

TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 7, 2019

RE: Accessory Dwelling Unit (“carriage house”) Review

Administrative Recommendation:

THAT the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws be amended to allow accessory dwelling units as a permitted use in the Small Holdings and Low Density Residential zones.

Purpose:

The purpose of this report is to seek direction from the Regional District Board with regard to proposed amendments to the Okanagan Electoral Area Official Community Plan (OCP) and Zoning Bylaws in order to allow for “accessory dwellings” (i.e. carriage houses) as a permitted use in certain low density residential zones (i.e. RS1, RS2, etc.) and Small Holdings (SH) zones.

Background:

At its meeting of August 15, 2013, the Planning and Development (P&D) Committee of the Board resolved to defer consideration of allowing carriage houses as a permitted accessory use in Electoral Area “F” “until after the Electoral Area “F” OCP Review.”

This discussion was prompted by a rezoning application that sought to formalize an accessory dwelling unit on the second floor of a detached garage in the West Bench.

At its meeting of November 16, 2014, the Regional District adopted Amendment Bylaw 2498.03, 2014, which introduced “carriage houses” as a permitted accessory use in the Rural Zones (i.e. parcels greater than 1.0 ha in area) of Electoral Area “H”.

This amendment was in response to a separate application that sought approval to develop “carriage houses” as a permitted use in a new subdivision. Rather than deal with the issue of “carriage houses” in Electoral Area “H” on an ad hoc or site specific basis — as spot zonings grant privileges to a single parcel which are not granted or extended to other parcels in the vicinity — the Board resolved to allow this use more broadly.

Analysis:

Communities that have introduced “carriage houses” as a permitted form of residential dwelling type have generally seen this as an opportunity to:

- diversify housing stock and add housing choice to help with housing affordability goals;
 - allow for greater privacy and independence for both the owner and the tenant;
 - create a more liveable alternative to basement suites;
 - create potential accommodation for extended family or caregivers;
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- allow people to age in place and stay on their properties as their lifestyles change over time; and
 - expand rental housing options for young people, seniors and families while generating rental income for homeowners.

For these reasons, Administration has generally supported the introduction of “carriage houses” as a permitted form of dwelling type and views these dwellings as meeting the affordable and rental housing objectives found in the various Electoral Area OCP Bylaws.

There are, however, a number of considerations that should be addressed when introducing carriage houses into a community and these are addressed below:

OCP Bylaw Amendments - Density:

To allow for the introduction of “accessory dwelling units” as a permitted form of dwelling type in areas designated for low density residential development, it is proposed to amend the Electoral Area OCP’s to include supportive policy statements (see Attachment No. 1).

Due to the geo-technical hazard conditions that exist in the “Greater West Bench” area of Electoral Area “F”, it is not proposed to amend the existing policy statements restricting secondary suite and accessory dwelling unit development until such time as these hazard conditions can be adequately reviewed and subsequently addressed.

To support this policy direction, Administration is proposing a new Small Holdings West Bench (SH6) and Residential Single Family West Bench (RS6) zones (see Attachment Nos. 8 & 9) be applied to the geo-technical hazard areas of the West Bench so that any zoning amendment to permit accessory dwelling units are not applied to this area.

Zoning Bylaw Amendments - Definitions:

The Electoral Area Zoning Bylaws already contain a definition of “accessory dwelling” which is seen to describe what is commonly referred to as a “carriage house”. For this reason, and to avoid the creation of overlapping and repetitious definitions within the zoning bylaws, it is proposed to utilise the current “accessory dwelling” definition (to be renamed “accessory dwelling unit”) to permit carriage houses in the RS & SH Zones.

A number of other amendments to existing definitions are required in order to facilitate this including new definitions of “amenity space”, “floor area, finished”, “floor area, gross” and ensuring the definitions of “floor area ratio” and “secondary suite” are consistent across Electoral Areas (see Attachment Nos. 2-4).

Zoning Bylaw Amendments - Density:

Under the various Electoral Area OCP Bylaws, residential zones limit density to a single principle dwelling unit and one secondary suite per parcel.

Administration considers these density provisions to be important in maintaining the character of existing single-family residential neighbourhoods and recommends that this be retained by limiting a parcel to a maximum of one (1) “secondary suite” **or** “accessory dwelling unit” — but not both.

Similarly, Administration favours applying the maximum floor area requirement for secondary suites to accessory dwelling units of 90 m² to ensure that they remain secondary to the principal residential dwelling on a property.

