i>. (AM#1352) <p>9.2.3 CONDITIONS OF USE</p> <p>.1 On a <i>parcel</i> there shall be no more than:</p> <ul style="list-style-type: none"> a) 1 <i>one family residence</i> or <i>mobile home</i>; and b) 1 secondary dwelling <u>detached accessory dwelling unit</u>, employee residence or <i>mobile home</i> as an accessory use. (AM#1352) <p>.8 A <i>mobile home</i>, employee residence or secondary dwelling <u>detached accessory dwelling unit</u> as an accessory use shall only permitted where a <i>one family residence</i> exists. (AM#1352)</p> <p>.16 A secondary dwelling <u>detached accessory dwelling unit</u> shall be subject to the secondary dwelling <u>detached accessory dwelling unit</u> Use Regulations of this Bylaw.</p>
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<p>Rural (RU-1) Zone</p>	<p>.2 The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Accessory produce sales; c) Animal shelters; d) Bed and breakfast; e) Home based business; f) Kennel; g) Outdoor storage; h) Secondary dwelling, employee residence or mobile home. (AM#1352) <p>.1 On a parcel there shall be no more than:</p> <ul style="list-style-type: none"> a) 1 one family residence or mobile home; and b) 1 secondary dwelling, employee residence or mobile home as an accessory use. (AM#1352) <p>.9 A mobile home, employee residence or secondary dwelling as an accessory use shall only permitted where a one family residence exists. (AM#1352)</p> <p>.16 A secondary dwelling shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.</p>	<p>.2 The following shall be permitted as <i>accessory uses</i>:</p> <ul style="list-style-type: none"> a) <i>Accessory buildings or structures</i>; b) <i>Accessory produce sales</i>; c) <i>Animal shelters</i>; d) <i>Bed and breakfast</i>; e) <i>Home based business</i>; f) <i>Kennel</i>; g) <i>Outdoor storage</i>; h) secondary dwelling <u>Detached accessory dwelling unit</u>, employee residence or <i>mobile home</i>. (AM#1352) <p>.1 On a <i>parcel</i> there shall be no more than:</p> <ul style="list-style-type: none"> a) 1 <i>one family residence</i> or <i>mobile home</i>; and b) 1 secondary dwelling <u>detached accessory dwelling unit</u>, employee residence or <i>mobile home</i> as an <i>accessory use</i>. (AM#1352). <p>.9 A <i>mobile home</i>, employee residence or secondary dwelling <u>detached accessory dwelling unit</u> as an <i>accessory use</i> shall only permitted where a <i>one family residence</i> exists. (AM#1352)</p> <p>.16 A secondary dwelling <u>detached accessory dwelling unit</u> shall be subject to the secondary dwelling <u>detached accessory dwelling unit</u> Use Regulations of this Bylaw.</p>
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<p>Country Residential (CR-1) Zone</p>	<p>.2 The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Accessory produce sales; c) Bed and breakfast; d) Home based business; e) Secondary dwelling, employee residence or mobile home. (AM#1352) <p>9.4.3 CONDITIONS OF USE</p> <p>1 On a parcel there shall be no more than:</p> <ul style="list-style-type: none"> a) 1 one family residence or mobile home; and b) 1 secondary dwelling, employee residence or mobile home as an accessory use. (AM#1352). <p>.12 A secondary dwelling shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.</p> <p>.13 A mobile home, employee residence or secondary dwelling as an accessory use shall only permitted where a one family residence exists. (AM#1352)</p>	<p>.2 The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Accessory produce sales; c) Bed and breakfast; d) Home based business; e) Secondary dwelling <u>Detached accessory dwelling unit</u>, employee residence or <i>mobile home</i>. (AM#1352) <p>9.4.3 CONDITIONS OF USE</p> <p>1 On a <i>parcel</i> there shall be no more than:</p> <ul style="list-style-type: none"> a) 1 <i>one family residence</i> or <i>mobile home</i>; b) 1 secondary dwelling <u>detached accessory dwelling unit</u>, employee residence or <i>mobile home</i> as an accessory use. (AM#1352). <p>.12 A secondary dwelling <u>detached accessory dwelling unit</u> shall be subject to the secondary dwelling <u>detached accessory dwelling unit</u> Use Regulations of this Bylaw.</p> <p>.13 A <i>mobile home</i>, employee residence or secondary dwelling <u>detached accessory dwelling unit</u> as an accessory use shall only permitted where a <i>one family residence</i> exists. (AM#1352)</p>
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SECTION 10.0 RESIDENTIAL ZONES		
Section	Existing Text	Proposed Text
10.1 – 10.4	10.1 Single Family Residential 10.2 Single Family Residential with Secondary Dwelling (RS-1S) Zone 10.2A Single Family Residential with Secondary Suite (RS-1T) Zone 10.3 Compact Single Family Residential (RS-2) Zone 10.3A Compact Single Family Residential with a Secondary Suite (RS-2T) Zone 10.4 Two Family Residential (RT-1) Zone	10.1 Single Family Residential <u>Small-Scale Multi-Unit Housing (RS-1) Zone</u> 10.2 Single Family Residential with Secondary Dwelling (RS-1S) Zone 10.2A Single Family Residential with Secondary Suite (RS-1T) Zone 10.3 Compact Single Family Residential (RS-2) Zone 10.3A Compact Single Family Residential with a Secondary Suite (RS-2T) Zone 10.4 Two Family Residential (RT-1) Zone
10.5 – 10.7	10.5 Multiple Family Residential (RM-1) Zone 10.6 Ground Oriented Multiple Family Residential (RM-2) Zone 10.7 Mobile Home Park (MHP-1) Zone	10.5 <u>10.2</u> Multiple Family Residential (RM-1) Zone 10.6 <u>10.3</u> Ground Oriented Multiple Family Residential (RM-2) Zone 10.7 <u>10.4</u> Mobile Home Park (MHP-1) Zone <u>* All section numbers to change accordingly</u>

SECTION 15.0 COMPREHENSIVE ZONES		
Section	Existing Text	Proposed Text
CD-3 Zone 15.3	See separate document titled “CD-3 Text Amendments”	* Multiple amendments to accommodate increased dwelling unit minimum in line with ‘Small-Scale Multi-Unit Housing (RS-1) Zone’. This includes permitting a

		<p>two family residence and a secondary suite to enable each parcel to get to the dwelling unit minimums.</p> <p>See separate document titled “CD-3 Text Amendments”</p>
<p>CD-7 Zone 15.7</p>	<p>See separate document titled “CD-7 Text Amendments”</p>	<p>* Multiple amendments to replace ‘Compact Single Family (RS-2)’ with ‘Small-Scale Multi-Unit Housing (RS-1) Zone’.</p> <p>See separate document titled “CD-7 Text Amendments”</p>

15.3 COMPREHENSIVE DEVELOPMENT (CD-3) ZONE (690 THIRD AVENUE)

15.3.1 PURPOSE

- .1 This Comprehensive Development (CD-3) Zone is site specific and applies only to Lots 7 & 8 Block 9 Section 9 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Townsite of Hope, PID(s) 012-799-173 & 012-799-190, 690 Third Avenue.
- .2 The purpose of this *zone* is to accommodate single detached *residential use* and a *secondary dwelling* for *residential use* on three downtown compact *parcels* serviced by community water and sanitary sewer systems (AM 1407).

15.3.2 PERMITTED USES

- .1 The following principal uses and no others shall be permitted:
 - a) *One family residence*;
 - b) *Two family residence.*
- .2 The following shall be permitted as accessory uses to a one family residence:
 - a) *Accessory buildings or structures*, subject to Section 5.5;
 - b) *Bed and breakfast*;
 - c) *Home based business*, subject to Section 8.6.2;
 - d) ~~*Secondary dwelling*~~ *Detached accessory dwelling unit*, subject to Section 8.9;
 - e) *Secondary suite.*
- .3 The following shall be permitted as accessory uses to a two-family residence:
 - a) *Accessory buildings or structures*, subject to Section 5.5;
 - b) *Home based business*, subject to Section 8.6.2;
 - c) *Detached accessory dwelling unit*, subject to Section 8.9;
 - d) *Secondary suite.*

15.3.3 CONDITIONS OF USE

- ~~.1 On a parcel there shall be no more than:~~
 - ~~a) ——— 1 one family residence; and~~
 - ~~b) ——— 1 secondary dwelling.~~
- .1 A maximum of one principal building is permitted on a parcel.
- .2 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.

- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw.
- .4 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .5 A ~~secondary dwelling~~ detached accessory dwelling unit shall be subject to the ~~secondary dwelling~~ detached accessory dwelling unit Use Regulations of this Bylaw.
- .6 A ~~secondary dwelling~~ detached accessory dwelling unit must be above the ground floor.
- .7 Where there is a *lane* up to or along the *rear lot line* or *side lot line*, a driveway access is permitted only from the *lane*.
- .8 A maximum of one secondary suite is permitted per one family residence and one secondary suite in each of the two family residence units.
- .9 A secondary suite shall comply with the British Columbia Building Code, as amended from time to time.
- 10. A secondary suite shall be lesser than or equal to the floor area of the principal dwelling unit in which it is located.
- 11. The creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted.

15.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum lot area for a *parcel* created by consolidation of the two lots and the three lot *subdivision* shall be:
 - a) Lot 1: 520 square metres (~5597 square feet);
 - b) Lot 2: 431 square metres (~4639 square feet);
 - c) Lot 3: 431 square metres (~4639 square feet).
- .2 The minimum *frontage* of a *parcel* shall be:
 - a) Lot 1: 14.22 metres (~46 feet);
 - b) Lot 2: 11.18 metres (~36 feet);
 - c) Lot 3: 11.18 metres (~36 feet).
- .3 The minimum *depth* of a *parcel* shall be 36 meters (~120 feet).

15.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-3) Zone – 690 Third Avenue

<u>Maximum Permitted Dwelling Units per lot *</u>	<u>Three dwelling units for parcels equal to or less than 280 square meters (~3,000 square feet) in size</u>		<u>Four dwelling units for parcels greater than 280 square meters (~3,000 square feet) in size</u>
	Principal Building or Structure	Secondary Dwelling	Accessory Building or Structure
Maximum Site Coverage	Total 35%		
Maximum Building Height	10 metres (~32 feet)	5 metres (~16 feet)	4.5 metres (~14 feet)
Setback Required From:			
Front Lot Line	4.6 metres (~15 feet)	22.8 metres (~74 feet)	4.6 metres (~15 feet)
Rear Lot Line	21 metres (~70 feet)	6 metres (~20 feet)	1.5 metres (~5 feet)
Interior Side Lot Line	1.5 metres (~4 feet)	1.5 metres (~4 feet)	1 metre (~3 feet)
Exterior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)	4.5 metres (~15 feet)

15.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 Section 6.16 Siting Provision of this Bylaw are not applicable to this CD-3 zone.
- .3 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

15.3.7 SPECIAL REGULATIONS

- .1 N/A

15.7 COMPREHENSIVE DEVELOPMENT (CD-7) ZONE (64295 FLOOD HOPE ROAD)

15.7.1 PURPOSE

- .1 This Comprehensive Development (CD-7) zone is site specific and applies only to Parcel A (DD 135521F and Plan B6372) of the North West ¼ of Section 4 TWP 5 RGE 26 W6M YDYD; PID 014-646-986; 64295 Flood Hope Road.
- .2 The purpose of this zone is to designate the property located at 64295 Flood Hope Road to a mixed use zone which would allow ~~Compact Single Family (RS-2)~~ Small-Scale Multi-Unit Housing (RS-1), Ground Oriented Multiple Family Residential (RM-2), and Highway Commercial (C-2) uses on the site.

15.7.2 PERMITTED USES

- .1 ~~The following Compact Single Family (RS-2)~~ Despite Section 10.1.2, the following uses and no others shall be permitted in Area “A” being approximately 4486 m2 (7.48% of the parcel) as revealed on Schedule B attached:
 - ~~a) All permitted uses and accessory uses of the Compact Single Family (RS-2) listed in Zoning Bylaw 1324 as amended from time to time.~~
 - a) The following principal uses and no others shall be permitted:
 - a.1) One family residence.
 - b) The following shall be permitted as accessory uses:
 - b.1) Accessory buildings or structures;
 - b.2) Bed and breakfast;
 - b.3) Boarding;
 - b.4) Home based business;
 - b.5) One accessory building or structure per parcel or strata lot.
- .2 The following Ground Oriented Multiple Family Residential (RM-2) uses and no others shall be permitted in Area “B” being approximately 38809 m2 (64.71% of the parcel) as revealed on Schedule B attached:
 - a) All permitted uses and accessory uses of the Ground Oriented Multiple Family Residential (RM-2) listed in Zoning Bylaw 1324 as amended from time to time.
- .3 The following Highway Commercial (C-2) uses and no others shall be permitted in Area “C” being approximately 16679 m2 (27.81% of the parcel) as revealed on Schedule B attached:
 - a) Hotel, motel or motor inn as a principal use; and
 - b) Restaurant, outdoor storage, or dwelling unit as an accessory use.

15.7.3 CONDITIONS OF USE

~~Compact Single Family (RS-2)~~ Small-Scale Multi-Unit Housing (RS-1)

.1 Despite Section 10.1.3, the following conditions of use shall be followed:

- ~~.1~~ a) There shall be no more than 1 one family residence on a parcel.
- ~~.2~~ b) No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- ~~.3~~ c) In this zone, only 1 accessory building or structure is permitted and can only be located in the rear yard of a strata lot.
- ~~.4~~ d) All accessory buildings or structures on the common property shall be subject to the Accessory Buildings and Structures General Regulations of Zoning Bylaw 1324 as amended from time to time.
- ~~.5~~ e) A bed and breakfast shall be limited to 3 sleeping units.
- ~~.6~~ f) Boarding of not more than 2 persons shall be permitted in a one family residence.
- ~~.7~~ g) All home based businesses shall be subject to the Home Based Business Use Regulations of Zoning Bylaw 1324 as amended from time to time.

Ground Oriented Multiple Family Residential (RM-2) Area

- .1 An outdoor amenity area of not less than 15 square metres (~161 square feet) and minimum dimension of not less than 3.0 metres (~10 feet) shall be provided for and contiguous to each dwelling unit.
- .2 An outdoor amenity area within a multiple family dwelling may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .3 All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of Zoning Bylaw 1324 as amended from time to time.
- .4 A day care shall be in a separate facility and not in any dwelling unit of a multiple family dwelling.
- .5 All home based businesses shall be subject to the Home Based Business Use Regulations of Zoning Bylaw 1324 as amended from time to time.
- .6 The use of off-street parking areas for the storage of contractor's equipment or commercial vehicles exceeding 3,000 kg GVW is prohibited in the RM-2 zoned area.

Highway Commercial (C-2) Area

- .1 A dwelling unit accessory to a hotel, motel or motor Inn may be located on the ground floor but must be located within the same building as the hotel, motel or motor inn.
- .2 The floor area of a convenience store as an accessory use shall not exceed 140 square metres (~1,506 square feet).

15.7.4 REQUIREMENTS FOR SUBDIVISION

~~Compact Single Family (RS-2) Zone~~ Small-Scale Multi-Unit Housing (RS-1)

.1 Despite Section 10.1.4, the following requirements for subdivision shall be followed:

- ~~.1~~ a) The minimum lot area for a parcel created by subdivision shall be 375 square metres (~4,030 square feet) where there is a community water system and community sanitary sewer system available to service the parcel.
- ~~.2~~ b) The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 12 metres (~39.5 feet) whichever is greater.

Ground Oriented Multiple Family Residential (RM-2) Area

- .1 The minimum lot area for a parcel created by subdivision for a building or buildings consisting of less than 5 dwelling units shall be 650 square metres (~6,993 square feet).
- .2 The minimum lot area for a parcel created by subdivision for a building or buildings consisting of 5 or more dwelling units shall be 1,000 square metres (~10,760 square feet).
- .3 The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 18 metres (~59 feet) whichever is greater.
- .4 The minimum depth of a parcel shall be 30 metres (~97.5 feet) whichever is greater.

Highway Commercial (C-2) Area

- .1 The minimum lot area for a parcel created by subdivision shall be:
 - a) 1000 square metres (~10,760 square feet) where there is a community water system and community sanitary sewer system available to service the parcel; or
 - b) 0.4 hectares (~1 acre) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel; or
 - c) 1 hectare (~2.5 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.
- .2 The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 30 metres (~97.5 feet) whichever is greater.

