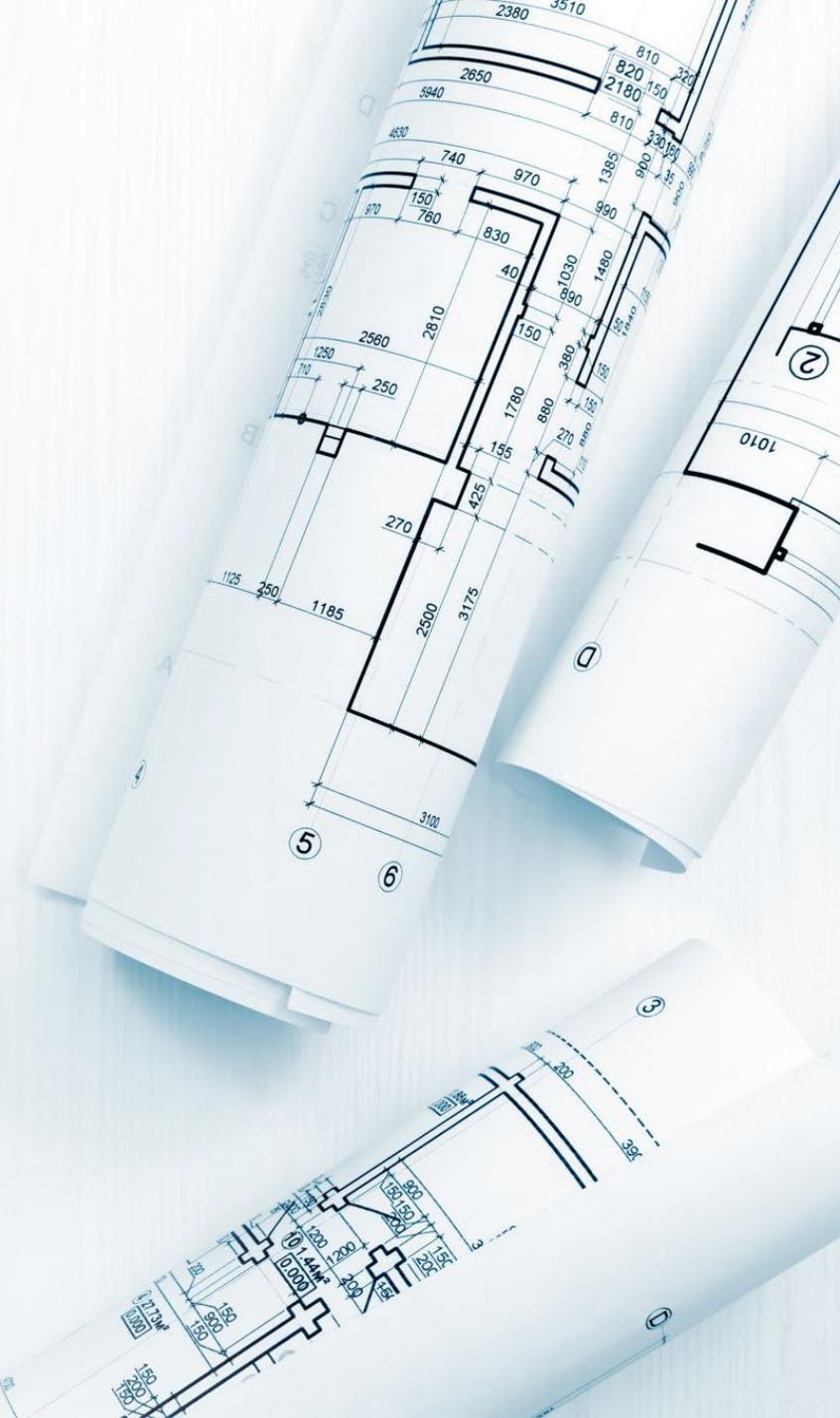


Zoning Bylaw No. 2299

Council

September 28, 2021



Agenda



RECOMMENDATION



BACKGROUND



DISCUSSION



NEXT STEPS



Staff Recommendation

- 
1. **THAT** Zoning Bylaw No. 2299 be read a First and Second time.
 2. **THAT** a Public Hearing for Zoning Bylaw No. 2299 be scheduled for November 23, 2021 in accordance with the requirements of the *Local Government Act*.