It is further being proposed to amend the accessory dwelling provisions in the RA and LH Zones to reflect this floor area allowance and to introduce the provisions previously applied to the AG Zones in 2017 in order to provide flexibility in how floor area is apportioned between accessory dwelling units (see Attachment No. 7).

Zoning Bylaw Amendments - Built Form:

In order to minimise the visual impact of accessory dwelling units in residential neighbourhoods, Administration is recommending that the existing height restrictions of a zone be maintained (i.e. 4.5-5.5 metres for accessory structures in the RS zones – see Attachment No. 5).

This will ensure that accessory dwellings respect the scale and built form of neighbouring properties, and do not adversely impact the privacy of adjacent neighbours by creating overshadowing or loss of privacy through the creation of an accessory dwelling unit on the second story of a structure.

Administration notes that the bylaws do not currently provide height exceptions for other residential uses of accessory structures (i.e. home occupations), and accessory dwelling units should not be treated differently.

If, however, a property owner wished to exceed the maximum height permitted for an accessory dwelling, they could seek approval for a variance, which would allow for Board review as well as input by potentially affected adjacent property owners.

In order to provide flexibility for property owners, it is recommended that an “accessory dwelling unit” not be required to be attached to a garage or workshop (i.e. they be permitted as stand-alone structures).

Zoning Bylaw Amendments - Minimum Parcel Area:

The Regional District has previously amended its zoning bylaws to address the Okanagan Basin Water Board’s (OBWB) requirement that accessory dwellings on a parcel less than 1.0 ha in area be connected to a community sewer system.

While this will impact the ability to develop accessory dwelling units in un-serviced areas, other areas such as Okanagan Falls, Gallagher Lake, parts of Heritage Hills, Apex and other locations where community sewer systems exist will benefit from this change. This existing regulation will, however, have implications for Electoral Area “I”, which are discussed below.

Zoning Bylaw Amendments – Secondary Suites:

The Electoral Area “I” Zoning Bylaw is currently the only bylaw that allows “secondary suites” to occur within an accessory structure – which is effectively an accessory dwelling unit. In order to avoid an inconsistency in this bylaw with the amendments outlined above, Administration is proposing that this allowance for a secondary suite in an accessory structure be deleted.

It is further recommended that this project be used to update the regulations for secondary suites in all of the Okanagan Electoral Area zoning bylaws to include the OBWB’s requirement that secondary suites on parcels less than 1.0 ha in area be connected to the same septic system that services the principal dwelling unit.

Other amendments include ensuring a minimum amenity area is provided for secondary suites and accessible vehicle parking spaces (i.e. that a space not be in tandem — one-behind-another — with those for the principal dwelling). An example of the proposed regulations is at Attachment No. 6.

Zoning Bylaw Amendments – Accessory vs. Principal:

At present, the Electoral Area zoning bylaws simply state that to be considered part of a principal dwelling a structure must share a “common wall and roof” with the principal dwelling.

This wording has proven *very* challenging for property owners, building designers and staff to consistently interpret and apply and takes on an added significant in light of the policy direction provided by the OBWB prohibiting accessory dwellings on parcels less than 1.0 ha, but not secondary suites.

In response, it is being proposed to revise these regulations to specify that the following must be met in order for a dwelling unit to be considered a part of the principal dwelling (and allowed on parcels less than 1.0 ha in area when connected to a septic system):

- a) the building or structures share one common wall, where the common wall constitutes at least 50% of the entire width dimension of the adjacent wall of the principal dwelling;
- b) the space on either side of the common wall is comprised of habitable area that is heated (i.e. enclosed) and connected by a doorway; and
- c) the building or structures share a common foundation.

Alternative:

- .1 THAT the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws not be amended to allow accessory dwelling units as a permitted use in the Small Holdings and Low Density Residential zones; or
- .2 THAT consideration of amending the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws to allow accessory dwelling units as a permitted use in the Small Holdings and Low Density Residential zones be deferred.

