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**District of Lantzville**

**REPORT TO CHIEF ADMINISTRATIVE OFFICER**

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**Meeting Date:** June 5, 2024

**SUBJECT: “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024”**

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**PURPOSE**

To provide information for Council to consider “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024”, which includes previous Council motions related to *Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44). This report supersedes the staff report posted on the District website on May 22, 2024.

**OPTIONS AND IMPLICATIONS**

**1. APPROVE THE BYLAW**

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024” be given first reading.

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024” be given second reading.

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024” be given third reading.

**2. REFUSE THE BYLAW**

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024” be refused.

The proposed changes to residential zones would not be implemented in Lantzville. Reapplication for a bylaw amendment shall not be considered within a six (6) month period unless by a 2/3 vote of Council.

Refusing to amend “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw) to bring it into compliance with the *Local Government Act* will result in enforcement action from the Province, which may include a Ministerial Order that replaces Lantzville’s Zoning Bylaw regulations.

**3. DEFEAT THE BYLAW**

Per Council Procedure Bylaw No. 141, if a motion to pass any reading or adoption of a bylaw is defeated, that bylaw shall be deemed to have been defeated. The application to amend the Zoning Bylaw would end.

Amendments to the Zoning Bylaw to comply with new Provincial legislation must be adopted by Council by June 30, 2024. Local governments that do not comply with the

requirements by the deadline may be subject to a Ministerial Order that overrides their Zoning Bylaw to permit the uses and density required by Legislation.

#### **4. AMEND THE BYLAW**

When the following motion is on the floor:

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024” be given second reading.

Amend by motion:

**THAT** the motion on the floor be amended by adding “as amended [*insert amendment*]”.

Vote on the main motion as amended:

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known.

#### **COMMITTEE/COMMISSION RECOMMENDATION**

Recommendations from the April 17, 2024, Committee of the Whole meeting were adopted by Council at the regular Council meeting on April 24, 2024. Motions are outlined under the ‘Background’ section of this report.

#### **BACKGROUND/RELEVANT HISTORY**

The Province of British Columbia passed several housing-related bills in the fall 2023 session of the Legislature:

Bill 35 – *Short-Term Rental Accommodation Act*

Bill 44 – *Housing Statutes (Residential Development) Amendment Act*

Bill 46 – *Housing Statutes (Development Financing) Amendment Act*

Bill 47 – *Housing Statutes (Transit-Oriented Development) Amendment Act*

These Acts received Royal Assent by November 30, and regulations and policy manuals for all except Bill 46 were published on December 7, 2023. A comprehensive report on this legislation was provided to Council at the January 24, 2024, regular Council meeting. A report on options relating to the changes that Council has discretion over was presented at the April 17, 2024, Committee of the Whole meeting.

#### **Previous Council Motions**

At the regular Council meeting on April 24, 2024, Council made the following motions:

- THAT the Committee of the Whole recommends THAT Council instructs Staff to prepare amendments to the “District of Lantzville Zoning Bylaw No. 180, 2020” to maintain current forms of housing for a future report to Council.

- THAT the Committee of the Whole recommends THAT Council instructs Staff to prepare amendments to the “District of Lantzville Zoning Bylaw No. 180, 2020” to not alter the existing subdivisions regulations.
- THAT the Committee of the Whole recommends THAT Council instructs Staff to prepare amendments to the “District of Lantzville Zoning Bylaw No. 180, 2020” to allow on all applicable properties solely a secondary suite in the context of the choice of having a secondary suite, a carriage house, or both.
- THAT the Committee of the Whole recommends THAT Council directs Staff to obtain a legal opinion on whether we can allow different types of dwellings on different sizes of lots under the new legislation.
- THAT the Committee of the Whole recommends THAT Council instructs Staff to prepare amendments to the “District of Lantzville Zoning Bylaw No. 180, 2020” to not alter the existing floor area regulations.
- THAT the Committee of the Whole recommends THAT Council instructs Staff to prepare amendments to the “District of Lantzville Zoning Bylaw No. 180, 2020” to maintain the current policy on the number of bedrooms in the secondary suite and/or carriage house.
- THAT the Committee of the Whole recommends THAT Council instructs Staff to prepare amendments to the “District of Lantzville Zoning Bylaw No. 180, 2020” to maintain the current parking requirements for a future report to Council.
- WHEREAS due consideration to potential site standards is being given at the April 17, 2024 Committee of the Whole; THEREFORE BE IT RESOLVED THAT the Committee of the Whole recommends THAT Council instructs staff, when staff is preparing amendments to the “District of Lantzville Bylaw No. 180, 2020”, to maintain existing Lantzville site standards, such as height, parcel coverage and setback requirements.