15.7.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 Site coverage, building height and setbacks shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-7) Zone – 64295 Flood Hope Road

~~Compact Single Family Residential (RS-2) Zone~~ Small-Scale Multi-Unit Housing

Despite Section 10.1.5, the following site coverage, building height and setbacks shall be followed:

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 45%	
Maximum Building Height	8.0 metres (~26.5 feet)	4.0 metres (~13 feet)
Setback Required from:		
Front Lot Line	6.0 metres (~20 feet)	N/A *
Rear Lot Line	4.0 metres (~13.5 feet)	1.0 metre (~3.5 feet)
Interior Side Lot Line	1.2 metres (~4 feet)	1.0 metre (~3.5 feet)
Exterior Side Lot Line	2.5 metres (~8.5 feet)	2.5 metres (~8.5 feet)
*In the RS-2 Zone only one accessory building located in the rear yard is permitted.		

Highway Commercial (C-2) Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 35%	
Maximum Building Height	15.0 metres (~49.5 feet)	10.0 metres (~33 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6.0 metres (~20 feet)	6.0 metres (~20 feet)
Interior Side Lot Line	3.0 metres (~10 feet)	3.0 metres (~10 feet)
Exterior Side Lot Line	3.0 metres (~10 feet)	metres (~10 feet)

15.7.6 OTHER REQUIREMENTS

- 1 The off-street parking areas, off street loading spaces, for the ~~Compact Single Family (RS-2)~~ **Small-Scale Multi-Unit Housing (RS-1)** zoned portion of the property, the Ground Oriented Multiple Family Residential (RM-2) zoned portion of the property, and the Highway Commercial (C-2) zoned portion of the property, shall be provided in accordance with each of the applicable zones as described in the Off-Street Parking and Loading Regulation of Zoning Bylaw 1324.

- .2 All landscaping, screening and fencing for the ~~Compact Single Family (RS-2)~~ Small-Scale Multi-Unit Housing (RS-1) zoned portion of the property, the Ground Oriented Multiple Family Residential (RM-2) zoned portion of the property, and the Highway Commercial (C-2) zoned portion of the property shall be provided in accordance with each of the applicable zones as described in the Landscaping Screening and Fencing Regulations of Zoning Bylaw 1324.

15.7.7 SPECIAL REGULATIONS

- .1 If the restaurant which is permitted in the Highway Commercial (C-2) zoned portion of the property is a licensed liquor establishment, it shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

Comparison – Proposed RS-1 Zone and Provincial SSMUH Site Standards and Recommendations

Proposed SSMUH (RS-1) Zone	SSMUH Site Standards Package B (<1,215 m²)	SSMUH Site Standards Package C (>1,215 m²- <4,050 M²)
Front Lot Line Setback All Buildings <ul style="list-style-type: none">Front Lot Line: 4 m	Front Lot Line Setback All Buildings <ul style="list-style-type: none">Minimum of 2 m <i>A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.</i>	Front Lot Line Setback All Buildings <ul style="list-style-type: none">Minimum of 4-6 m
Rear Lot Line Setback Principal <ul style="list-style-type: none">Rear Lot Line: 4 m Detached Accessory Dwelling Units <ul style="list-style-type: none">Rear Lot Line: 1.5 m Accessory Structures <ul style="list-style-type: none">Rear Lot Line: 1 m	Rear Lot Line Setback All Buildings <ul style="list-style-type: none">Minimum 1.5 m for ADUs or main buildings <i>Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration.</i>	Rear Lot Line Setback Principal <ul style="list-style-type: none">Minimum 6 m Detached Accessory Dwelling Units <ul style="list-style-type: none">Minimum 1.5 m
Side Lot Line Setbacks Principal <ul style="list-style-type: none">Exterior Side Lot Line: 2.5 mInterior Side Lot Line: 1.2 m Detached Accessory Dwelling Units <ul style="list-style-type: none">Exterior Side Lot Line: 2.5 mInterior Side Lot Line: 1.2 m Accessory Structures <ul style="list-style-type: none">Exterior Side Lot Line: 2.5 mInterior Side Lot Line: 1 m	Side Lot Line Setbacks All Buildings <ul style="list-style-type: none">Minimum of 1.2 m <i>Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration.</i>	Side Lot Line Setbacks <ul style="list-style-type: none">Combined minimum setback for side-yards of 3 metres <i>Combined side-yard setback minimums (rather than individual side yard minimums) increase flexibility to respond to site conditions, and better support use of side yards for exterior living space. Minimum distances of 1.2 – 1.5 metres from property lines may be required for building code considerations (depending on combustibility). If parking is at the rear, setbacks of approximately 3 to 4 meters will be required on the side used for vehicular access.</i>
Maximum Height Principal <ul style="list-style-type: none">10 m Detached Accessory Dwelling Units <ul style="list-style-type: none">6 m Accessory Buildings and Structures <ul style="list-style-type: none">5 m	Maximum Height <ul style="list-style-type: none">Maximum of 11 m to mid-point of pitched roof or highest point of a flat roof. <i>A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.</i>	Maximum Height <ul style="list-style-type: none">Maximum of 11 m to mid-point of pitched roof or highest point of a flat roof. <i>Depending on how height is measured by a local government, heights greater than 11 meters may be required on sloped sites to achieve 3 storeys.</i>
Maximum Number of Storeys <ul style="list-style-type: none">N/A	Maximum Number of Storeys <ul style="list-style-type: none">3	Maximum Number of Storeys <ul style="list-style-type: none">3
Max Lot Coverage <ul style="list-style-type: none">50% All Buildings70% Impervious Surfaces	Max Lot Coverage <ul style="list-style-type: none">50% <i>Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.</i>	Max Lot Coverage <ul style="list-style-type: none">40% <i>Off-street parking requirements will increase impervious surface coverage significantly.</i>
Off-Street Parking Requirements <ul style="list-style-type: none">2 spaces per one family residence1.5 spaces per two family residence1.25 spaces per townhouse unit1 space per secondary suite or detached accessory dwelling unit	Off-Street Parking Requirements <ul style="list-style-type: none">Maximum 1 space per unit <i>Other factors that could be used to set parking requirements include proximity to services (e.g., designated village or town centres), walk scores, and the availability of on-street or other parking alternatives.</i> <i>Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.</i>	Off-Street Parking Requirements <ul style="list-style-type: none">Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm)Maximum 1 space/unit otherwise <i>Other factors to set parking requirements could include proximity to services (e.g. town centres), walk scores, and the availability of on-street or other parking alternatives.</i> <i>Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.</i>

Restricted Zones - Comparison Review (RS-1, RS-1S, RS-1T, RS-2, RS-2T, and RT-1 Zones)

Proposed Small-Scale Multi-Unit Housing (RS-1) Zone	SINGLE FAMILY RESIDENTIAL (RS-1) ZONE	SINGLE FAMILY RESIDENTIAL WITH SECONDARY DWELLING (RS-1S) ZONE	SINGLE FAMILY RESIDENTIAL WITH SECONDARY SUITE (RS-1T) ZONE	COMPACT SINGLE FAMILY RESIDENTIAL (RS-2) ZONE	COMPACT SINGLE FAMILY RESIDENTIAL WITH SECONDARY SUITE (RS-2T) ZONE	TWO FAMILY RESIDENTIAL (RT-1) ZONE
10.1.1 Purpose 1. The purpose of this <i>zone</i> is to accommodate low density <i>residential use</i> on land serviced by a <i>community water system</i> and <i>sanitary sewer system</i> , up to a maximum of 4 <i>dwelling units</i> on a <i>parcel</i> .	10.1.1 PURPOSE 1. The purpose of this zone is to accommodate single detached residential use on land serviced by community water and sanitary sewer systems.	10.2.1 PURPOSE 1. The purpose of this zone is to accommodate single detached residential use and a secondary dwelling for residential use on the same parcel where the parcel is serviced by community water and sanitary sewer systems.	10.2A.1 PURPOSE 1. The purpose of this zone is to accommodate single detached residential use and a secondary suite for residential use on the same parcel where the parcel is serviced by community water and sanitary sewer systems. (AM#1327)	10.3.1 PURPOSE 1. The purpose of this zone is to accommodate single detached residential use on parcels with a minimum area of 375 square metres and serviced by community water and sanitary sewer systems.	10.3A.1 PURPOSE 1. The purpose of this zone is to accommodate single detached residential use and a secondary suite for residential use on the same parcel where the parcel is a minimum area of 375 square metres and serviced by community water and sanitary sewer systems (AM #1411).	10.4.1 PURPOSE 1. The purpose of this zone is to accommodate single detached residential use in the form of a one family residence with or without a secondary suite or a two family residence in locations serviced by community water and sanitary sewer systems.
10.1.2 Permitted Uses 1. The following principal uses and no others shall be permitted: a) One family residence; b) Two family residence; c) Townhouse. 2. The following shall be permitted as accessory uses to a one family residence: a) Secondary suite; b) Detached accessory dwelling unit, subject to Section 8.9; c) Accessory buildings or structures, subject to Section 5.5; d) Bed and breakfast; e) Boarding; f) Day care; g) Home based business, subject to Section 8.6.2; h) Preschool. 3. The following shall be permitted as accessory uses to a two family residence: a) Secondary suite; b) Detached accessory dwelling unit, subject to Section 8.9; c) Accessory buildings or structures, subject to Section 5.5; d) Home based business, subject to Section 8.6.2. 4. The following shall be permitted as accessory uses to a townhouse: a) Accessory buildings or structures, subject to Section 5.5; b) Home based business, subject to Section 8.6.2.	10.1.2 PERMITTED USES 1. The following principal uses and no others shall be permitted: a) One family residence. 2. The following shall be permitted as accessory uses: a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool.	10.2.2 PERMITTED USES 1. The following principal uses and no others shall be permitted: a) One family residence. 2. The following shall be permitted as accessory uses: a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool. g) Secondary Dwelling	10.2A.2 PERMITTED USES 1. The following principal uses and no others shall be permitted: a) One family residence. 2. The following shall be permitted as accessory uses: a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool. g) Secondary Suite	10.3.2 PERMITTED USES 1. The following principal uses and no others shall be permitted: a) One family residence. 2. The following shall be permitted as accessory uses: a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Home based business; e) One accessory building or structure per parcel or strata lot.	10.3A.2 PERMITTED USES 1. The following principal uses and no others shall be permitted: a) One family residence. 2. The following shall be permitted as accessory uses: a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; e) Home based business; f) Secondary Suite	10.4.2 PERMITTED USES 1. The following principal uses and no others shall be permitted: a) One family residence; b) Two family residence. 2. The following shall be permitted as accessory uses to a one family residence only: a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool. g) Secondary suite 3. The following shall be permitted as accessory uses to a two family residence only: a) Accessory buildings or structures; b) Home based business.
10.1.3 Conditions of Use 1. A maximum of one <i>principal building</i> is permitted on a <i>parcel</i> . 2. <i>Parcels</i> serviced by a <i>community sanitary sewer system</i> , but not a <i>community water system</i> , are restricted to a maximum of two <i>dwelling units</i> , including a <i>one family residence</i> , and one <i>secondary suite</i> or <i>detached accessory dwelling unit</i> . 3. <i>Parcels</i> serviced by a <i>community water system</i> , but not a <i>community sanitary sewer system</i> , are restricted to a maximum of two <i>dwelling units</i> , including a <i>one family residence</i> , and one <i>secondary suite</i> . 4. A <i>bed and breakfast</i> shall be limited to 3 <i>sleeping units</i> . 5. <i>Boarding</i> of not more than 2 persons shall be permitted. 6. <i>Day care</i> and <i>Preschool accessory uses</i> are only permitted on <i>parcels</i> 460 square metres (~4,950 square feet) or greater. 7. <i>Day care</i> as an <i>accessory use</i> shall be limited to no more than 8 children in care. 8. A maximum of one <i>secondary suite</i> is permitted per <i>one family residence</i> and one <i>secondary suite</i> in each of the <i>two family residence</i> units.	10.1.3 CONDITIONS OF USE 1. There shall be no more than 1 one family residence on a parcel. 2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections. 3. All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw. 4. A bed and breakfast shall be limited to 3 sleeping units. 5. Boarding of not more than 2 persons shall be permitted in a one family residence. 6. Day care as an accessory use shall be limited to no more than 8 children in care. 7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.	10.2.3 CONDITIONS OF USE 1. On a parcel there shall be no more than: a) 1 one family residence; and b) 1 secondary dwelling. 2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections. 3. All accessory buildings or structures shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw. 4. Boarding of not more than 2 persons shall be permitted in a one family residence. 5. Day care as an accessory use shall be limited to no more than 8 children in care. 6. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw. 7. A secondary dwelling shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.	10.2A.3 CONDITIONS OF USE 1. There shall be no more than 1 one family residence on a parcel. 2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections. 3. All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw. 4. A bed and breakfast shall be limited to 3 sleeping units. 5. Boarding of not more than 2 persons shall be permitted in a one family residence. 6. Day care as an accessory use shall be limited to no more than 8 children in care. 7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.	10.3.3 CONDITIONS OF USE 1. There shall be no more than 1 one family residence on a parcel. 2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections. 3. In this zone, only 1 accessory building or structure is permitted and can only be located in the rear yard of a strata lot. 4. All accessory buildings or structures on the common property shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw. 5. A bed and breakfast shall be limited to 3 sleeping units. 6. Boarding of not more than 2 persons shall be permitted in a one family residence. 7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.	10.3A.3 CONDITIONS OF USE 1. There shall be no more than 1 one family residence on a parcel. 2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections. 3. In this zone, only 1 accessory building or structure is permitted and can only be located in the rear yard of a strata lot. 4. All accessory buildings or structures on the common property shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw. 5. A bed and breakfast shall be limited to 3 sleeping units. 6. Boarding of not more than 2 persons shall be permitted in a one family residence. 7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw. 8. A secondary suite shall comply with the British Columbia Building Code, as	10.4.3 CONDITIONS OF USE 1. There shall be no more than 1 one family residence or 1 two family residence on a parcel. 2. No side of a one family residence or two family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections. 3. A parcel for two family residence must meet the minimum lot area for subdivision requirements as stated in this zone for such a use. 4. All accessory buildings or structures shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw. 5. A bed and breakfast shall be limited to 3 sleeping units. 6. Boarding of not more than 2 persons shall be permitted in a one family residence only. 7. Day care as an accessory use to a one family residence only shall be limited no more than 8 children in care.