Respectfully submitted:



C. Garrish, Planning Manager

Endorsed by:



B. Dollevoet, G.M. of Development Services

- Attachments:
- No. 1 – Proposed OCP Policy statements
 - No. 2 – Comparison of existing and proposed “amenity space” definitions
 - No. 3 – Comparison of existing and proposed “floor area” definitions
 - No. 4 – Comparison of existing and proposed “secondary suite” definitions
 - No. 5 – Proposed General Regulations for Accessory Dwelling Units
 - No. 6 – Proposed General Regulations for Secondary Suites
 - No. 7 – Revised Dwelling Density Regulations (RA & LH Zones)
 - No. 8 – No. 8 – Current SH5 Zone vs. proposed SH6 Zone (Greater West Bench – Electoral Area “F”)
 - No. 9 – Current RS1 & RS2 Zones vs. proposed RS6 Zone (Greater West Bench – Electoral Area “F”)
 - No. 10 – Zoning Map of West Bench & Sage Mesa Areas

Attachment No. 1 – Proposed OCP Policy statements

Small Holdings (SH) Designation

The Regional Board:

- .1 Supports secondary suites and accessory dwelling units based on the size of parcel and, for parcels less than 1.0 ha in area, available community water and sewer services in the Large Holdings (LH) and Small Holdings (SH) designations.*

Low Density Residential (LR) Designation

The Regional Board:

- .1 Supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single detached dwellings, secondary suites, accessory dwelling units (e.g. "carriage homes"), manufactured homes, small parks, small religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.*
- .2 Establishes maximum net density for detached primary residences in Low Density Residential (LR) areas to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.*

Upper Carmi Area

The Regional Board:

- .1 Supports a maximum density of one (1) principal residential dwelling unit per parcel and one (1) secondary suite or one (1) accessory dwelling unit (e.g. "carriage home") in the Upper Carmi area.*
- .2 Strongly discourages the subdivision of lots in the Upper Carmi area until such time that detailed plans and studies conclude that lots smaller than 4.0 ha can be satisfactorily accommodated given the servicing constraints in the area and the high ecosystem values, and until the Regional Growth Strategy is amended to reflect future growth in this area.*

Greater West Bench Area

The Regional Board:

- .1 Subject to an updated technical assessment of geotechnical hazards in the greater West Bench / Sage Mesa area, may consider permitting secondary suites or accessory dwelling units (e.g. "carriage homes").*

Attachment No. 2 – Comparison of existing and proposed “amenity space” definitions

The revised definition of “amenity area” is related to proposed introduction of minimum amenity areas for accessory dwellings and secondary suites. Current definition(s) only speak to manufactured home parcels and multi-unit dwelling developments.

| Electoral Area “A” | Electoral Area “C” | Electoral Area “D” | Electoral Area “E” | Electoral Area “F” | Electoral Area “I” | Proposed |
|--|--|--|--|--------------------|--|---|
| <p>“amenity and open space area” means:</p> <p>1. an area, not including setbacks, located on the same parcel as a manufactured home strata development which:</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or</p> <p>2. an area, not including the front and side setback, located on the same parcel as a</p> | <p>“amenity and open space area” means:</p> <p>1. an area, not including setbacks, located on the same parcel as a manufactured home strata development which:</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or</p> <p>2. an area, not including the front and side setback, located on the same parcel as a</p> | <p>“amenity area” means:</p> <p>i) an area located on the same parcel as a manufactured home park which:</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or</p> <p>ii) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which;</p> | <p>“amenity and open space area” means:</p> <p>1. an area, not including setbacks, located on the same parcel as a manufactured home strata development which:</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or</p> <p>2. an area, not including the front and side setback, located on the same parcel as a</p> | n/a | <p>“amenity area” means:</p> <p>i) an area located on the same parcel as a manufactured home park which:</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or</p> <p>ii) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which</p> <p>a) is required under this</p> | <p>“amenity space” means a useable open space area exclusive of required front and side parcel line setback areas and parking areas which is developed for the recreational use of the residents of a residential dwelling unit, and may include balconies, patios, decks and level landscaped recreation areas;</p> |

| Electoral Area "A" | Electoral Area "C" | Electoral Area "D" | Electoral Area "E" | Electoral Area "F" | Electoral Area "I" | Proposed |
|---|---|--|---|--------------------|--|----------|
| <p>multi dwelling unit, which:</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5 m² of private balcony space per dwelling;</p> | <p>multi dwelling unit, which:</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5 m² of private balcony space per dwelling;</p> | <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling.</p> | <p>multi-dwelling unit, which;</p> <p>a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5 m² of private balcony space per dwelling;</p> | | <p>Bylaw to be used for landscaping or communal recreational purposes; and</p> <p>b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling;</p> | |

Attachment No. 3 – Comparison of existing and proposed “floor area” definitions

The revised definition of “floor area” is related to updating of floor area provisions for accessory dwelling units. Current definitions are not consistent across Electoral Areas and proposed “finished floor area” definition has revised exemptions that deal with existing challenges (i.e. covered decks being counted as floor area).