At the regular Council meeting on May 8, 2024, Council made the following motion:

- THAT WHEREAS Council members attended all three housing summits in Vancouver, and Council has formally considered Part 4 of the Policy Manual and other provincial “Guidelines” regarding housing legislation at multiple meetings of Council, sought legal advice and welcomed public feedback;

AND WHEREAS Lantzville’s lot sizes are big enough to accommodate the mandated four dwellings per lot at the setbacks, parcel coverage and height set out in the current zoning bylaw;

AND WHEREAS page 71 of the Policy Manual “Site Standard C” states “...limiting the creation of unnecessarily large units that will not contribute to improved housing affordability” and Lantzville needs a bigger inventory of affordable small units for singles, starter couples, and units for downsizing seniors with a minimum of stairs;

AND WHEREAS Council will receive a staff report on May 22, 2024, containing reasons in good faith for proceeding with site standards in the Small Scale Multi-Unit Housing rezoning that are the same as those set out in the current zoning bylaw and confirming

these siting variations from the Manual will not prohibit or restrict the SSMUH density or uses; (See Figure 5 & 6)

THEREFORE BE IT RESOLVED THAT Council instructs staff, when staff is preparing amendments to the “District of Lantzville Zoning Bylaw No. 180, 2020” to maintain existing Lantzville site standards, including height, parcel coverage and setback requirements.

At the closed Council meeting on May 22, 2024, Council voted to release the following motion to the public:

- THAT Council directs staff to not amend at this time the Zoning Bylaw No. 180 as it applies to Carriage Houses, meaning Carriage Houses remain permitted on lot sizes at least 1,300 m<sup>2</sup> in area; AND FURTHER THAT this direction is not in conflict with motion 11 3) of the April 24, 2024, agenda which approved solely secondary suites being permitted on all “Restricted Zone” properties as part of a choice mandated by provincial legislation, whereas Carriage Houses are not afforded this right, but are limited by parcel size.”

**ANALYSIS**

**Proposed Text Amendments to Residential Zones**

The Province requires all municipalities to update their Zoning Bylaws by June 30, 2024, to incorporate the required density. In Lantzville, all residentially zoned parcels with access to municipal water and sewer services that are > 280 m<sup>2</sup> and ≤ 4,050 m<sup>2</sup> must be permitted to construct up to four dwelling units.

The Policy Manual contains instructions for how municipalities must amend their Zoning Bylaws to comply with Provincial legislation. The Policy Manual also provides guidance on a number of factors which contain some discretionary elements. The District is required to demonstrate that it has considered the requirements of the Policy Manual in the Council report which introduces the amending bylaw.

Part 4 of the Policy Manual contains site standards packages that provide different options for zoning regulations in order to comply with Provincial requirements. The Policy Manual gives local municipalities some discretion to adjust for ‘local conditions’, but the expectation is that the site standards packages be given full consideration. Staff have worked through the Policy Manual and applied the site standard packages to existing zones as indicated in Figure 1:

Figure 1 – Site Standards Packages applied to different zones in Lantzville:

Site Standard	Legislative Requirement	Lantzville Zone
Package B	Lots where three or four housing units must be permitted and lots are generally less than 1,215m <sup>2</sup>	R3, R4, R5
Package C	Lots where four housing units must be permitted and lots are generally between 1,215m <sup>2</sup> – 4,050m <sup>2</sup>	R1, R2, EST

Package A and D do not apply to Lantzville. Draft changes to the residential zones indicated above are included as **ATTACHMENT 1** and changes are outlined below.

Bill 44 does not apply to the Rural, Foothills, or Upper Lantzville Ware Road Special Area Plan zones for reasons explained in Figure 2:

Figure 2 – Residential Zones Exempt from Bill 44

<b>Zone</b>	<b>Justification</b>
Rural	The minimum lot size in the Rural Zone is 1 hectare (or 0.8 hectares if lot averaging is applied). Bill 44 does not apply to lots > 4,050m <sup>2</sup> .
Foothills	The maximum number of dwelling units and zoning regulations within the Foothills zone are set through a Section 219 <i>Land Title Act</i> covenant. Bill 44 does not affect existing Section 219 <i>Land Title Act</i> covenants.
Upper Lantzville Ware Road Special Plan Area	The maximum number of dwelling units and zoning regulations within the Upper Lantzville Ware Road Special Plan Area zone are set through a Section 219 <i>Land Title Act</i> covenant. Bill 44 does not affect existing Section 219 <i>Land Title Act</i> covenants.