<div>9. A <i>secondary suite</i> shall comply with the British Columbia Building Code, as amended from time to time.</div> <div>10. A <i>secondary suite</i> shall be lesser than or equal to the floor area of the principal <i>dwelling unit</i> in which it is located.</div> <div>11. The creation of a strata lot pursuant to the Strata Property Act for a <i>secondary suite</i> shall not be permitted.</div>			<div>8. A secondary suite shall comply with the British Columbia Building Code, as amended from time to time and shall include:<div>a) A maximum suite area of 90 square metres (~968 square feet) or 40% of the dwelling unit floor area, whichever is less;</div><div>b) A minimum room height of 2.0 metres;</div><div>c) Fire separation of suite from remainder of the dwelling unit; and</div><div>d) That the creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted.</div></div> <div>9. There shall be no more than one secondary suite per one family residence on a parcel.</div> <div>10. A secondary suite must maintain the appearance of a one family residence.</div>		<div>amended from time to time and shall include:<div>a) A maximum suite area of 90 square meters (~968 square feet) or 40% of the dwelling unit floor area, whichever is less;</div><div>b) A minimum room height of 2.0 meters;</div><div>c) Fire separation of suite from the remainder of the dwelling unit; and</div><div>d) The creation of a strata lot pursuant to the Strata Property Act for the secondary suite shall not be permitted.</div></div> <div>9. There shall be no more than one secondary suite per one family residence on a parcel.</div> <div>10. A secondary suite must maintain the appearance of a one family residence.</div>	<div>8. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.</div> <div>9. There shall be no more than 1 secondary suite per one family residence on a parcel.</div> <div>10. A secondary suite shall comply with the British Columbia Building Code, as amended from time to time and shall include:<div>a) A maximum suite area of 90 square metres (~968 square feet) or 40% of the dwelling unit floor area, whichever is less;</div><div>b) A minimum room height of 2.0 metres;</div><div>c) Fire separation of suite from remainder of the dwelling unit; and</div><div>d) That the creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted. (AM#1352)</div></div>
<div>10.1.4 Requirements For Subdivision</div> <div>1. The minimum <i>lot area</i> for a <i>parcel</i> created by <i>subdivision</i> shall be:<div>a) 460 square metres (~4,950 square feet) where there is a <i>community water system</i> and a <i>community sanitary sewer system</i> available to service the <i>parcel</i>; or</div><div>b) 925 square metres (~9,951 square feet) where there is either a <i>community water system</i> or a <i>community sanitary sewer system</i>, but not both, available to service the <i>parcel</i>;</div><div>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.</div></div> <div>2. The minimum <i>frontage</i> of a <i>parcel</i> shall be 10% of the perimeter of that <i>parcel</i> or 12 metres (~39.5 feet), whichever is greater:<div>a) In the case of where a <i>parcel</i> or the majority of a <i>parcel</i> fronts the bulb of a cul-de-sac road, the minimum <i>frontage</i> shall be 9 metres (~29.5 feet); or</div><div>b) In the case of <i>panhandle lots</i>, where the panhandle access <i>strip</i> shall be at least 6 metres (~20 feet) wide at all points, the panhandle <i>front lot line</i> shall approximate the required width of a regular <i>parcel</i> in this zone, at the discretion of the Approving Officer.</div></div> <div>3. The minimum <i>depth</i> of a <i>parcel</i> shall be 30 metres (~97.5 feet).</div>	<div>10.1.4 REQUIREMENTS FOR SUBDIVISION</div> <div>1. The minimum lot area for a parcel created by subdivision shall be:<div>a) 460 square metres (~4,950 square feet) where there is a community water system and a community sanitary sewer system available to service the parcel; or</div><div>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel;</div><div>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.</div></div> <div>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater:<div>a) In the case of where a parcel or the majority of a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet); or</div><div>b) In the case of panhandle lots, where the panhandle access strip shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</div></div> <div>3. The minimum depth of a parcel shall be 30 metres (~97.5 feet).</div>	<div>10.2.4 REQUIREMENTS FOR SUBDIVISION</div> <div>1. The minimum lot area for a parcel created by subdivision shall be:<div>a) 460 square metres (~4,950 square feet) where there is a community water system and a community sanitary sewer system available to service the parcel; or</div><div>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel;</div><div>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.</div></div> <div>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater:<div>a) In the case of where a parcel or the majority of a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet) or,</div><div>b) In the case of panhandle lots, where the panhandle access strip shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</div></div> <div>3. The minimum depth of a parcel shall be 30 metres (~97.5 feet).</div>	<div>10.2A.4 REQUIREMENTS FOR SUBDIVISION</div> <div>1. The minimum lot area for a parcel created by subdivision shall be:<div>a) 460 square metres (~4,950 square feet) where there is a community water system and a community sanitary sewer system available to service the parcel; or</div><div>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel;</div><div>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.</div></div> <div>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater:<div>a) In the case of where a parcel or the majority of a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet); or</div><div>b) In the case of panhandle lots, where the panhandle access strip shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</div></div> <div>3. The minimum depth of a parcel shall be 30 metres (~97.5 feet).</div>	<div>10.3.4 REQUIREMENTS FOR SUBDIVISION</div> <div>1. The minimum lot area for a parcel created by subdivision shall be 375 square metres (~4,030 square feet) where there is a community water system and community sanitary sewer system available to service the parcel.</div> <div>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 12 metres (~39.5 feet) whichever is greater.</div>	<div>10.3A.4 REQUIREMENTS FOR SUBDIVISION</div> <div>1. The minimum lot area for a parcel created by subdivision shall be 375 square metres (~4,035 square feet) where there is a community water system and community sanitary sewer system available to service the parcel.</div> <div>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 12 metres (~40 feet) whichever is greater:<div>a) In the case of where a parcel or the majority of a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet); or</div><div>b) In the case of panhandle lots, the panhandle access strip shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</div></div>	<div>10.4.4 REQUIREMENTS FOR SUBDIVISION</div> <div>1. The minimum lot area for a parcel created by subdivision for a one family residence shall be:<div>a) 460 square metres (~4,950 square feet) where there is a community water system and community sanitary sewer system available to service the parcel; or</div><div>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel; or</div><div>c) 0.8 hectares (~2 acres) where there is neither a community water system nor community sanitary sewer system available to service the parcel.</div></div> <div>2. All parcels for a one family residence shall have:<div>a) a minimum frontage of 10% of the perimeter of that parcel or 15 metres (~49.5 feet) whichever is greater; or</div><div>b) in the case of where the parcel or a majority of the parcel fronts the bulb of a cul-de-sac road. the minimum frontage shall be 9 metres (~29.5 feet); and</div><div>c) a minimum depth of 30 metres (~97.5 feet).</div></div> <div>3. The minimum lot area for a parcel created by subdivision for a two family residence shall be:<div>a) 700 square metres (~7,478 square feet) where there is a community water system and community sanitary sewer system available to service the parcel; or</div><div>b) 1,125 square metres (~12,103 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel; or</div><div>c) 1 hectare (~2.5 acres) where there is neither a community water system nor community sanitary sewer system available to service the parcel.</div></div> <div>4. All parcels for a two family residence shall have:<div>a) a minimum frontage of 10% of the perimeter of that parcel or 20 metres (~66 feet) whichever is greater; and</div><div>b) a minimum depth of 30 metres (~97.5 feet).</div></div> <div>5. Where a residential parcel is subdivided for the purpose of creating a two family residence in the form of side by side dwelling units for individual ownership, the new parcel so created shall contain not less than 1/2 of the minimum lot area and 1/2 of the minimum</div>

						frontage required in this zone for a two family residence.
10.1.5 Site Coverage, Building Height and Setbacks <i>* See Development Parameters comparison table</i>	10.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS <i>* See Development Parameters comparison table</i>	10.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS <i>* See Development Parameters comparison table</i>	10.2A.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS <i>* See Development Parameters comparison table</i>	10.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS <i>* See Development Parameters comparison table</i>	10.3A.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS <i>* See Development Parameters comparison table</i>	10.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS <i>* See Development Parameters comparison table</i>
10.1.6 General Regulations 10.1.6.1 Access 1. All <i>dwelling units</i> shall have access to a minimum 1.2 metres (~4 feet) paved or gravel path that: a) provides direct pedestrian access from the <i>dwelling unit</i> entrance to either an abutting street, or a rear <i>lane</i> . b) is clear of all projections or obstructions to a minimum height of 2.5 metres (~8 feet). 2. All <i>detached accessory dwelling units</i> when accessed from the abutting street, shall have a minimum 1.2 metres (~4 feet) paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance. 10.1.6.2 Outdoor Amenity Area 1. Each <i>dwelling unit</i> (excluding a <i>secondary suite</i>) shall be provided with an <i>outdoor amenity area</i> for its exclusive use, that has a minimum width of 2.5 metres (~8 feet) and area of 10 square metres (~108 square feet). These areas must be accessible directly from the <i>dwelling unit</i> it is to serve.	N/A	N/A	N/A	N/A	N/A	N/A
10.1.7 Other Requirements 1. All <i>off-street parking areas</i> and <i>off-street loading spaces</i> shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All <i>landscaping, screening</i> and <i>fences</i> shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.	10.1.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.	10.2.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.	10.2A.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.	10.3.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.	10.3A.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.	10.4.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.
10.1.8 Special Regulations 1. N/A	10.1.7 SPECIAL REGULATIONS 1. N/A	10.2.7 SPECIAL REGULATIONS 1. N/A	10.2A.7 SPECIAL REGULATIONS 1. N/A	10.3.7 SPECIAL REGULATIONS 1. N/A	10.3A.7 SPECIAL REGULATIONS .1 N/A	10.4.7 SPECIAL REGULATIONS .1 N/A

Restricted Zones – Site Coverage, Building Height and Setbacks Comparison Review (RS-1, RS-1S, RS-1T, RS-2, RS-2T, and RT-1 Zones)

Proposed SSMUH (RS-1) Zone (Multi-Unit)	Single Family Residential (RS-1) Zone	Single Family Residential with Secondary Dwelling (RS-1S) Zone	Single Family Residential with Secondary Suite (RS-1T) Zone	Compact Single Family Residential (RS-2) Zone	Compact Single Family Residential with Secondary Suite (RS-2T) Zone	Two Family Residential (RT-1) Zone
Principal uses: One family residence Two family residence Townhouse Accessory uses to a one family residence: Secondary suite Detached accessory dwelling unit Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool Accessory uses to a two family residence: Secondary suite Detached accessory dwelling unit Accessory buildings or structures Home based business Accessory uses to a townhouse: Accessory buildings or structures Home based business	Principal uses: One family residence Accessory uses: Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool	Principal uses: One family residence Accessory uses: Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool Secondary dwelling	Principal uses: One family residence Accessory uses: Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool Secondary suite	Principal uses: One family residence Accessory uses: Accessory buildings or structures Bed and breakfast Boarding Home based business One accessory building or structure per parcel or strata lot	Principal uses: One family residence Accessory uses: Accessory buildings or structures Bed and breakfast Boarding Home based business Secondary suite	Principal uses: One family residence Two family residence Accessory uses to a one family residence: Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool Secondary suite Accessory uses to a two family residence: Accessory buildings or structures Home based business
Maximum Number of Dwelling Units: <ul style="list-style-type: none">Three units if lot is 280 m² or less in sizeFour units if lot is greater than 280 m²<ul style="list-style-type: none">1 x principal (one, two family residence or townhouse)2 detached accessory dwelling units1 secondary suite per one family (one)1 secondary suite per two family (two)	Maximum Number of Dwelling Units: 1 principal dwelling	Maximum Number of Dwelling Units: 1 principal dwelling 1 secondary dwelling	Maximum Number of Dwelling Units: 1 principal dwelling 1 secondary suite	Maximum Number of Dwelling Units: 1 principal dwelling	Maximum Number of Dwelling Units: 1 principal dwelling 1 secondary suite	Maximum Number of Dwelling Units: 1 principal dwelling (one or two family) 1 secondary suite per one family 1 secondary suite per two family
Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare- not serviced	Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare- not serviced	Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare- not serviced	Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare- not serviced	Minimum Parcel Size 375 m ² - fully serviced	Minimum Parcel Size 375 m ² - fully serviced	Minimum Parcel Size For a one family residence <ul style="list-style-type: none">460 m²- fully serviced925 m²- partially serviced0.8 hectare- not serviced For a two family residence <ul style="list-style-type: none">700 m²- fully serviced1,125 m²- partially serviced1 hectare- not serviced
Minimum Parcel Coverage 50%- All Buildings 70%- Impervious Surfaces	Minimum Parcel Coverage 45%- Maximum Site Coverage n/a – Impervious Surfaces	Minimum Parcel Coverage 45%- Maximum Site Coverage n/a – Impervious Surfaces	Minimum Parcel Coverage 45%- Maximum Site Coverage n/a – Impervious Surfaces	Minimum Parcel Coverage 45%- Maximum Site Coverage n/a – Impervious Surfaces	Minimum Parcel Coverage 45%- Maximum Site Coverage n/a – Impervious Surfaces	Minimum Parcel Coverage 45%- Maximum Site Coverage n/a – Impervious Surfaces
Minimum Parcel Frontage Width 10% of the perimeter of a parcel or 12 metres (~39.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 12 metres (~39.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 12 metres (~39.5 feet), whichever is greater	Minimum Parcel Width <ul style="list-style-type: none"><u>One Family</u>: 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater<u>Two Family</u>: 10% of the perimeter of that parcel or 20 metres (~49.5 feet), whichever is greater
Minimum Setback (Principal) Front Lot Line: 4 m Rear Lot Line: 4 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5 m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5 m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5 m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5 m	Minimum Setback (Principal) Front Lot Line: 6 m Rear Lot Line: 4 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5 m	Minimum Setback (Principal) Front Lot Line: 6 m Rear Lot Line: 4 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5 m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5 m
Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: 4 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5 m	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: 7.5 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5 m	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a
Minimum Setback (Accessory Building or Structure) Front Lot Line: 4 m	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m	Minimum Setback (Accessory Building or Structure) Front Lot Line: n/a	Minimum Setback (Accessory Building or Structure) Front Lot Line: n/a	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m

Rear Lot Line: 1 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 2.5 m	Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5 m	Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5 m	Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5 m	Rear Lot Line: 1 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 2.5 m	Rear Lot Line: 1 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 2.5 m	Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5 m
Maximum Building Height Principal: 10 m Secondary Dwelling: 6 m Accessory Building or Structure: 5 m	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a Accessory Building or Structure: 5 m	Maximum Building Height Principal: 10 m Secondary Dwelling: 5 m Accessory Building or Structure: 4.5 m	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a Accessory Building or Structure: 5 m	Maximum Building Height Principal: 8 m Secondary Dwelling: n/a Accessory Building or Structure: 4 m	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a Accessory Building or Structure: 4 m	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a Accessory Building or Structure: 5 m
Minimum Separation Between a Principal Building and any Secondary Dwelling 3 m	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a

DISTRICT OF HOPE

Bill 44: Small-Scale Multi-Unit Housing

Purpose of today's meeting

- Provide an overview of the Small-Scale Multi-Unit Housing legislation (Bill 44)
- Outline our approach to comply with Bill 44
- Review implementation of Bill 44 in Hope
- Confirm Restricted Zones in Hope
- Discuss proposed zoning bylaw amendments
- Assess possible lot configuration examples



Bill 44: Small-Scale Multi-Unit Housing

- Passed in Fall 2023 and applies to all municipalities and regional districts in the province.

Intent

- Single-family detached homes are out of reach for many people in BC. Encourage “missing middle” housing forms.
- Speed up approvals process for housing.
- Increase housing supply and diversity through optimization of land in existing single and duplex zones (urban containment boundary or regional growth boundary and serviced).
- Increase density in areas close to transit hubs and along transit corridors.

“The aim of the SSMUH legislation is to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across BC.”



Small-Scale, Multi-Unit Housing

Bill 44: Small-Scale Multi-Unit Housing

What Is The Legislation

- Requires two to four units per lot in existing single-family and duplex zones “Restricted Zones” that are not subject to frequent transit.
- Housing can be provided in a range of different building typologies.
- Municipality to apply local context to zoning bylaw updates.
- Provides guidelines for implementation of additional housing.
- Encourages a more permissive approach to zoning in Restricted Zones.

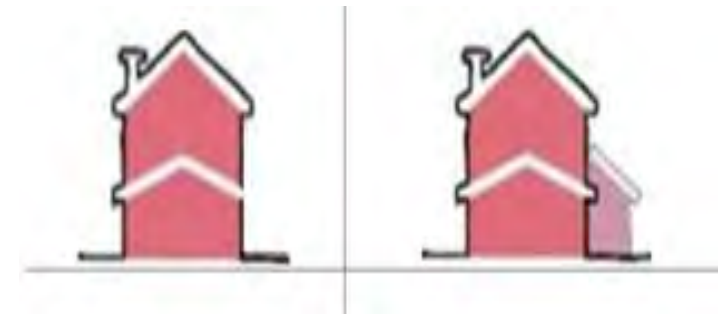
What is a Restricted Zone

- A zone restricted to only single and duplex housing, including secondary suites and additional dwelling units.
- Does not include multi-unit residential zones.
- For three to four units, a zone within a Regional Growth Boundary or Urban Containment Boundary.
- Serviced by District water and sanitary services.

SEMI-DETACHED/ DUPLEX LOTS (“Two Family” Residence)



SINGLE UNIT LOTS (“One Family” Residence)



Bill 44: Small-Scale Multi-Unit Housing

Exemptions For Restricted Zone

- Agricultural Land Reserve density restrictions.
- Hazard areas where the hazard can not be practically mitigated.
- Heritage protection.
- Not connected to water or sewer system provided as a service by a municipality or regional district.
- Zone with a minimum subdivision requirement larger than 4,050 m² (1 ac/ 0.4 ha).
- A parcel of land that is larger than 4,050 m² (1 ac/ 0.4 ha).



Bill 44: Small-Scale Multi-Unit Housing

What Does This Mean For Hope?

- Hope has seven Restricted Zones, including CD-3. These zones are required to allow a minimum of three to four units per lot, subject to lot size considerations and any exemptions.
- Hope does not have frequent transit and therefore the requirement for a minimum of six units per lot does not apply to Hope.
- Hope is not required to amend zones not deemed to be Restricted Zones *.