| Electoral Area “A” | Electoral Area “C” | Electoral Area “D” | Electoral Area “E” | Electoral Area “F” | Electoral Area “I” | Proposed |
|--------------------|--------------------|--------------------|--------------------|--------------------|--|---|
| n/a | n/a | n/a | n/a | n/a | <p>“minimum floor area” means the minimum total floor area of every room and passage way contained in a building, but not including, the floor area of basements, attics, walls, sheds, breezeways and open porches. Basement and attic floor areas will be included only when they contain habitable rooms;</p> | <p>“floor area, finished” means the sum of the horizontal areas of each storey of a building or structure measured from the exterior walls, but does not include:</p> <ul style="list-style-type: none"> • any portion of a building or structure used for parking purposes to a maximum floor area exclusion of 45 m², unless such parking is a principal use in which case no exclusion shall be permitted. • any portion of a building or structure used for accommodating a swimming pool. • unenclosed front entry porches, balconies, decks, patios, terraces, or courtyards. |

| Electoral Area "A" | Electoral Area "C" | Electoral Area "D" | Electoral Area "E" | Electoral Area "F" | Electoral Area "I" | Proposed |
|--|--|--|--|--|--|---|
| | | | | | | <ul style="list-style-type: none"> • that portion of a dwelling unit that is dedicated exclusively to mechanical or electrical equipment. • any floor space having a ceiling height less than or equal to 1.5 metres. |
| <p>"gross floor area" means the total floor area of a building on a parcel measured to the outer limits of the building, excluding uncovered parking, unenclosed swimming pools, uncovered balconies, sundecks and parking within a building;</p> | <p>"gross floor area" means the gross floor area of a building on a parcel measured to the outer limits of the building, excluding uncovered parking, unenclosed swimming pools, uncovered balconies, sundecks and parking within a building;</p> | <p>"gross floor area" means the total floor area of a building on a parcel measured to the outer limits of the building; excluding uncovered parking, unenclosed swimming pools, uncovered balconies, sundecks and parking within a building;</p> | <p>"gross floor area" means the total floor area of a building on a parcel measured to the outer limits of the building; excluding uncovered parking, unenclosed swimming pools, uncovered balconies, sundecks and parking within a building;</p> | <p>"gross floor area" means the total floor area of a building on a parcel measured to the outer limits of a building excluding uncovered parking; unenclosed swimming pools, uncovered balconies, sundecks; and parking within a building;</p> | <p>"gross floor area" means the total floor area of a building on a parcel measured to the outer limits of the building; excluding uncovered parking, unenclosed swimming pools, uncovered balconies, sundecks and parking within a building;</p> | <p>"floor area, gross" means the total floor area of a building on a parcel measured to the exterior walls of a building;</p> |
| <p>"floor area ratio" means the figure obtained when the gross floor area of all the buildings on a parcel is divided by the area of the parcel;</p> | <p>"floor area ratio" means the figure obtained when the gross floor area of all the buildings on a parcel is divided by the area of the parcel;</p> | <p>"floor area ratio" means the figure obtained when the gross floor area of all the buildings on a parcel excluding under-building parking is divided by the area of the parcel;</p> | n/a | n/a | <p>"floor area ratio" means the figure obtained when the gross floor area of all the buildings on a parcel is divided by the area of the parcel;</p> | <p>"floor area ratio" means the figure obtained when the gross floor area of all the buildings on a parcel is divided by the area of the parcel;</p> |

Attachment No. 4 – Comparison of existing and proposed “secondary suite” definitions

Updated definition will create consistency across Electoral Areas. Greatest change will be in Electoral Area “I”, as it currently defines secondary suite as being a dwelling unit within an accessory structure.

| Electoral Area “A” | Electoral Area “C” | Electoral Area “D” | Electoral Area “E” | Electoral Area “F” | Electoral Area “I” | Proposed |
|--|--|--|---|--|---|--|
| <p>“secondary suite” means a self-contained accessory dwelling unit located within a building containing, and clearly subordinate to, a single detached dwelling unit, used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;</p> | <p>“secondary suite” means a self-contained accessory dwelling unit located within a building containing, and clearly subordinate to, a single detached dwelling unit, used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;</p> | <p>“secondary suite” means a self-contained second dwelling unit located within a principal single detached dwelling accessory to the principal dwelling used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;</p> | <p>“secondary suite” means a self-contained accessory dwelling unit located within a principal residence, and that is subordinate to a single family detached dwelling. A secondary suite has cooking, sleeping and sanitary facilities separate from the principal dwelling unit in the same building. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex or multi-dwelling unit housing;</p> | <p>“secondary suite” means a self-contained second dwelling unit located within a principal single detached dwelling accessory to the principal dwelling used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;</p> | <p>“secondary suite” means a self-contained accessory dwelling unit located within a principal or accessory building, and which is clearly subordinate to a single detached dwelling, used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. Does not include duplex housing, or multi-dwelling unit housing;</p> | <p>“secondary suite” means a self-contained second dwelling unit located within a principal single detached dwelling accessory to the principal dwelling used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;</p> |