Background

Preparing the Amendments



- September 16, 2021 COTW Workshop
 - In advance of COTW, staff sent out the draft bylaw content to Council on September 1, 2021 and requested feedback
- Comments at the meeting resulted in clarifying regulations for agriculture as a home occupation and adding in links between sections
- After the meeting, feedback regarding the minimum side yard setback requirements for accessory dwelling units was provided
- As noted in the staff report, extensive engagement with community groups, committees and Council has been undertaken





Background

- 3 m building separation between dwellings required for standard fire separation
- If setbacks reduced from 1.5 m to 1.2 m for accessory dwelling units, this may result in unintended consequences. For example:
 - Garden suite #1 constructed first at 1.2 m with enhanced fire separation
 - Garden suite #2 constructed second needs to either be setback at 1.8 m to meet 3 m separation between buildings on Lots 1 and 2 or be constructed with enhanced fire separation



Housekeeping Amendments

Revisions are proposed to create a more user-friendly document and increase accessibility

- Outdated and unnecessary references will be removed
- Regulations currently dispersed throughout the bylaw (landscaping, usable open space etc.) will be consolidated as supplementary regulations
- Definitions and graphics have been added to ensure consistent interpretation and application of regulations



SECTION 7 - RESIDENTIAL DISTRICTS (R and RR)

Amended Bylaw 2138
Replace Section 7.1 in entirety

URBAN RESIDENTIAL DISTRICTS (R)

R1 / R1v

7.1 **Single Family Residential District – R1**
Single Family Residential Vacation Rental District – R1v

7.1.1 **Purpose**
The purpose of this zoning district is to provide for single family dwellings with compatible secondary uses on large sized urban and semi-urban lots.

7.1.2 **Primary Uses Permitted**

- (a) single family dwelling

7.1.3 **Secondary Uses Permitted**

- (a) accessory buildings
- (b) bed and breakfast
- (c) boarding rooms
- (d) care centre minor
- (e) group home
- (f) home occupations
- (g) secondary suites
- (h) vacation rental (in R1v only)

Current Bylaw

Proposed Bylaw, improved font, clean tables, defined terms are italicized, color coding

SECTION 6 - RESIDENTIAL ZONES (R and RR)

URBAN RESIDENTIAL ZONES (R)

6.1 Single Family Residential Zone – R1
Single Family Residential Vacation Rental Zone – R1v

6.1.1 **Purpose**
The purpose of this zone is to provide for *single family dwellings* with compatible *secondary uses* on large sized urban and semi-urban lots.

6.1.2 **Permitted Uses**

Principal uses:

<i>Single family dwelling</i>

Secondary uses:

<i>Accessory buildings</i>
<i>Accessory dwelling unit</i>
<i>Bed and breakfast</i>
<i>Boarding, lodging or rooming house</i>
<i>Care centre minor</i>
<i>Group home</i>
<i>Home occupations</i>
<i>Vacation rental (in R1v only)</i>



Bylaw Content Changes

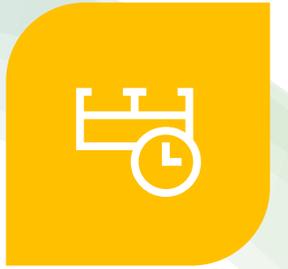


- Accessory dwelling unit regulations to introduce a new development form in single family residential areas to promote infill and increase rental options
- Changes for secondary suites to allow them in two family dwellings and row house dwellings
- Parking regulation changes to reduce parking requirements for mixed use and multifamily residential developments in proximity to community amenities
- Food security regulations to promote greenhouses and allow for minor agricultural pursuits to be undertaken as home occupations
- Parking and storage regulations to regulate storage of boats and recreational vehicles within residential zones



Bylaw Content Changes

- Density bonusing provisions to reduce the reliance on Comprehensive Development zones and promote increased density in higher density and mixed use zones when community amenities such as affordable housing is provided for
- Temporary Building and Structure regulations to align with the newly adopted Building Bylaw and to provide clarity that temporary buildings are not to be placed for a period of greater than one year
- Removing references in the R1, R1A, R2, R2A, R3, and R4 zones to minimum lot sizes for lots with and without community services, and instead having one standard minimum lot size to promote infill development. This amendment also includes reducing the minimum lot size for R2 and R2A properties to promote infill subdivision

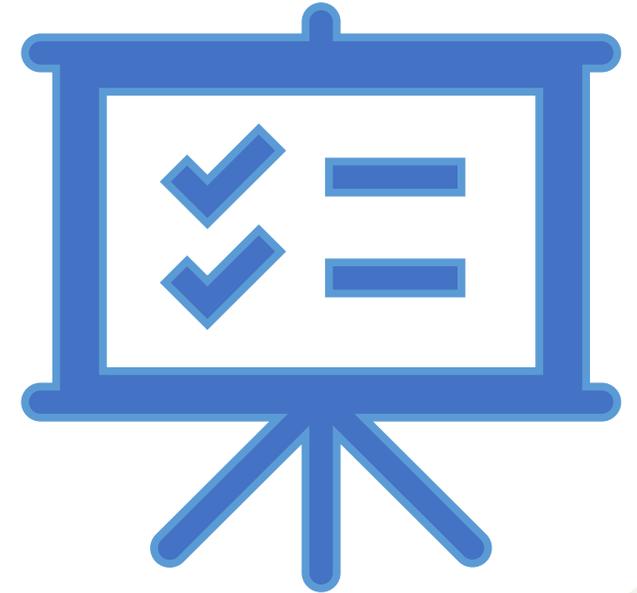




Next Steps

Proposed Zoning Bylaw Repeal and Replace

Based on direction from Council, staff will prepare Bylaw No. 2299 for a Public Hearing on November 23, 2021



Staff Recommendation

- 
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