* Aside from some minor housing keeping amendments, no changes to zones not considered Restricted Zones are proposed. There is no increase in density proposed in these zones.

Key considerations for Hope when considering SSMUH

- Servicing
- Form and Character - Building typology and tenure
- Urban vs. Rural Residential
- Parking Requirements
- Lot intensification

Local context and application - one size *DOESN'T* fit all

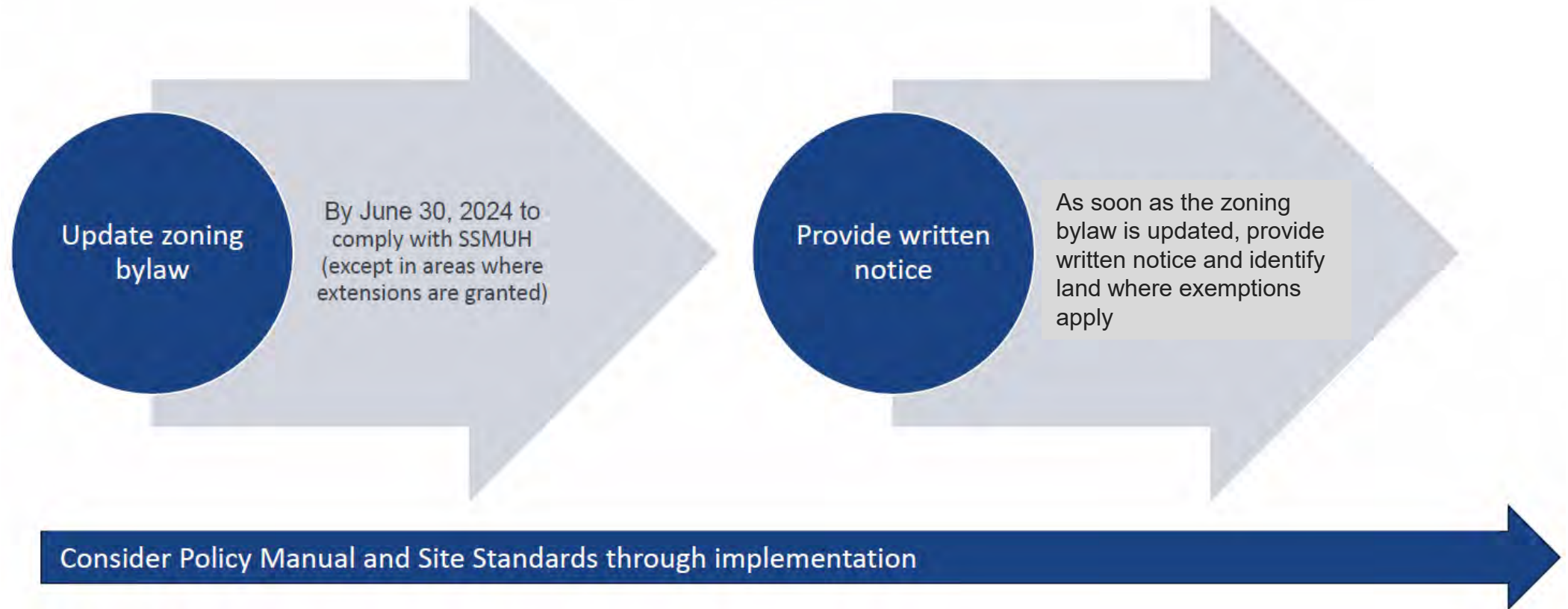
Bill 44: Small-Scale Multi-Unit Housing

Bill 44 Zoning Bylaw Considerations

- Lot layout configurations
- Not restricting tenure
- Community priorities
- Provincial guidance and benchmarks
- Ensuring viable implementation of minimum units per lot



Bill 44: Small-Scale Multi-Unit Housing



Bill 44: Small-Scale Multi-Unit Housing

Housing Needs Reports

All local governments must update HNRs using a standard method, for a more consistent, robust, understanding of current and anticipated local housing needs – the 20-year total # of housing units.

**Interim HNR update:
Jan 1, 2025**

Official Community Plans

Municipalities must:

- Update OCP every 5 years (with public engagement)
- Ensure OCP provides for the 20-year total # of housing units.

All Local Governments must:

- Plan for housing over a longer timeframe (20 years, not 5)
- Include policies that address a broader range of housing types (e.g. family housing, seniors housing, housing for those at risk of homelessness)

**OCP update: December 31, 2025
Municipalities Only**

Zoning Bylaws

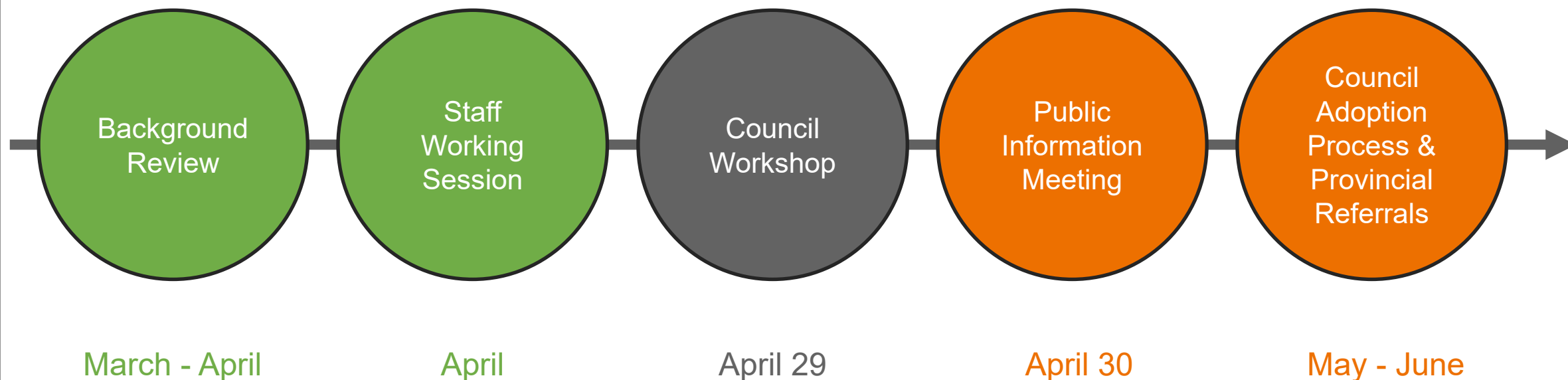
Municipalities must align zoning bylaws with HNR and OCP by accommodating (pre-zoning) the 20-year total # of housing units.

**Zoning bylaw update:
Dec 31, 2025**



Bill 44: Our Approach

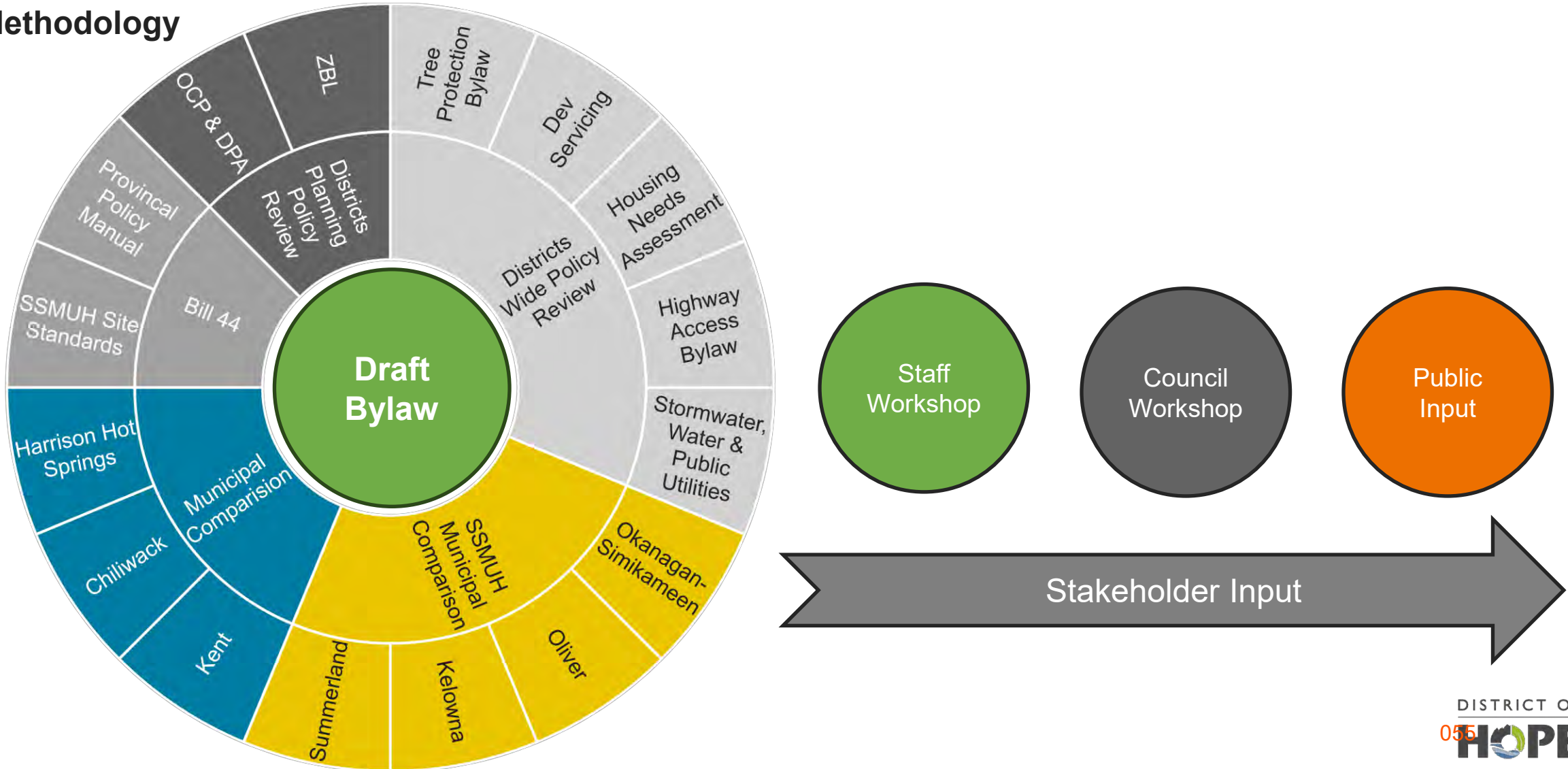
Project Timeline and Milestones





Bill 44: Our Approach

Methodology



Bill 44: Implementation in Hope

Provincially Mandated:

- Restricted zone definition
- Minimum dwelling units per “Restricted Zone”
- No public hearings for Bill 44 implementation
- Timeline for Bill 44 implementation
- Requirement to consider provincial guidelines
- List of exemptions that can be applied
- Extension to comply with legislation criteria

Flexibility for District of Hope:

- Building Typology
- Building Heights
- Setbacks
- Lot Coverage
- Parking Requirements
- Landscaping
- Conditions of Use

“Prohibits local governments from using zoning powers to create overly prohibited requirements which could jeopardize the implementation of the subject policy.”

- Not impeding viable implementation of minimum units per lot.
- Not restricting housing tenure.
- Consider development benchmarks (i.e., parking, heights, setbacks, lot layout).



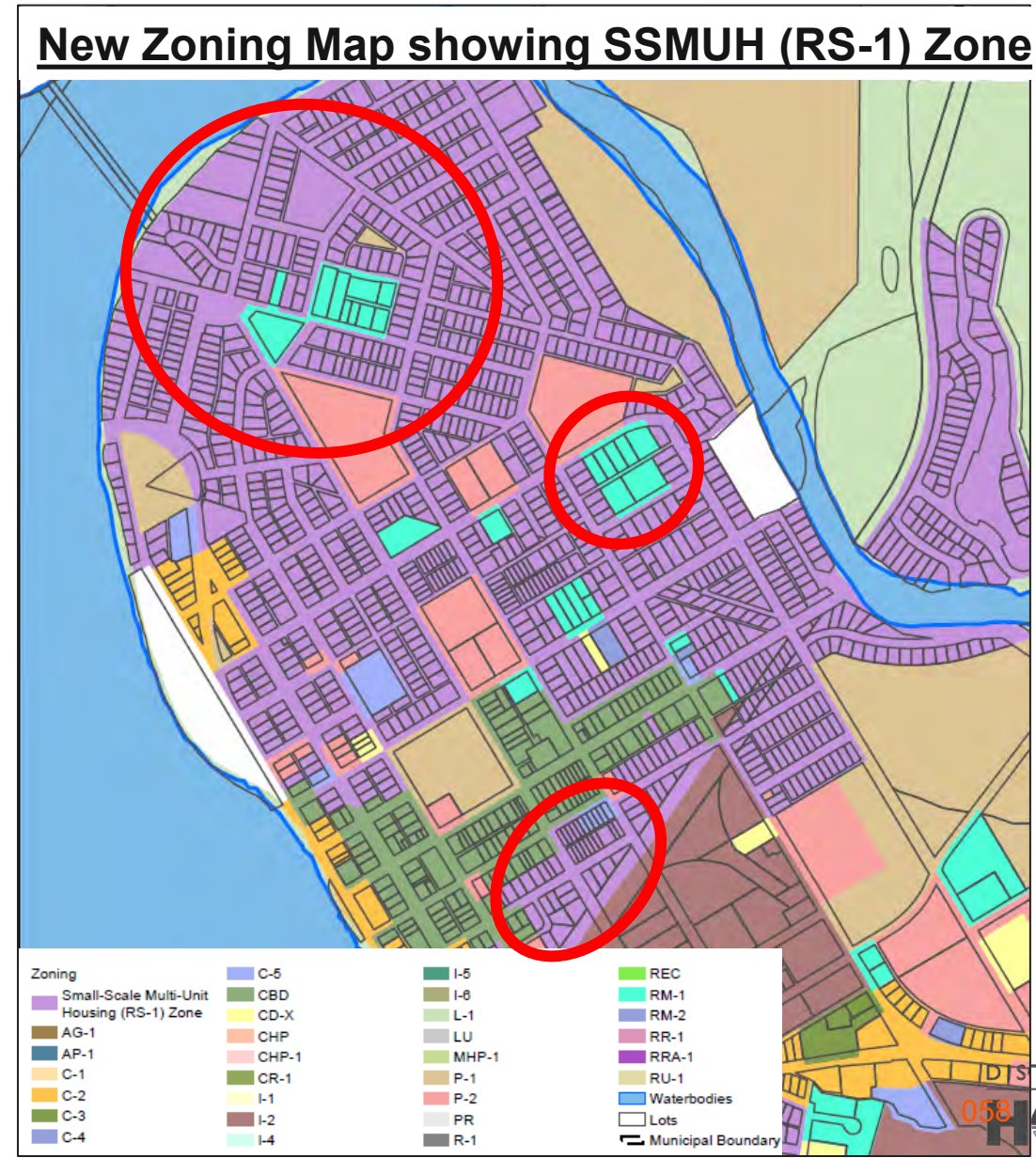
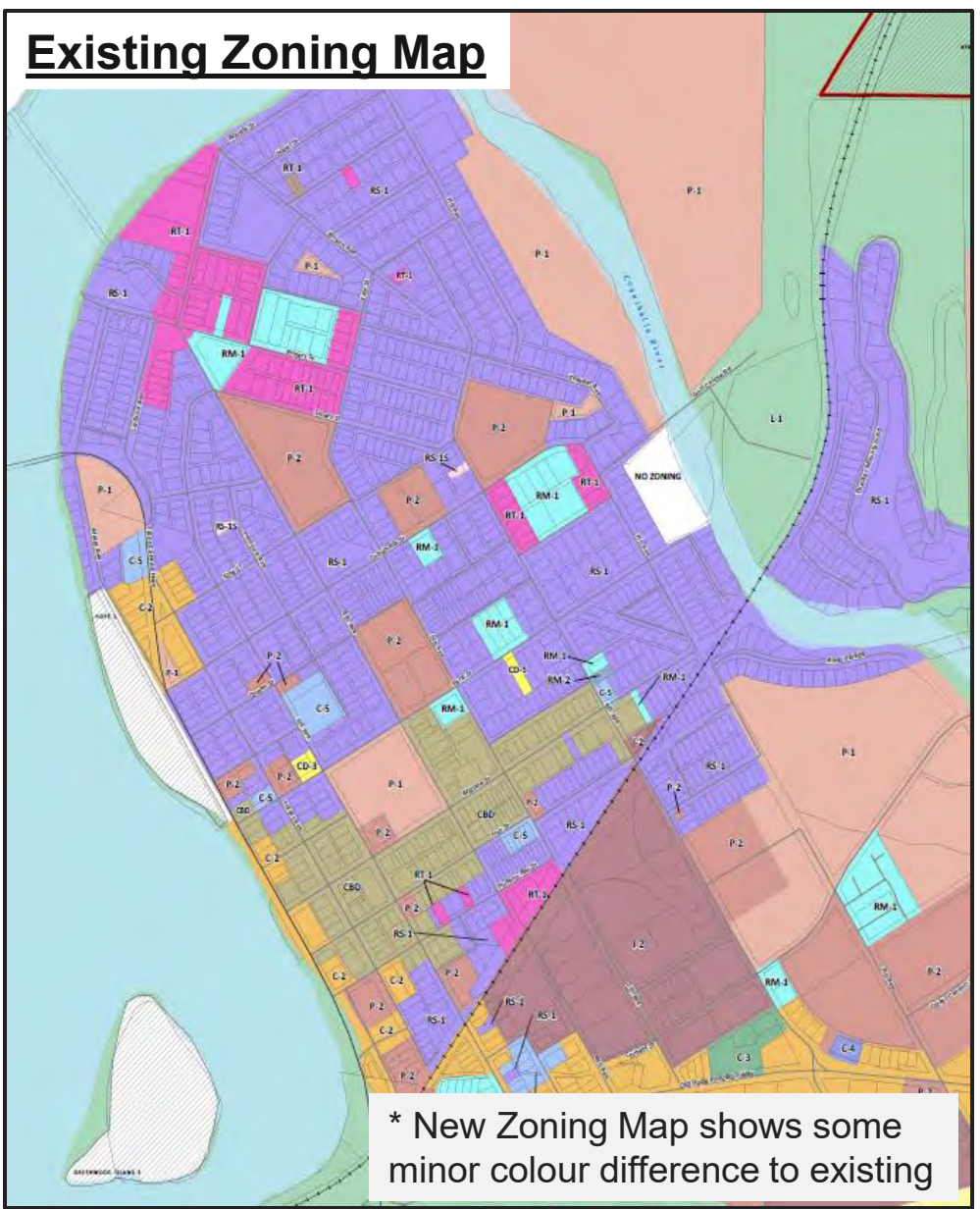
Bill 44: Implementation in Hope