Attachment No. 5 – Current vs. Proposed General Regulations for Accessory Dwellings Units

| Current Example (Electoral Area "A") | Proposed |
|---|--|
| <p>Accessory Dwellings or Mobile Homes The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:</p> | <p>Accessory Dwelling Units The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:</p> |
| <p>.1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for:</p> <ul style="list-style-type: none"> i) one (1) accessory dwelling or mobile home unit which may have a floor area not greater than 140.0 m²; and ii) accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones. | <p>.1 No accessory dwelling shall have a floor area greater than 90 m², unless otherwise specified by the applicable zoning.</p> |
| <p>.2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.</p> | <p>.2 An accessory dwelling shall not exceed the maximum height of the applicable zone.</p> |
| <p>.3 An accessory dwelling cannot be subdivided under the <i>Strata Property Act</i>.</p> | <p>.3 An accessory dwelling cannot be subdivided under the <i>Strata Property Act</i>.</p> |
| <p>.4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.</p> | <p>.4 Accessory dwellings shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system.</p> |
| n/a | <p>.5 An accessory dwelling shall be provided with an amenity space of not less than 15.0 m².</p> |
| n/a | <p>.6 A vehicle parking space for an accessory dwelling shall not be provided in tandem (i.e. one behind another) with parking spaces provided for any other use on a parcel.</p> |
| n/a | <p>.7 On a parcel greater than 4.0 ha in area, an accessory dwelling may be in the form of a mobile home.</p> |
| <p>.5 In the Commercial and Industrial zones, accessory dwellings shall:</p> <ul style="list-style-type: none"> i) be located at the rear of a building on the ground floor, or above the first storey; and ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses. | <p>.8 In the Commercial, Tourist Commercial and Industrial zones, accessory dwellings:</p> <ul style="list-style-type: none"> i) shall be located at the rear of a building on the ground floor, or above the first storey; ii) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses; and iii) despite sub-section 4, may be on a parcel less than 1.0 ha in area if there is no other dwelling unit located on the parcel |

Attachment No. 6 – Current vs. Proposed General Regulations for Secondary Suites

| Current Example (Electoral Area “A”) | Proposed |
|--|--|
| <p>Secondary Suites The following regulations apply to secondary suites where permitted as a use in this Bylaw</p> | <p>Secondary Suites The following regulations apply to secondary suites where permitted as a use in this Bylaw</p> |
| <p>.1 A secondary suite shall be located in a converted single detached dwelling. Secondary suites are not permitted in an accessory dwelling. There shall be no external structural alterations or additions to the building, except as required to meet the British Columbia Building Code and amendments thereto.</p> | <p>.1 A secondary suite shall be located in a principal single detached dwelling unit. Secondary suites are not permitted in an accessory dwelling unit or structure.</p> |
| <p>.2 No more than one (1) secondary suite is permitted per principal dwelling unit. No secondary suite is permitted in conjunction with a bed and breakfast operation. A bed and breakfast operation is not permitted within a secondary suite.</p> | <p>.2 No more than one (1) secondary suite is permitted per principal single detached dwelling unit.</p> |
| <p>.3 No secondary suite is permitted without connection to a community sanitary sewer unless the lot is at least 2,020 m² in area and meets the relevant Provincial requirements for on-site sewage disposal for the secondary suites.</p> | <p>.3 Secondary suites are not permitted on parcels less than 1.0 ha in area unless connected to: i) the same on-site septic disposal system that serves the principal single detached dwelling unit; or ii) a community sewer system.</p> |
| <p>.4 The maximum floor area of a secondary suite shall meet the British Columbia Building Code and amendments thereto.</p> | <p>.4 The maximum floor area of a secondary suite shall not exceed the lesser of 90 m² or 40% of the gross floor area of the principal single detached dwelling.</p> |
| <p>.5 One (1) parking space per secondary suite is required in addition to those required for the principal dwelling.</p> | <p>.5 A vehicle parking space for a secondary suite shall not be provided in tandem (i.e. one behind another) with parking spaces provided for any other use on a parcel</p> |
| <p align="center">n/a</p> | <p>.6 A secondary suite shall be provided with an amenity space of not less than 15.0 m².</p> |
| <p>.6 Secondary suites shall comply with all relevant Regional District Bylaws and the British Columbia Building Code and amendments thereto.</p> | <p align="center">n/a</p> |