Permitted Uses



The Policy Manual includes guidance in Part 2, Section 1 regarding building types, noting that local governments should be flexible in terms of permitting a full range of combinations and configurations to enable the minimum density to be constructed.

At the April 17, 2024, Committee of the Whole meeting, direction was provided to use the existing defined uses in the Zoning Bylaw to achieve the four-unit dwelling requirements. For the Residential zones this includes adding Duplex, Rowhouse, Townhouse, and Apartment as Primary Uses. Definitions for the permitted Primary Uses are outlined in Figure 3 below:

Figure 3: Primary Building Types in “District of Lantzville Zoning Bylaw No. 180, 2020”

<b>Dwelling Type</b>	<b>Definition in Zoning Bylaw</b>
House	A building containing one primary dwelling unit and up to one secondary suite, if permitted in the zoning of the parcel on which the house is located, and includes a modular home.
Duplex	A building comprised of two attached dwelling units sharing a common party wall, whether subdivided from each other or not, where each dwelling unit has a separate ground-oriented entrance from the exterior of the building and where dwelling units may be either side-by-side or stacked vertically.
Rowhouse	A building containing at least three attached dwelling units sharing common party walls, whether subdivided from each other or not, where each dwelling unit has a separate ground-oriented entrance from the exterior of the building.



Townhouse	A building containing at least three attached dwelling units sharing common party walls, whether subdivided from each other or not, where each dwelling unit has a separate ground-oriented entrance from the exterior of the building and where dwelling units may be either side-by-side or stacked vertically.	
Apartment	A building containing three or more dwelling units, where each dwelling unit is accessible from an internal, common hallway. Includes dwelling units in a mixed use building.	

In most residential zones, property owners have the choice between a secondary suite or a carriage house as a secondary use as per provisions of Section 2.1 of the Zoning Bylaw.

Dwelling Units

The Policy Manual outlines the required density as it relates to ‘Restricted Zones’, which is partially based on lot size and the presence of municipal water and sewer services. A minimum of four units are required to be permitted in the ‘Restricted Zones’ in Lantzville. The “Dwelling Units” tables in the residential zones in the Zoning Bylaw have been adjusted accordingly to indicate the maximum number of dwelling units based on the required criteria.

Bylaw No. 369 sets out the maximum number and type of dwelling units per parcel, based on services available on the property. For parcels 4050 m<sup>2</sup> or smaller, this includes a maximum of 4 Dwellings which may consist of any combination of primary and secondary uses up to a maximum of:

Figure 4 – Maximum Number of Each Type of Dwelling Unit Permitted

<b>Primary Use</b>	<b>Secondary use</b>
1 House, or 2 Duplex dwelling units, or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling unit	1 Secondary Suite (if located in house), or 1 Carriage House

For example, a property owner could construct a triplex and a carriage house, a house with a secondary suite and a duplex, a fourplex, etc. If Council wishes to permit more than one house on a parcel, or any other building form, and amendment to Bylaw No. 369 will be required.

Siting and Height

The Policy Manual includes site standards packages included as **ATTACHMENT 2**. A breakdown of the difference between the Provincial recommendations in the site standards packages and the Lantzville zoning regulations is outlined in Figures 5 & 6 below, including a brief rationale for any discretion between the two numbers.

**Figure 5 – Site Standards Package C - R1, R2 and EST**

Regulation Type	Provincial Policy Manual	Lantzville Current	Justification for not Amending Site Standards
Front Setback	Minimum of 4-6 metres	6 metres for R1 & R2, 8 metres for EST	To allow for access driveways in the absence of rear lanes and accommodate soft landscaping for stormwater since the majority of the District is serviced by open roadside ditches.
Rear Setback	Minimum of 6 metres for main buildings	6 metres for R1 & R2, 8 metres for EST	To reflect lot configuration, allow for parking in rear, and to provide options for outdoor amenity space / landscaping.
Side Setbacks	Combined minimum setback for side-yards of 3 metres	2 metres each side for interior side lot lines, 3 metres for exterior lot lines for R1 & R2, 4 metres for EST	To provide space for landscaping and access to the rear yard.
Max Lot Coverage	40%	35% for R1 & R2, 30% for EST	To retain existing soft landscaping and support tree retention. Lantzville has large lot sizes compared to other municipalities.
Max Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	8 metres for a House in R1 & R2, 9 metres in EST	Due to the size of lots in Lantzville, it is possible to construct a two-storey fourplex (roof peak < 8 m) in the noted zones without exceeding maximum lot coverage.