Proposed Approach to Restricted Zone

CURRENT RESTRICTED ZONES	PROPOSED RESTRICTED ZONES
Single Family Residential (RS-1)	Consolidate into an updated: Small-Scale Multi-Unit Housing (RS-1) Zone
Single Family Residential with Secondary Dwelling (RS-1S)	
Single Family Residential with Secondary Suite (RS-1T)	
Compact Single Family Residential (RS-2)	
Compact Single Family Residential with Secondary Suite (RS-2T)	
Two Family Residential (RT-1)	Update to allow for 3 to 4 units without changing development parameters
Comprehensive Zone 3 (CD-3)	

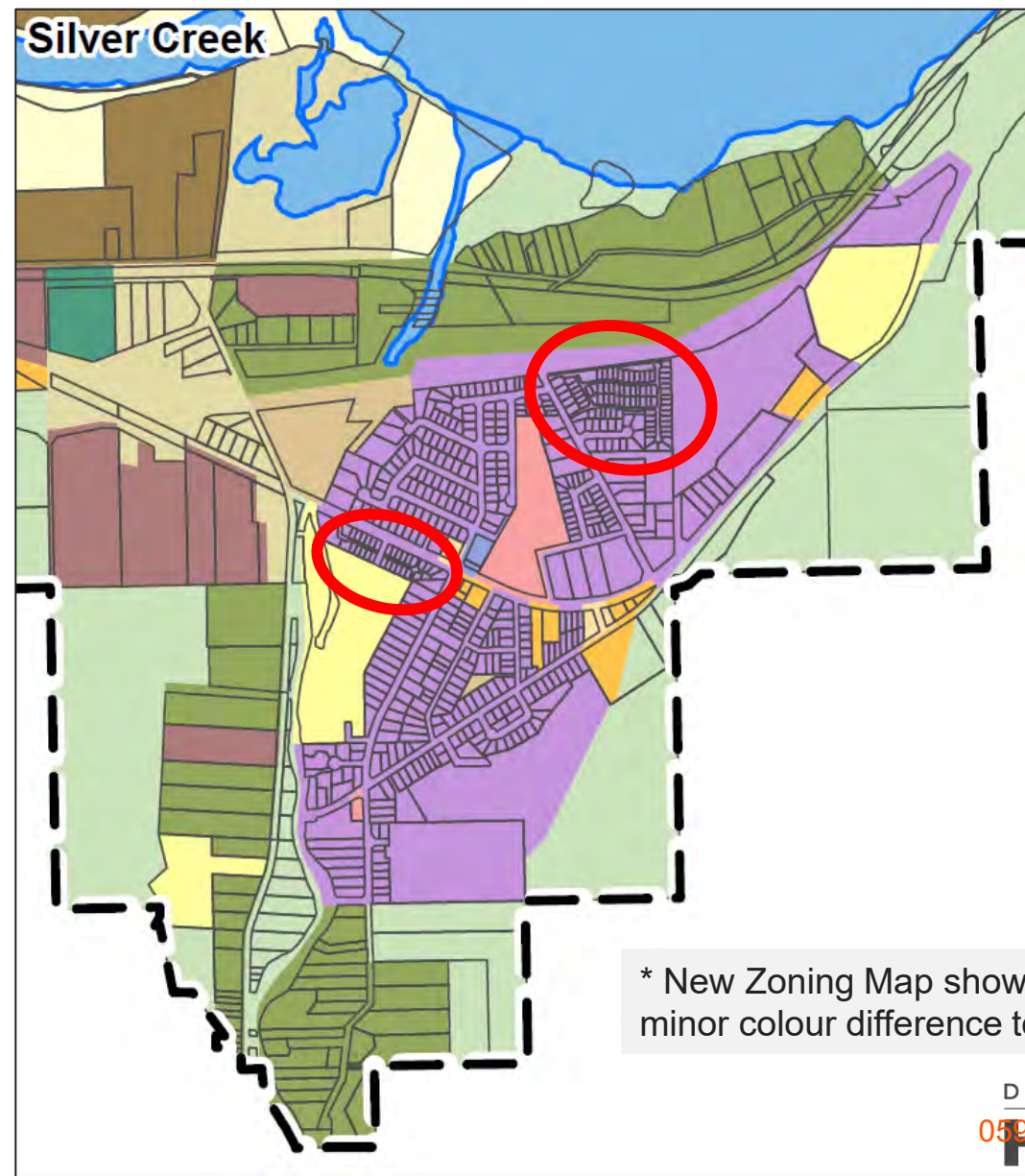
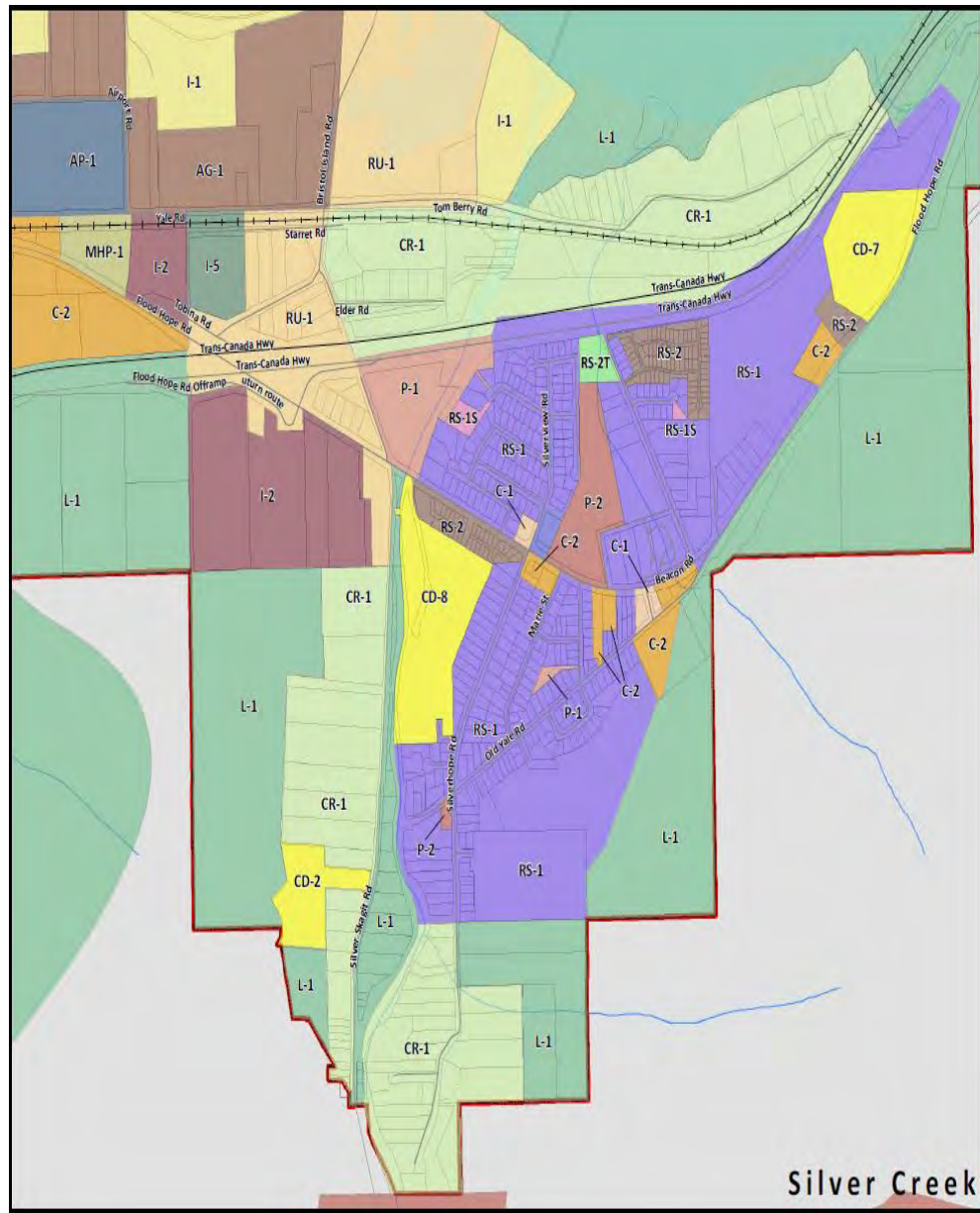


Bill 44: Implementation in Hope





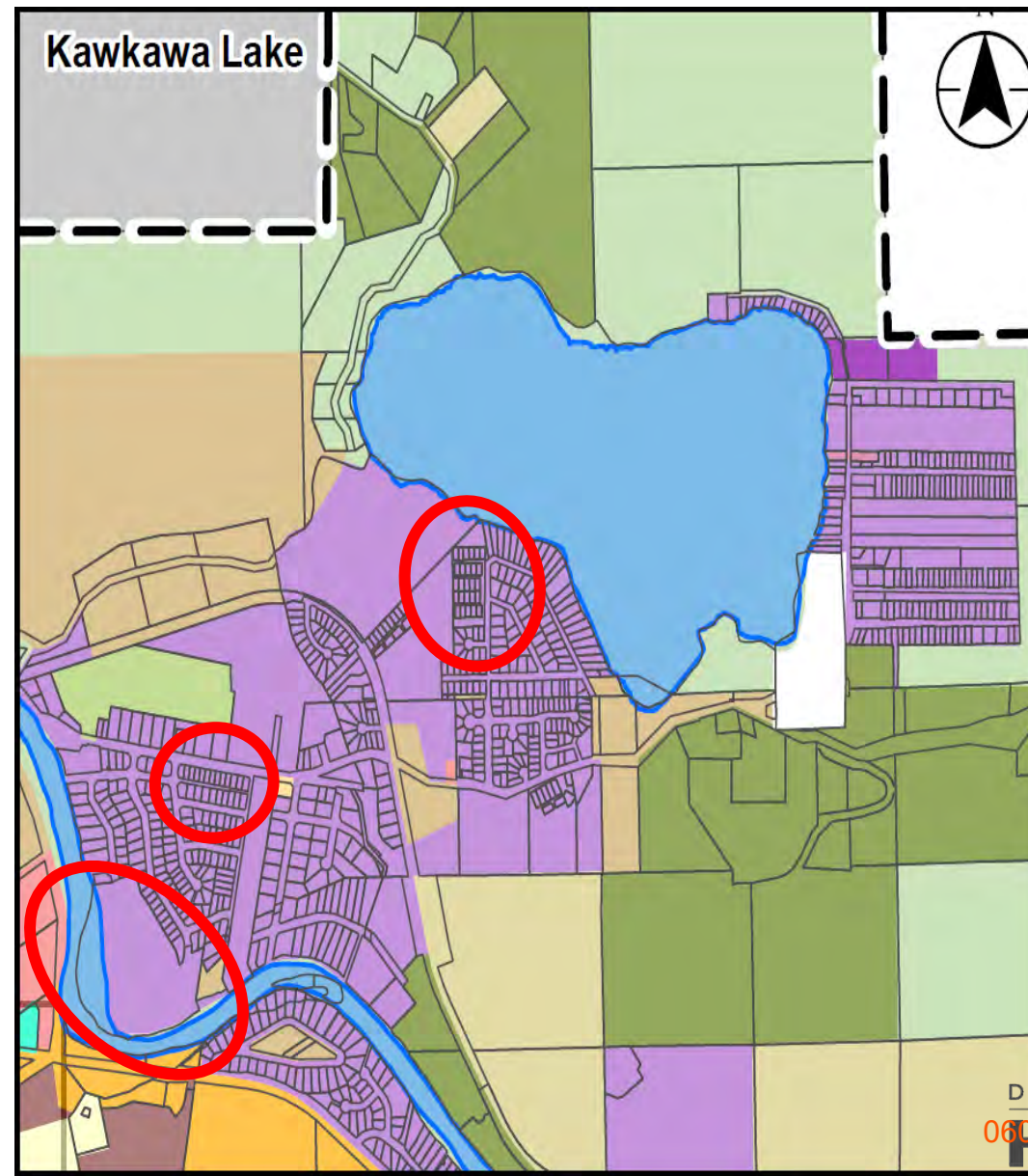
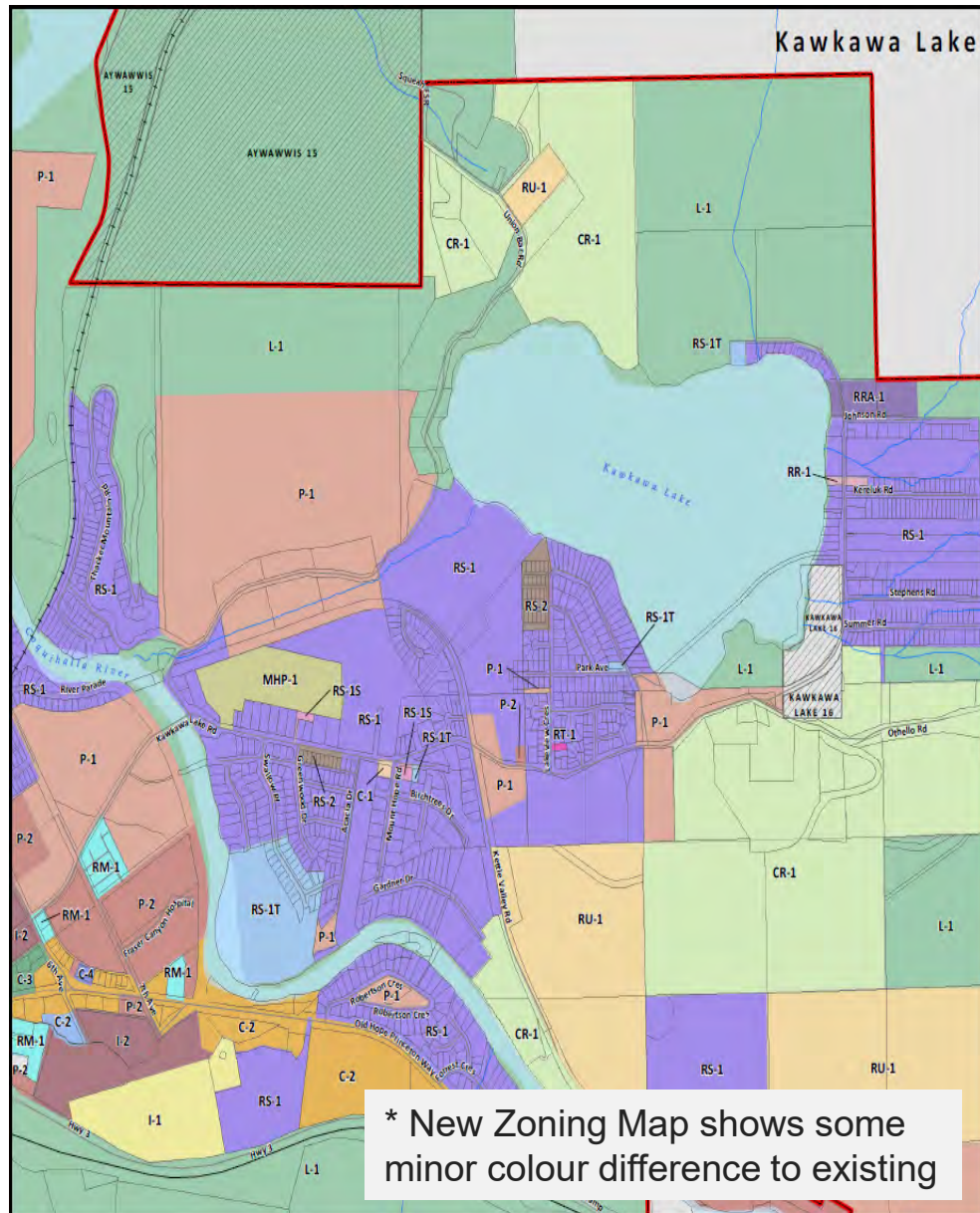
Bill 44: Implementation in Hope