Attachment No. 7 – Revised Dwelling Density Regulations (RA & LH Zones)

| Current Example (Electoral Area “A”) | | Proposed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|---|---------------------------------------|------------------|---|---|------------------|---|---|-------------------|---|---|--------------------|---|---|--------------------|---|---|-------------------|---|---|---|--|-------------|--|--|------------------|---|-------------------|-------------------|---|--------------------|--------------------|---|--------------------|----------------------|---|--------------------|
| Maximum Number of Dwellings Permitted Per Parcel: | | Maximum Number of Dwellings Permitted Per Parcel: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| [see below] | | a) one (1) principal dwelling unit. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows: | | b) the number of secondary suites, accessory dwelling units or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwelling units and mobile homes permitted per parcel shall not exceed the following: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings or Mobile Homes</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 3.5 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>3.5 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>16.0 ha or greater</td> <td>4</td> <td>1</td> </tr> <tr> <td>8.0 ha or greater</td> <td>0</td> <td>2</td> </tr> </tbody> </table> | | Parcel Size | Maximum Number of Accessory Dwellings or Mobile Homes | Maximum Number of Principal Dwellings | Less than 3.5 ha | 0 | 1 | 3.5 ha to 7.9 ha | 1 | 1 | 8.0 ha to 11.9 ha | 2 | 1 | 12.0 ha to 15.9 ha | 3 | 1 | 16.0 ha or greater | 4 | 1 | 8.0 ha or greater | 0 | 2 | <table border="1"> <thead> <tr> <th>PARCEL AREA</th> <th>MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLING UNITS OR MOBILE HOMES</th> <th>MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLING UNITS AND MOBILE HOMES PER PARCEL</th> </tr> </thead> <tbody> <tr> <td>Less than 8.0 ha</td> <td>1</td> <td>90 m²</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>180 m²</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>270 m²</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>360 m²</td> </tr> </tbody> </table> | | PARCEL AREA | MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLING UNITS OR MOBILE HOMES | MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLING UNITS AND MOBILE HOMES PER PARCEL | Less than 8.0 ha | 1 | 90 m ² | 8.0 ha to 11.9 ha | 2 | 180 m ² | 12.0 ha to 15.9 ha | 3 | 270 m ² | Greater than 16.0 ha | 4 | 360 m ² |
| Parcel Size | Maximum Number of Accessory Dwellings or Mobile Homes | Maximum Number of Principal Dwellings | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 3.5 ha | 0 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.5 ha to 7.9 ha | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.0 ha to 11.9 ha | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12.0 ha to 15.9 ha | 3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16.0 ha or greater | 4 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.0 ha or greater | 0 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARCEL AREA | MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLING UNITS OR MOBILE HOMES | MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLING UNITS AND MOBILE HOMES PER PARCEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 8.0 ha | 1 | 90 m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.0 ha to 11.9 ha | 2 | 180 m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12.0 ha to 15.9 ha | 3 | 270 m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Greater than 16.0 ha | 4 | 360 m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| b) one (1) secondary suite. | | NOTE: despite sub-section (b), for parcels situated within the Agricultural Land Reserve (ALR), all secondary suites or accessory dwellings in excess of one (1) require a “non-farm use” approval from the Agricultural Land Commission (ALC) prior to the issuance of a building permit by the Regional District | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Attachment No. 8 – Current SH4 & SH5 Zone vs. proposed SH6 Zone (Greater West Bench – Electoral Area “F”)

