

Electoral Areas B, C, D, E, F, G

Proposed Zoning Amendments to Permit  
Secondary Dwelling Units

Project Background and Update

January 12, 2023 EAD Meeting



Development Services

# Background

- Affordable housing crisis
- Housing Needs Assessments – common themes in all EA's



# What can be done by local governments in a rural context?

- Density is tied to appropriate servicing
- What do we mean by “community services”?
  - CSRD or Privately Operated sewer systems and water systems
  - City/Town level services
- On-site services are more common in rural areas
  - Septic systems
  - Wells/surface water licences

# Current Regulatory Scheme for Secondary Dwelling Units

- Official Community Plans – policies to support Secondary Dwelling Units including suites within SFDs and detached SDUs
  - All CSRD OCP's support some type of Secondary Dwelling Unit in some designations. Some amendments are required to broaden the scope of what is supported.
- Zoning Bylaws – regulations for Secondary Dwelling Units including location, form, size, parcel area requirements, servicing requirements, parking
  - Not all Zoning Bylaws permit Secondary Dwelling Units. Amendments are required to a number of bylaws for consistency.
- Building Permits – ensure that new secondary dwellings meet BC Building Code requirements. Most areas have building inspection.

# Current Regulatory Scheme for Secondary Dwelling Units

Electoral Area	Zoning Bylaw	SDU Permitted?	Attached	Detached	Other types of units?	Year Bylaw Updated
B	851	Yes	Yes	Yes		2014
C/G	701	No	No	No	Guest Cottage	
D	751	Yes	Yes	Yes		2018
E	841	Yes	Yes	Yes		2022
F	825	No	No	No	Guest Suite/Cottage	
F	800	No	No	No	Guest Suite/Cottage	
F	650	No	No	No	Guest Suite	

# Approach

## 3.15 Secondary Dwelling Unit

- .1 The number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size:

Parcel Size	SDU regulation
Less than 0.4 ha	1 attached* <u>or</u> 1 detached SDU
0.4 ha or greater	1 attached SDU* <u>and</u> 1 detached SDU
20 ha or greater	1 attached SDU* per single detached dwelling

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

# General Regulations for SDUs

## .2 A secondary dwelling unit must:

- (a) have a *floor area* of no more than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit* and not be stratified;
- (d) be serviced by an on-site sewerage disposal system with a suitable back up field area, in accordance with the Sewerage System Regulations of the Public Health Act, unless a community sewer system is available in which case connection to the community sewer system is required;
- (e) be serviced by a water supply system in accordance with the Drinking Water Protection Act in cases where:
  - (i) more than one (1) *secondary dwelling unit* exists on a *parcel*, or
  - (ii) the *secondary dwelling unit* is used as a *vacation rental*.
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Schedule # of this bylaw. |

- .3 Notwithstanding 3.15.1 and 3.15.2, a detached *secondary dwelling unit* on ALR land must not exceed 90 m<sup>2</sup> on *parcels* less than 40 ha and 186 m<sup>2</sup> on *parcels* greater than 40 ha.

# Considerations

- Servicing
- Parcel Coverage
- Parking
- Building Height
- Neighbourhood Character



# Other Considerations

- Tie in with amendments to Accessory Building regulations
- Phasing of amendments:
  - Phase 1 – Area F (3 zoning bylaws, 1 OCP)
  - Phase 2 – Areas B, D - Ranchero-Deep Creek, & E (3 zoning bylaws, 1 OCP)
  - Phase 3 – Areas C, D – Salmon Valley, & G (2 zoning bylaws)

# Where are we at now?

- Research
- Bylaw Preparation

# Bylaw Amendment Process

- **In conjunction with Accessory Building Size Project**
- **First Reading Phase 1**– early Spring 2023
- **Consultation** (will include all Phases)
  - Agency/First Nations, Advisory Planning Commissions, development industry referrals
  - Public Survey on Cityspace/CSRD Connect- late Spring 2023
- **Second Reading** – Summer 2023
- **Public Hearing** – OCP amendments are required – Summer 2023
- **Third Reading and Adoption** – Fall 2023



Questions?