* New Zoning Map shows some minor colour difference to existing

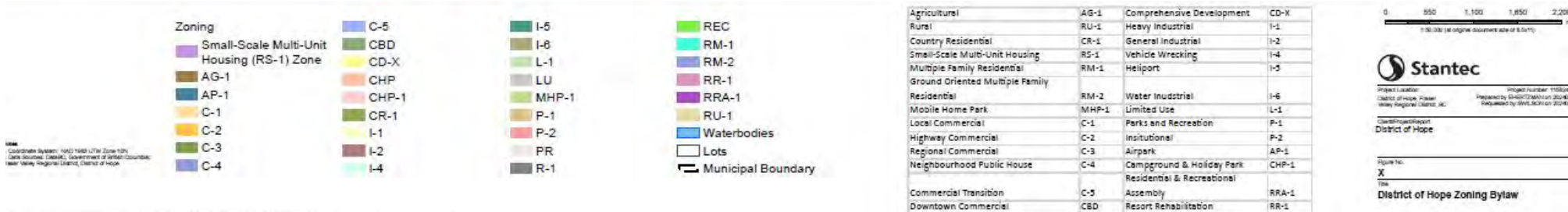


Bill 44: Implementation in Hope

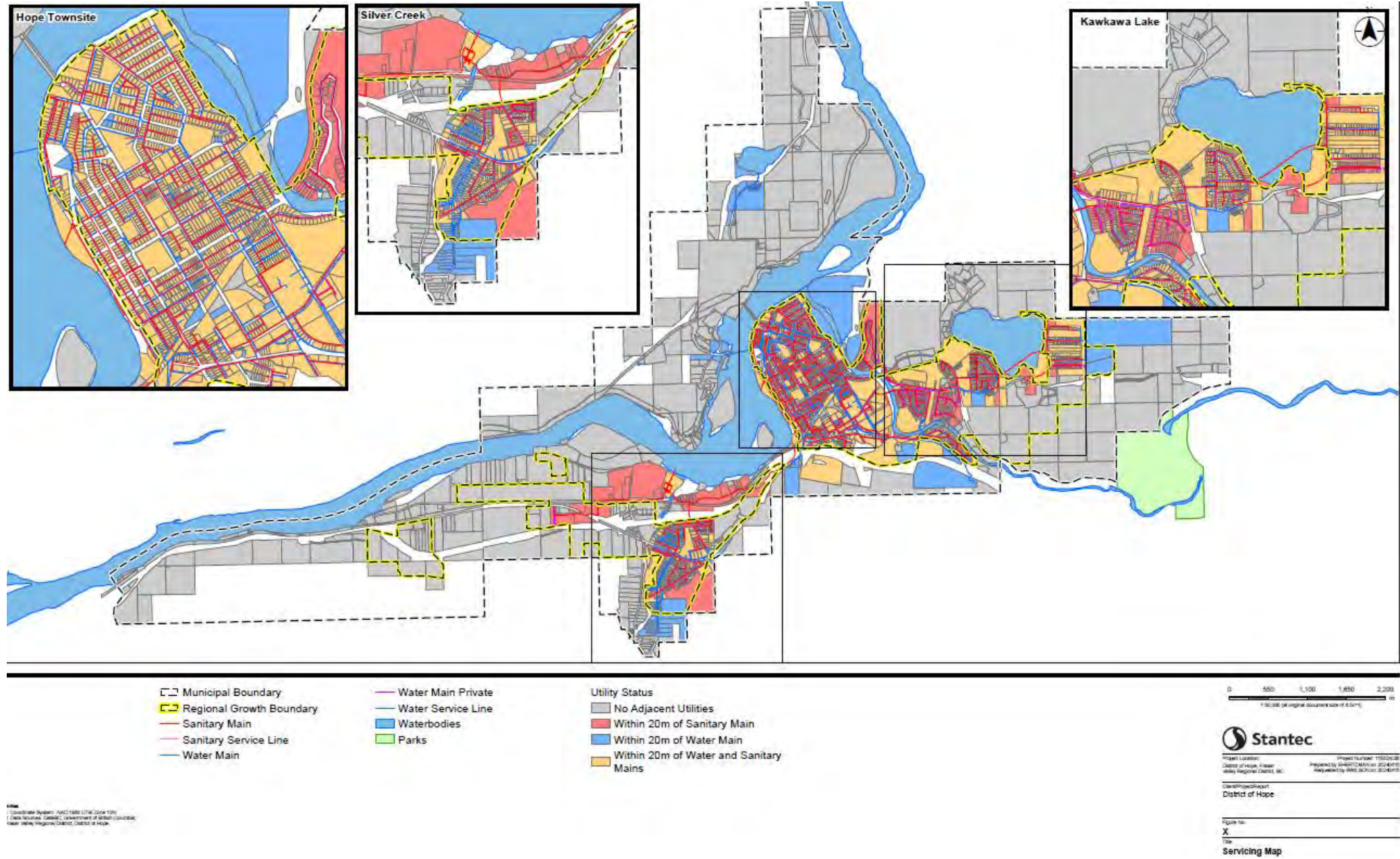




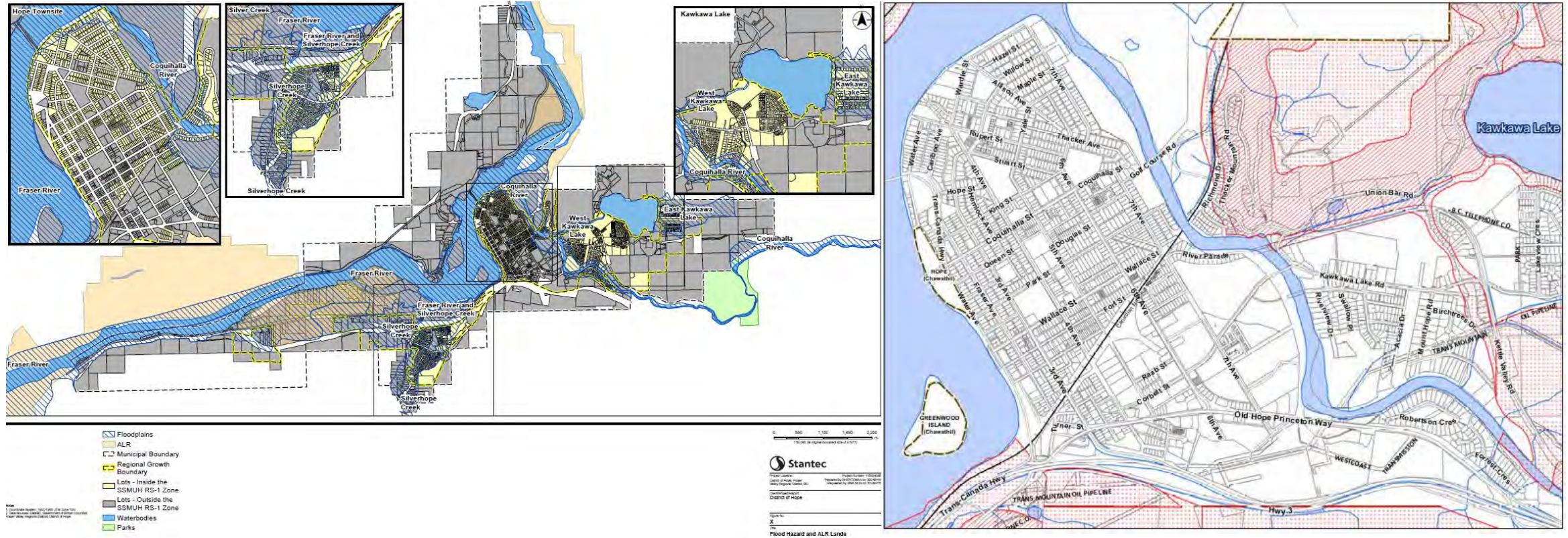
Bill 44: Zoning Bylaw Map (SSMUH (RS-1) Zone)



Bill 44: Servicing Map



Bill 44: Development Permit Areas

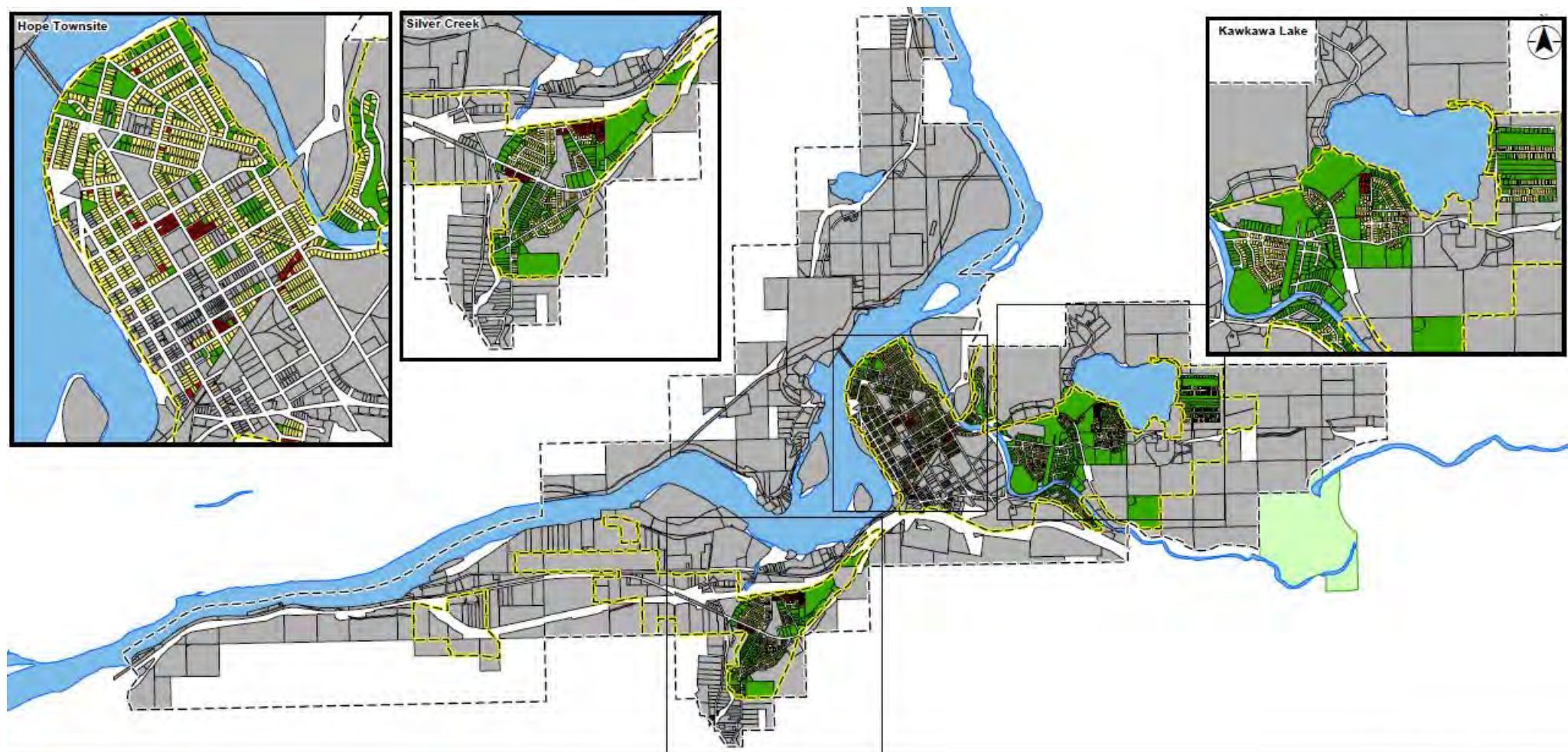


Environmental Hazards in the District of Hope

- The District of Hope's Development Permit Areas (DPA) will remain in effect and may dictate what types of development can occur.
- Bill 44 legislation does not supersede the requirements of a DPA but cannot be used to unreasonably restrict development where an identified hazard can be practically mitigated.
- All parcels in the SSMUH (RS-1) Zone that are within an environmental DPA will be required to provide mitigation in line with the DPA guidelines and obtain municipal approval.

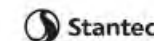


Bill 44: Parcel Size Map



- Municipal Boundary
- Regional Growth Boundary
- Lots Less Than 460 m² - Inside the SSMUH RS-1 Zone
- Lots Between 460 m² and 920 m² - Inside the SSMUH RS-1 Zone
- Lots Greater Than 920 m² - Inside the SSMUH RS-1 Zone
- Lots - Outside the SSMUH RS-1 Zone
- Waterbodies
- Parks

0 550 1,100 1,650 2,200
1:50,000 (at original document size of 8.5x11")



Project Location: Hope, British Columbia
Client: District of Hope
Prepared by: SSMUH RS-1 Zone
Reviewed by: SSMUH RS-1 Zone

Page No.:
X
Title:
Parcel Size Map

Notes:
1. Coordinate System: NAD 83 UTM Zone 18N
2. Data Source: District of Hope, British Columbia
3. Data Date: 2023-01-01



Bill 44: Implementation in Hope

Approach for zones not defined as “Restricted”

Zones	Proposed Approach
All Rural and Agricultural Zones	<ul style="list-style-type: none">• Text amendment to change terminology from ‘Secondary Dwelling’ to ‘Detached Accessory Dwelling Unit’
All Multiple Family Residential Zones	<ul style="list-style-type: none">• No changes proposed
Mobile Home Park (MHP-1) Zone	<ul style="list-style-type: none">• No changes proposed
All Commercial, Industrial, Public, and Miscellaneous Zones	<ul style="list-style-type: none">• No changes proposed
All Comprehensive Development Zones (Except for CD-3)	<ul style="list-style-type: none">• Text amendment to CD-7 to update terminology from ‘RS-2 Zone’ to ‘Small-Scale Multi-Unit Housing (RS-1) Zone’• No changes to other CD Zones

Bill 44: Proposed SSMUH (RS-1) Zone

Small-Scale Multi-Unit Housing (RS-1) Zone Summary

- Three dwelling units on a parcel equal to or less than 280 m².
- Four dwelling units on a parcel greater than 280 m².
- Requires lots to be fully serviced to benefit from three to four dwelling unit minimums.
- One and two-family residences, and townhouse forms permitted.
- Secondary suites and detached accessory dwelling units permitted.
- Minimum 460 m² parcel size.
- 50% building coverage / 70% impervious surface.
- Maximum principal building height of 10 m and 6 m for detached accessory dwelling units.
- Setbacks for a principal building:
 - 4m front yard,
 - 1.2m side yard, and
 - 4m rear yard,
 - 2.5m exterior side yard





Bill 44: Proposed SSMUH (RS-1) Zone

USES

Current Restricted Zones

Principal Uses

- One family residence
- Two family residence *

Accessory Uses

- Secondary suite *
- Detached accessory dwelling unit *
- Accessory buildings or structures
- Bed and breakfast
- Boarding
- Day care
- Home based business
- Preschool

Proposed SSMUH (RS-1) Zone

Principal Uses

- One family residence
- Two family residence
- Townhouse

Accessory Uses

- Secondary suite (Only one / two family)
- Detached accessory dwelling unit (Only one / two family)
- Accessory buildings or structures (All principal)
- Bed and breakfast (Only one family)
- Boarding (Only one family)
- Day care (Only one family)
- Home based business (All Principal)
- Preschool (Only one family)

* Applies only to some existing RS Zones



Bill 44: Proposed SSMUH (RS-1) Zone

CONDITIONS OF USE

Proposed SSMUH (RS-1) Zone

- A maximum of one principal building is permitted on a parcel.
- Parcels serviced by a community sanitary sewer system, but not a community water system, are restricted to a maximum of two dwelling units, including a one family residence, and one secondary suite or detached accessory dwelling unit.
- Parcels serviced by a community water system, but not a community sanitary sewer system, are restricted to a maximum of two dwelling units, including a one family residence, and one secondary suite.
- A bed and breakfast shall be limited to 3 sleeping units.
- Boarding of not more than 2 persons shall be permitted.
- Day care and Preschool accessory uses are only permitted on parcels 460 square metres or greater.
- Day care as an accessory use shall be limited to no more than 8 children in care.
- A maximum of one secondary suite is permitted per one family residence and one secondary suite in each of the two family residence units.
- A secondary suite shall comply with the British Columbia Building Code, as amended from time to time.
- A secondary suite shall be lesser than or equal to the floor area of the principal dwelling unit in which it is located.
- The creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted.