| Current Small Holdings Four Zone (SH4) | Current Small Holdings Five Zone (SH5) | Proposed Small Holdings West Bench Zone (SH6) |
|--|--|--|
| <p>Permitted Uses: <u>Principal Uses:</u> a) agriculture;; b) single detached dwelling; <u>Accessory Uses:</u> c) bed and breakfast operation; d) home occupation; e) docks; and f) accessory buildings and structures.</p> | <p>Permitted Uses: <u>Principal Uses:</u> a) agriculture;; b) single detached dwelling; <u>Accessory Uses:</u> c) bed and breakfast operation; d) home occupation; e) docks; and f) accessory buildings and structures.</p> | <p>Permitted Uses: <u>Principal Uses:</u> a) single detached dwelling; <u>Accessory Uses:</u> b) agriculture; c) bed and breakfast operation; d) home occupation; and e) accessory buildings and structures.</p> |
| <p>Site Specific Small Holdings Four (SH4s) Provisions: a) see Section 7</p> | <p>Site Specific Small Holdings Five (SH5s) Provisions: a) see Section 17.8</p> | <p>Site Specific Small Holdings West Bench (SH6s) Provisions: a) see Section 17.XX</p> |
| <p>Minimum Parcel Size: a) 0.4 ha, subject to servicing requirements.</p> | <p>Minimum Parcel Size: a) 2,020 m², subject to servicing requirements.</p> | <p>Minimum Parcel Size: a) TBD</p> |
| <p>Minimum Parcel Width: a) Not less than 25% of the parcel depth.</p> | <p>Minimum Parcel Width: a) Not less than 25% of the parcel depth.</p> | <p>Minimum Parcel Width: a) Not less than 25% of the parcel depth .</p> |
| <p>Maximum Number of Dwellings Permitted Per Parcel: a) one (1) principal dwelling unit.</p> | <p>Maximum Number of Dwellings Permitted Per Parcel: a) one (1) principal dwelling unit.</p> | <p>Maximum Number of Dwellings Permitted Per Parcel: a) one (1) principal dwelling unit.</p> |
| <p>Minimum Setbacks: a) Buildings and structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 7.5 metres iii) Interior side parcel line: 4.5 metres iv) Exterior side parcel line: 4.5 metres</p> | <p>Minimum Setbacks: a) Buildings and structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 7.5 metres iii) Interior side parcel line: 4.5 metres iv) Exterior side parcel line: 4.5 metres</p> | <p>Minimum Setbacks: a) Buildings and structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 7.5 metres iii) Interior side parcel line: 4.5 metres iv) Exterior side parcel line: 4.5 metres</p> |
| <p>b) Accessory Buildings and Structures: i) Front parcel line: 7.5 metres</p> | <p>b) Accessory Buildings and Structures: i) Front parcel line: 9.0 metres</p> | <p>b) Accessory Buildings and Structures: i) Front parcel line: 7.5 metres</p> |

| | | |
|---|---|---|
| <ul style="list-style-type: none"> ii) Rear parcel line: 4.5 metres iii) Interior side parcel line: 4.5 metres iv) Exterior side parcel line: 4.5 metres | <ul style="list-style-type: none"> ii) Rear parcel line: 3.0 metres iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres | <ul style="list-style-type: none"> ii) Rear parcel line: 3.0 metres iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres |
| <p>c) Despite Section (a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:</p> <ul style="list-style-type: none"> i) Front parcel line: 15.0 metres ii) Rear parcel line: 15.0 metres iii) Exterior side parcel line: 15.0 metres iv) Interior side parcel line: 15.0 metres | <p>c) Despite Section (a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:</p> <ul style="list-style-type: none"> i) Front parcel line: 15.0 metres ii) Rear parcel line: 15.0 metres iii) Exterior side parcel line: 15.0 metres iv) Interior side parcel line: 15.0 metres | <p>c) Despite Section (a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:</p> <ul style="list-style-type: none"> i) Front parcel line: 15.0 metres ii) Rear parcel line: 15.0 metres iii) Exterior side parcel line: 15.0 metres iv) Interior side parcel line: 15.0 metres |
| <p>d) Despite Section (a) and (b), incinerator or compost facility:</p> <ul style="list-style-type: none"> i) Front parcel line: 30.0 metres ii) Rear parcel line: 30.0 metres iii) Exterior side parcel line: 30.0 metres iv) Interior side parcel line: 30.0 metres | <p>d) Despite Section (a) and (b), incinerator or compost facility:</p> <ul style="list-style-type: none"> i) Front parcel line: 30.0 metres ii) Rear parcel line: 30.0 metres iii) Exterior side parcel line: 30.0 metres iv) Interior side parcel line: 30.0 metres | <p>d) Despite Section (a) and (b), incinerator or compost facility:</p> <ul style="list-style-type: none"> i) Front parcel line: 30.0 metres ii) Rear parcel line: 30.0 metres iii) Exterior side parcel line: 30.0 metres iv) Interior side parcel line: 30.0 metres |
| <p>Maximum Height:</p> <p>a) No building or structure shall exceed a height of 10.0 metres</p> | <p>Maximum Height:</p> <p>a) No building or structure shall exceed a height of 10.0 metres;</p> <p>b) No accessory building or structure shall exceed a height of 4.5 metres.</p> | <p>Maximum Height:</p> <p>a) No building or structure shall exceed a height of 10.0 metres;</p> <p>b) No accessory building or structure shall exceed a height of 4.5 metres.</p> |
| <p>Maximum Parcel Coverage:</p> <p>a) 20%</p> | <p>Maximum Parcel Coverage:</p> <p>a) 30%</p> | <p>Maximum Parcel Coverage:</p> <p>a) 30%</p> |
| <p>Minimum Building Width:</p> <p>a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.</p> | <p>Minimum Building Width:</p> <p>a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.</p> | <p>Minimum Building Width:</p> <p>a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.</p> |