Bill 44: Proposed SSMUH (RS-1) Zone

SUBDIVISION REQUIREMENTS:

Current Restricted Zones

Fully serviced

- 460 m² (one family residence)
- 700 m² (two family residence)
- 375 m² (compact zones)

Partially serviced

- 925 m² (one family residence)
- 1,125 m² (two family residence)

Not serviced

- 0.8 ha (one family residence)
- 1 hectare (two family residence)

Proposed SSMUH (RS-1) Zone

Fully serviced

- 460 m² (0.11 ac/ 0.046 ha)

Partially serviced

- 925 m² (0.23 ac/ 0.09 ha)

Not serviced

- 0.8 ha (2 ac/ 8,000 m²)



Bill 44: Proposed SSMUH (RS-1) Zone

FRONTAGE REQUIREMENTS:

Current Restricted Zones

Minimum lot frontage

- 10% or 12m (compact zones)
- 10% or 15m (one-family residence)
- 10 or 20m (duplex zone)

Minimum lot depth

- 30 m
- No depth requirement in compact zones

Proposed SSMUH (RS-1) Zone

Minimum lot frontage

- 10% or 12 m

Minimum lot depth

- 30 m



Bill 44: Proposed SSMUH (RS-1) Zone

SITE COVERAGE AND BUILDING HEIGHT:

Current Restricted Zones

	Principal Building or Structure	Detached Accessory Dwelling Unit	Accessory Building or Structure
Maximum Site Coverage	45%	45%	45%
Maximum Building Height	8 - 10 metres	5 metres	4 - 5 metres

Proposed SSMUH (RS-1) Zone

Maximum Permitted <i>Dwelling Units</i> Per Lot *	Three <i>dwelling units</i> for <i>parcels</i> equal to or less than 280 square meters (~3,000 square feet) in size	Four <i>dwelling units</i> for <i>parcels</i> greater than 280 square meters (~3,000 square feet) in size
Maximum <i>Site Coverage</i>		
<i>All Buildings</i> **	50%	
<i>Impervious Surfaces</i>	70%	
Maximum <i>Height</i>		
<i>Principal Building</i>	10 metres (~33 feet)	
<i>Detached Accessory Dwelling Unit</i>	6 metres (~20 feet)	
<i>Accessory Building or Structure</i>	5 metres (~16.5 feet)	

Bill 44: Proposed SSMUH (RS-1) Zone

LOT LINE SETBACKS:

Current Restricted Zones

Front lot line

- Principal 6 m - 7.5 m
- Detached Accessory Dwelling Unit 7.5 m
- Accessory Building 7.5 m

Rear lot line

- Principal 4 m - 4.5 m
- Detached Accessory Dwelling Unit 1.5 m
- Accessory Building 1 m - 1.5 m

Interior side lot line

- Principal 1.2 m - 1.5 m
- Detached Accessory Dwelling Unit 1.5 m
- Accessory Building 1 m

Exterior side lot line

- Principal 2.5 m-3.5 m
- Detached Accessory Dwelling Unit 3.5 m
- Accessory Building 2.5 m-3.5 m

Proposed SSMUH (RS-1) Zone

Front lot line

- Principal 4 m
- Detached Accessory Dwelling Unit 4 m
- Accessory Building 4 m

Rear lot line

- Principal 4 m
- Detached Accessory Dwelling Unit 1.5 m
- Accessory Building 1 m

Interior side lot line

- Principal 1.2 m
- Detached Accessory Dwelling Unit 1.2 m
- Accessory Building 1 m

Exterior side lot line

- Principal 2.5 m
- Detached Accessory Dwelling Unit 2.5 m
- Accessory Building 2.5 m



Bill 44: Proposed SSMUH (RS-1) Zone

GENERAL REGULATIONS:

Proposed SSMUH (RS-1) Zone

Access

- All dwelling units shall have access to a minimum 1.2 metres paved or gravel path that:
 - a) provides direct pedestrian access from the dwelling unit entrance to either an abutting street, or a rear lane.
 - b) is clear of all projections or obstructions to a minimum height of 2.5 metres.
- All detached accessory dwelling units when accessed from the abutting street, shall have a minimum 1.2 metres paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance.

Outdoor Amenity Area

- Each dwelling unit (excluding a secondary suite) shall be provided with an outdoor amenity area for its exclusive use, that has a minimum width of 2.5 metres and area of 10 square metres.



Bill 44: Proposed SSMUH (RS-1) Zone

PARKING REQUIREMENTS:

	Current Zoning Bylaw	Proposed SSMUH (RS-1) Zone
One Family Residence	2 per dwelling unit	2 per dwelling unit
Two Family Residence	2 per dwelling unit	1.5 per dwelling unit
Townhouse	1.5 per dwelling unit 0.2 visitor parking	1.25 per dwelling unit
Secondary Suites and Secondary Dwellings	1 per dwelling unit	1 per dwelling unit



Bill 44: Proposed SSMUH (RS-1) Zone

UPDATED DEFINITIONS AND WIDER ZONING BYLAW UPDATE:



Replaced **Secondary Dwelling** with Detached Accessory Dwelling Unit

- Removed only one detached accessory dwelling unit per parcel regulation.
- Now permitted on parcels where there are one and two family residences.
- Increased maximum size from 70 m² to 90 m² for a detached accessory dwelling unit.
- Increased maximum height allowance from 5 m to 6 m.

Secondary Suite

- Now permitted on parcels where there are one and two family residences

Added **Outdoor Amenity Area**

- Means the open space provided for the exclusive use of residents of a dwelling unit and which is immediately adjacent to and directly accessible from the dwelling unit it is to serve.

Added **Impervious Surfaces**

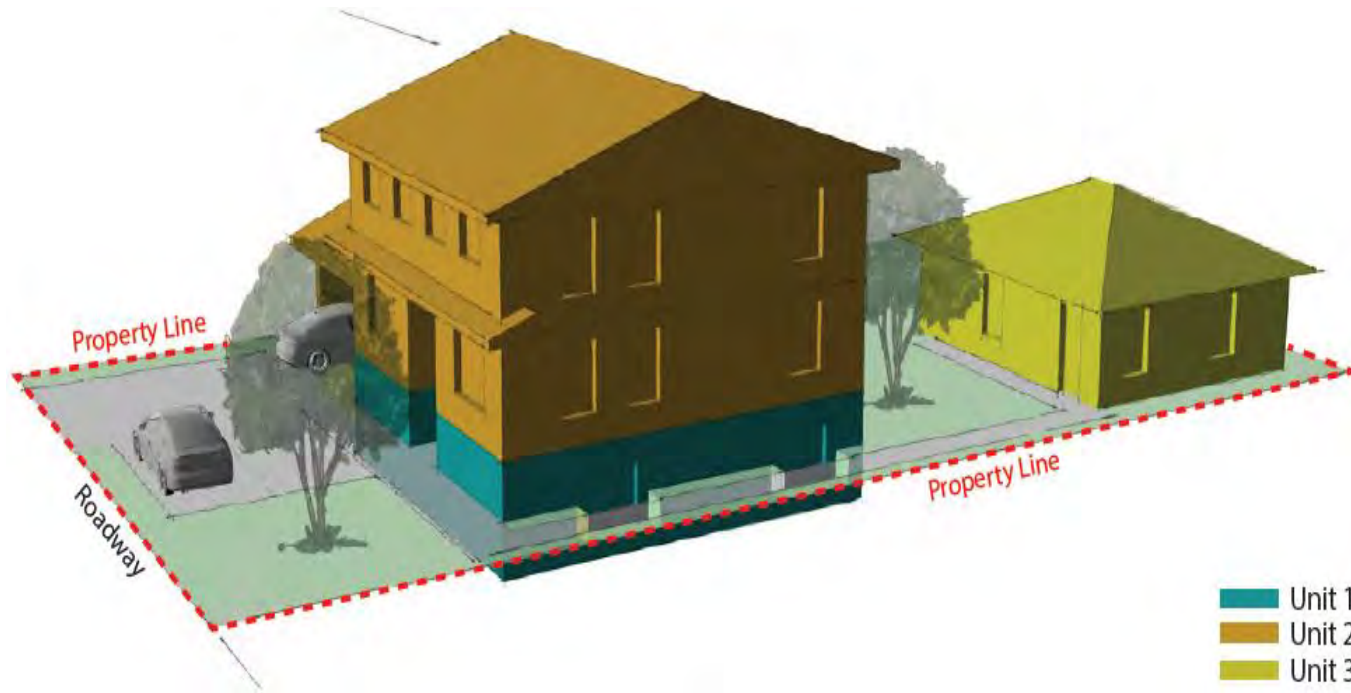
- Means those areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development, and is expressed as a percentage of the total lot area. Impervious surfaces include, but are not limited to, buildings and structures, patios, paved walkways and driveways, and hardscaping.

Considerations: Competing Priorities

- Parking
- Form and character
- Green space
- Building typology, tenure, and hierarchy
- Setbacks
- Amenity space
- Site functionality
- Stormwater management
- Impacts on neighbours
- Viability to implement unit minimums



Lot Layout Scenarios: Low Impact (1)

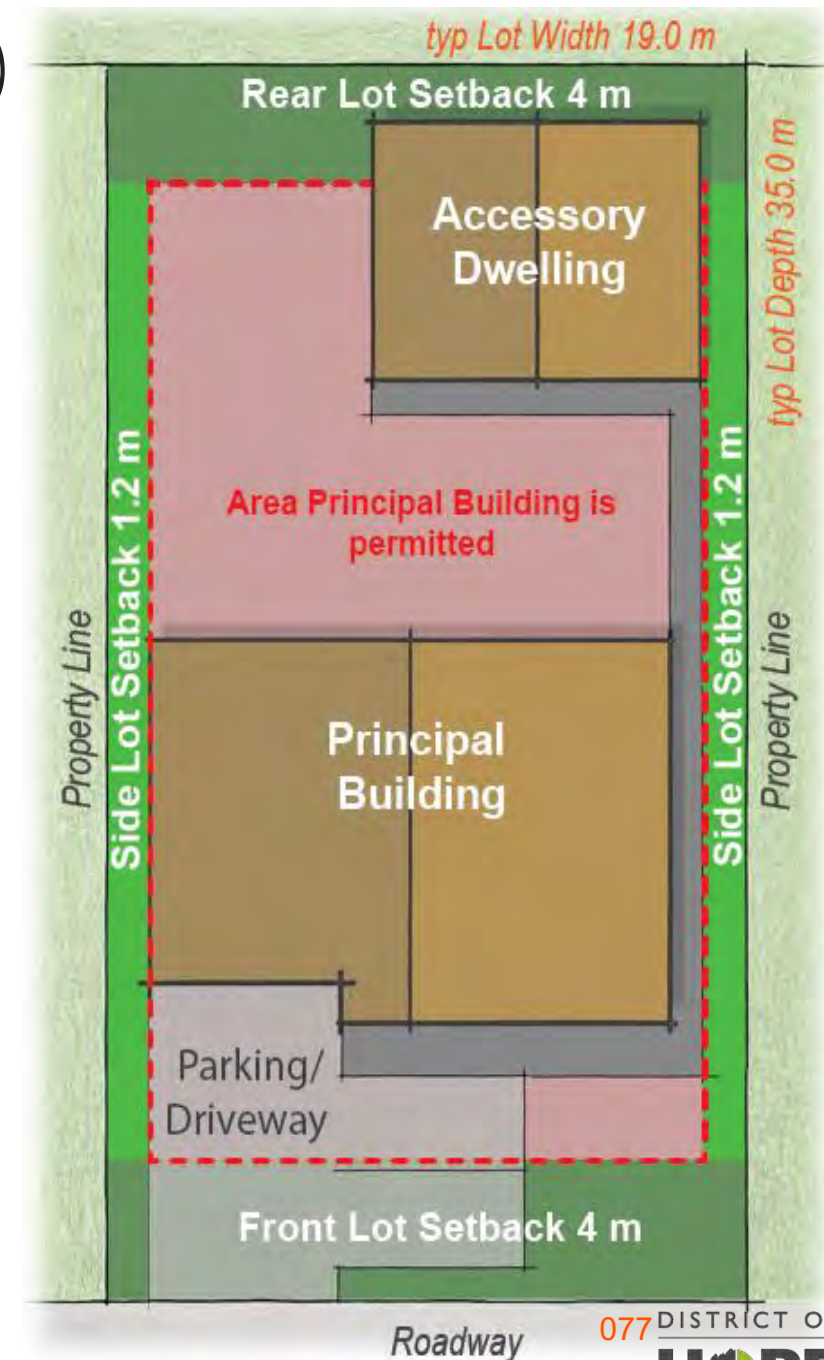


Development Assumptions:

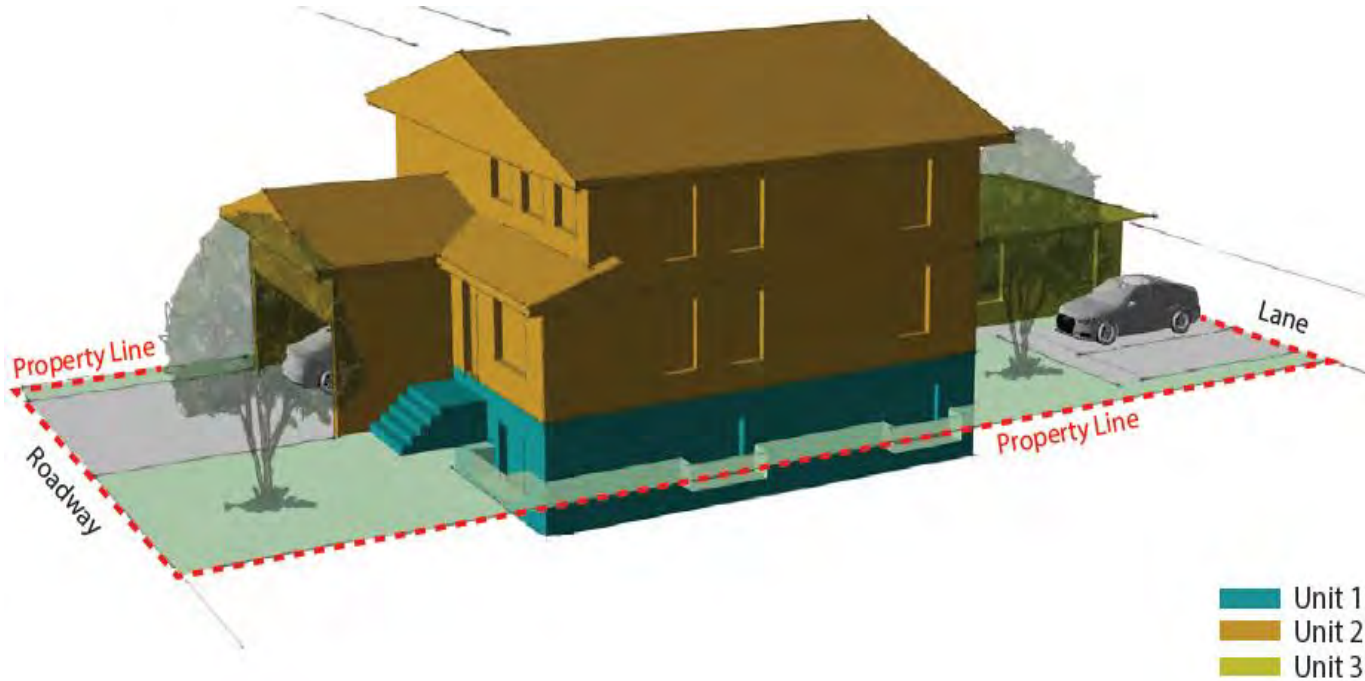
- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 4 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL
- Secondary suite and detached accessory dwelling unit.