Attachment No. 9 – Current RS1 & RS2 Zones vs. proposed RS6 Zone (Greater West Bench – Electoral Area “F”)

| Current Residential Single Family One (RS1) Zone | Current Residential Single Family Two (RS2) Zone | Proposed Residential Single Family West Bench Zone (RS6) |
|--|--|--|
| <p>Permitted Uses: <u>Principal Uses:</u> a) single detached dwelling; <u>Accessory Uses:</u> b) bed and breakfast operation; c) home occupation; d) docks; and e) accessory buildings and structures.</p> | <p>Permitted Uses: <u>Principal Uses:</u> a) single detached dwelling; <u>Accessory Uses:</u> b) bed and breakfast operation; c) home occupation; d) docks; and e) accessory buildings and structures.</p> | <p>Permitted Uses: <u>Principal Uses:</u> a) single detached dwelling; <u>Accessory Uses:</u> b) bed and breakfast operation; c) home occupation; and d) accessory buildings and structures.</p> |
| <p>Site Specific Residential Single Family One (RS1s) Provisions: a) see Section 17.8</p> | <p>Site Specific Residential Single Family Two (RS2s) Provisions: a) see Section 17.8</p> | <p>Site Specific Residential Single Family West Bench (RS6s) Provisions: a) see Section 17.XX</p> |
| <p>Minimum Parcel Size: a) 505 m², subject to servicing requirements.</p> | <p>Minimum Parcel Size: a) 505 m², subject to servicing requirements.</p> | <p>Minimum Parcel Size: a) 500 m², subject to servicing requirements</p> |
| <p>Minimum Parcel Width: a) 18.0 metres.</p> | <p>Minimum Parcel Width: a) 15.0 metres.</p> | <p>Minimum Parcel Width: a) Not less than 25% of the parcel depth</p> |
| <p>Maximum Number of Dwellings Permitted Per Parcel: a) one (1) principal dwelling unit.</p> | <p>Maximum Number of Dwellings Permitted Per Parcel: a) one (1) principal dwelling unit.</p> | <p>Maximum Number of Dwellings Permitted Per Parcel: b) one (1) principal dwelling unit.</p> |
| <p>Minimum Setbacks: a) Buildings and structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 7.5 metres iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres</p> | <p>Minimum Setbacks: a) Buildings and structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 7.5 metres iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres</p> | <p>Minimum Setbacks: a) Buildings and structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 7.5 metres iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres</p> |
| <p>b) Accessory Buildings and Structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 1.0 metres</p> | <p>b) Accessory Buildings and Structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 1.0 metres</p> | <p>b) Accessory Buildings and Structures: i) Front parcel line: 7.5 metres ii) Rear parcel line: 1.0 metres</p> |

| | | |
|---|---|---|
| iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres | iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres | iii) Interior side parcel line: 1.5 metres iv) Exterior side parcel line: 4.5 metres |
| Maximum Height: a) No building or structure shall exceed a height of 10.0 metres; b) No accessory building or structure shall exceed a height of 4.5 metres. | Maximum Height: a) No building or structure shall exceed a height of 10.0 metres; b) No accessory building or structure shall exceed a height of 4.5 metres. | Maximum Height: a) No building or structure shall exceed a height of 10.0 metres; b) No accessory building or structure shall exceed a height of 4.5 metres. |
| Maximum Parcel Coverage: a) 30% | Maximum Parcel Coverage: a) 30% | Maximum Parcel Coverage: a) 30% |
| Minimum Building Width: a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed. | Minimum Building Width: a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed. | Minimum Building Width: a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed. |

Attachment No. 10 – Zoning Map of West Bench & Sage Mesa Areas