Development Potential:

- Ideal for existing homes
- Potential for 1-4 units
- Number of units may be limited due to parking
- Least costly option
- Reduced site design
- Most efficient use of existing structures
- Reduced impact to adjacent neighbours
- Preserves existing streetscape character



Lot Layout Scenarios: Low Impact (2)

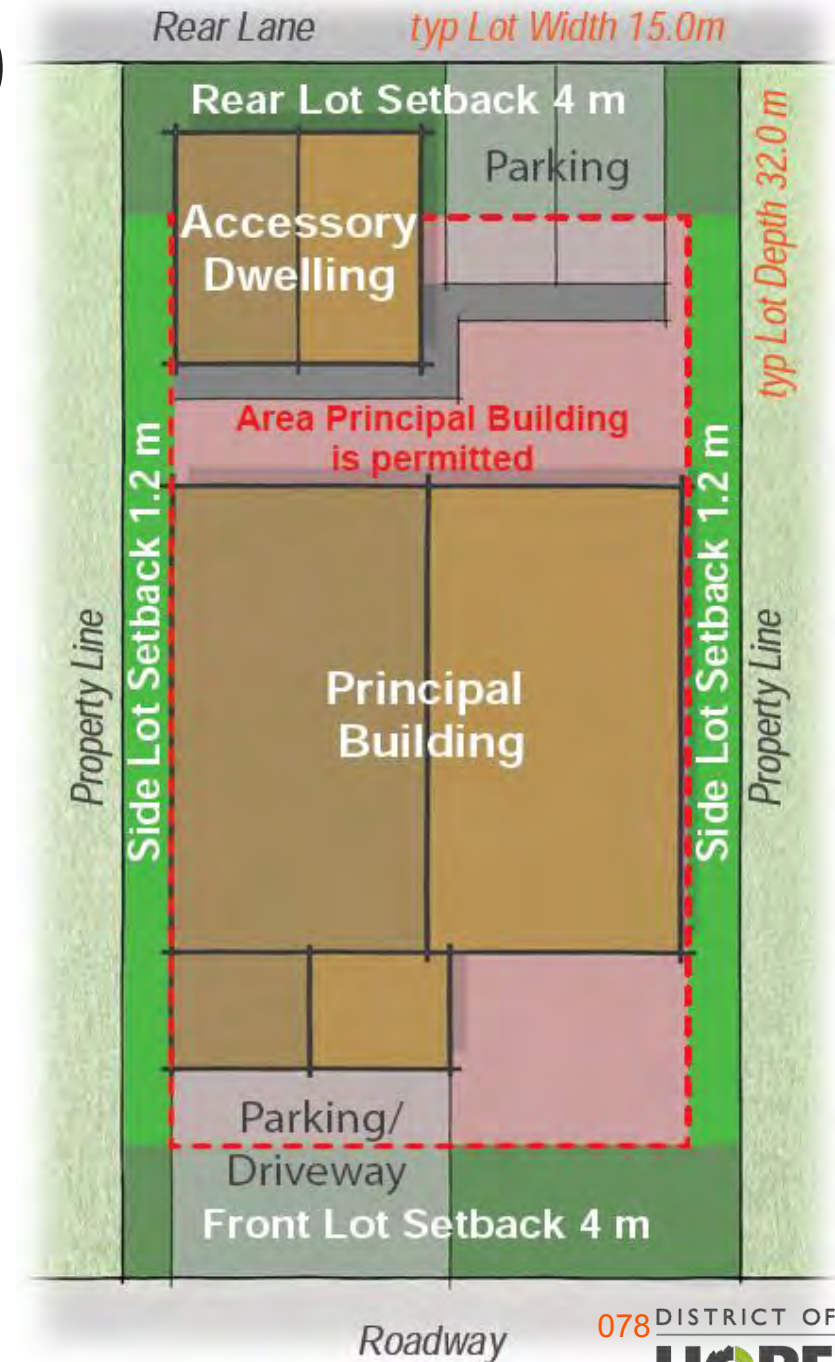


Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 4 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL
- Secondary suite and detached accessory dwelling unit.

Development Potential:

- Ideal for existing homes
- Potential for 1-4 units
- Number of units may be limited due to parking
- Opportunities for secondary suites and detached accessory dwelling units
- Most efficient use of existing structures
- Reduced impact to adjacent neighbours
- Preserves existing streetscape character



Lot Layout Scenarios: Duplex with secondary suites, or townhouse

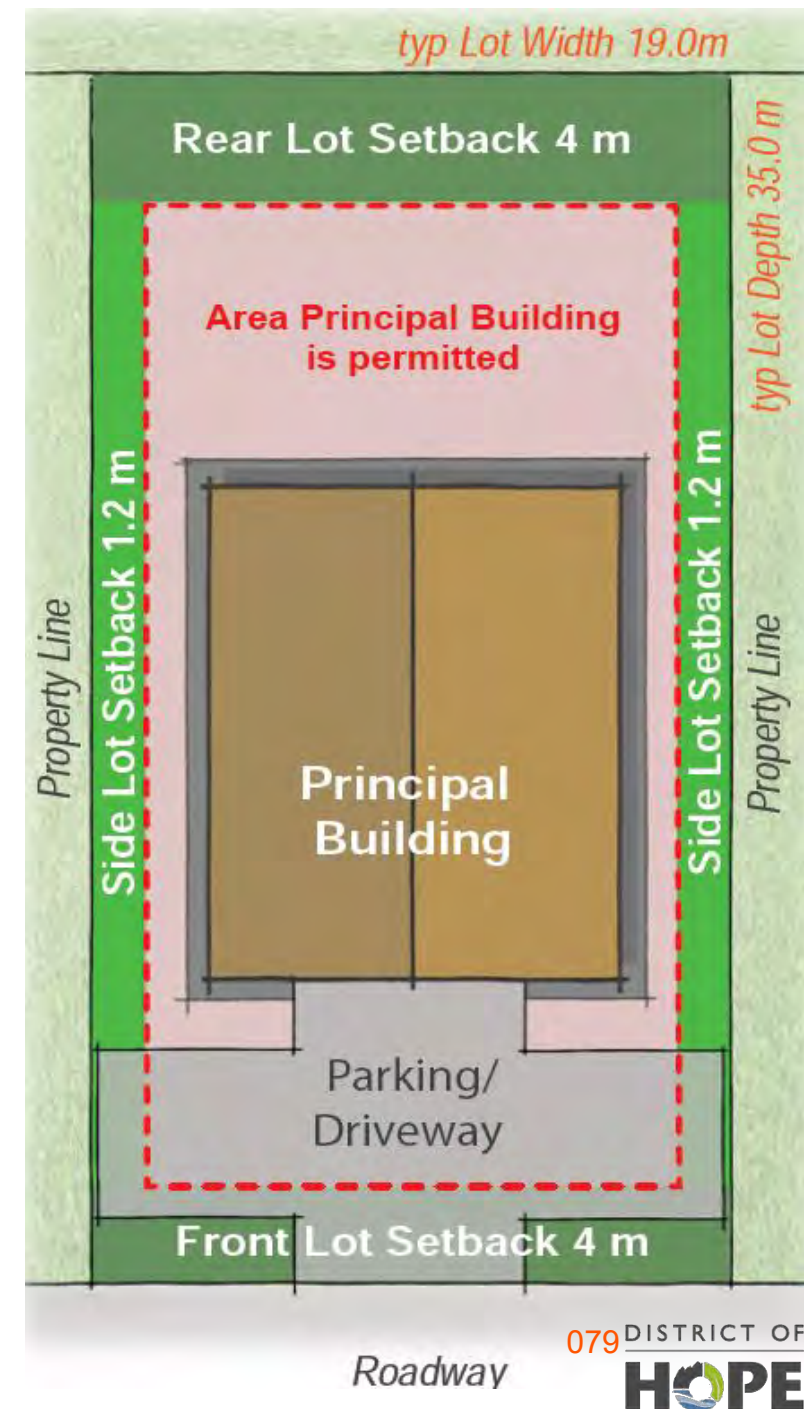


Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 5 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL
- Secondary suite and detached accessory dwelling unit.

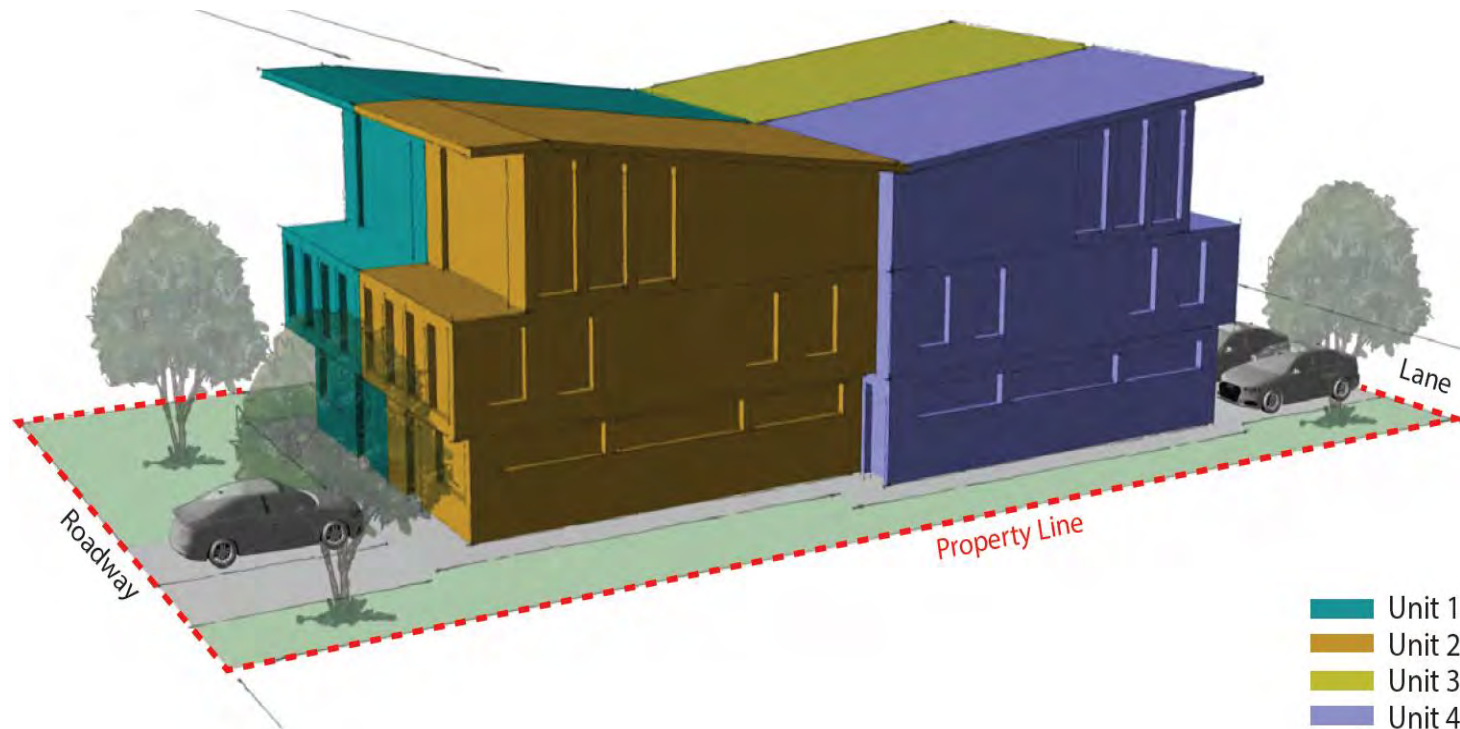
Development Potential:

- Ideal for teardown or new builds
- Potential for 1-4 units
- Increased efficiency for the lot and units
- Increased floor space for each unit
- Opportunity to incorporate garages or additional parking





Lot Layout Scenarios: Townhouse

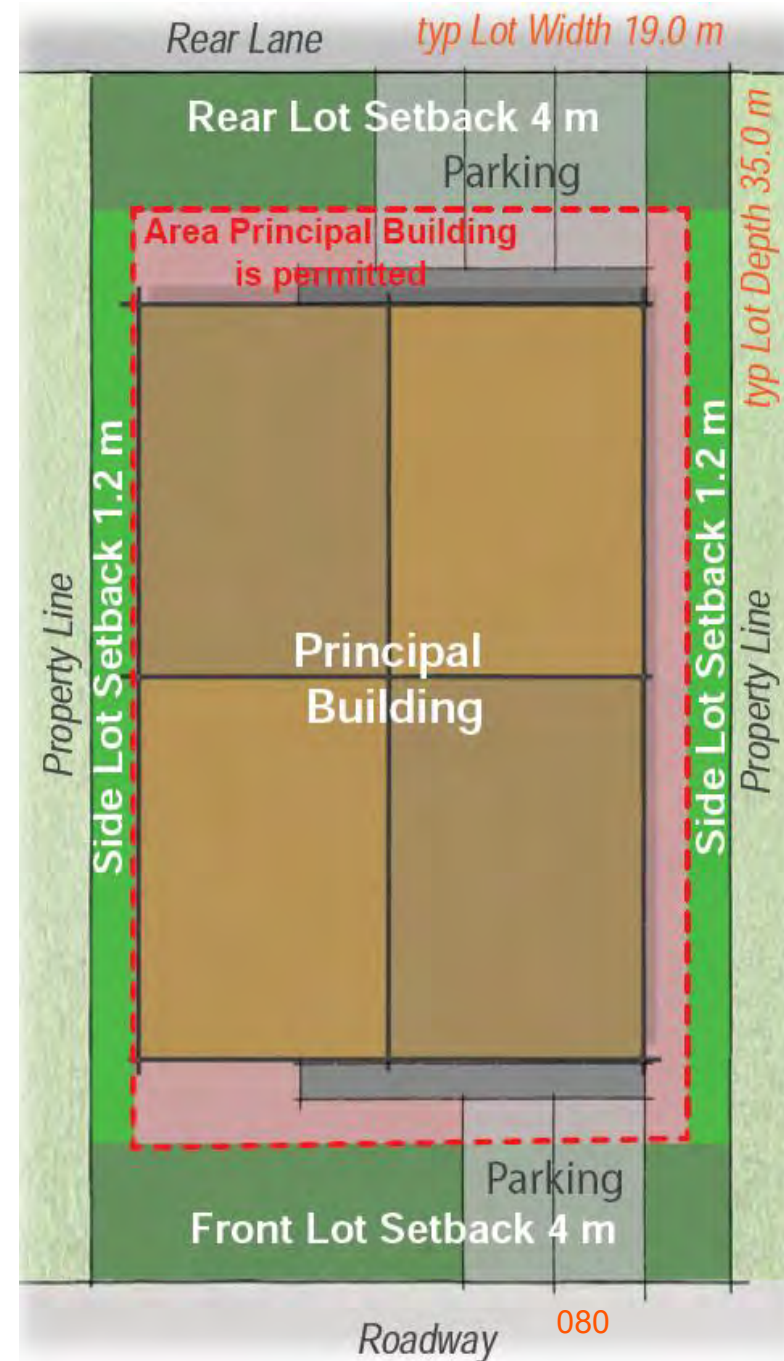


Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 5 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL

Development Potential:

- Ideal for teardown or new builds
- Potential for 1-4 units
- Increased efficiency for the lot and units
- Increased floor space for each unit
- Opportunity to incorporate garages or additional parking





Questions?