**Figure 6 – Site Standards Package B - R3, R4 and R5**

Regulation Type	Provincial Policy Manual	Lantzville Current	Justification for not Amending Site Standards
Front Setback	Minimum of 2 metres	6 metres	To allow for access driveways in the absence of rear lanes and accommodate soft landscaping for stormwater since the majority of the District is serviced by open roadside ditches.
Rear Setback	Minimum of 1.5 metres for main buildings	6 metres	To reflect lot configuration, allow for parking in rear, and to provide options for outdoor amenity space / landscaping.
Side Setbacks	Minimum of 1.2 metres	2 metres each side for interior side lot lines, 3 metres for exterior lot lines	To provide space for landscaping and access to the rear yard.
Max Lot Coverage	50%	35%	To retain existing soft landscaping and support tree retention.

Max Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	8 metres	Due to the size of lots in Lantzville, it is possible to construct a two-storey fourplex (roof peak <8 m) in the noted zones without exceeding maximum lot coverage.
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**PUBLIC FEEDBACK**

As of the time of printing this report, no public comments have been received.

**NEXT STEPS**

**Official Community Plan and Zoning Bylaw Updates**

Official community plans (OCPs) describe the long-term vision of communities. They include statements of objectives, maps, and policies that guide decisions on local government planning and land use management. Municipalities are now required to update OCPs and zoning bylaws on a regular basis for consistency with housing needs reports. Over time, this will have the effect of reducing the number of rezonings required to bring into effect land use changes that are consistent with community visions articulated through OCPs. Development permit and building permit applications will still be required.

Bill 44 introduced a new requirement to update a Housing Needs Report (HNR) following provincial regulations to better understand the current and anticipated housing needs in the community. Following the updated HNR, updates to “District of Lantzville Official Community Plan No. 150, 2019” (OCP) and “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw) are required to incorporate the needed housing. The HNR is required to be completed by December 31, 2024, and the updates to the OCP and Zoning Bylaw are required to be completed by December 31, 2025. Staff anticipate a comprehensive review process including multiple opportunities for community engagement as a part of the 2025 mandatory OCP review process.

**ATTACHMENTS**

1. District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024
2. Provincial Policy Manual and Site Standards Package B and C

**1. Strategic Plan Objectives**

Council Strategic Priorities for 2023-2026 item #1: “High-quality neighbourhood planning: innovative/green technology (build a show case house or building); fire smart; energy efficient; social cohesion; sustainable growth.”

**2. Policy**

None other than those already discussed.

**3. Resources**

N/A



#### **4. Financial/Budget Implications**

The District of Lantzville received \$167,793 from the Ministry of Housing to assist in implementing recent legislative changes. Council has allocated the majority of these funds towards updating the Development Cost Charge Bylaw, retaining a consultant to prepare a background report and Amenity Cost Charge (ACC) bylaw to collect amenity contributions from small scale multiple unit development, and hiring consultants to support staff in implementing required zoning and OCP updates.

An increase in residential density may have the following financial and budget implications in Lantzville:

- Upgrades and increased maintenance on roads and utilities may be required to support increased use.
- Increased development cost charges, building permit fees, and development application fee payments. Smaller scale development may also pay the new amenity cost charge.
- Additional density and incentive to subdivide lots will increase the municipal tax base and potential utility revenues.
- The need for community police and additional fire service members may occur sooner than initially projected as population increases.

Bill 46, *Housing Statutes (Development Financing) Amendment Act* has received Royal Assent; however, we are awaiting regulations that the Province had previously indicated would be coming in January 2024. As part of Financial Plan 2024, Council directed staff to prepare an updated Development Cost Charge (DCC) Bylaw, which is currently underway.

#### **5. Sustainability Implications**

The proposed increase in residential density helps to reduce urban sprawl, auto-dependency, greenhouse gas emissions from transportation, and improve the viability of transit through gentle densification in existing neighbourhoods.

**DISTRICT OF LANTZVILLE  
BYLAW NO. 369, 2024**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020**

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The Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended in Part 1 by deleting and replacing Sections 1.1, 1.2, 1.3, 1.4, 1.5, and 1.6 with those Sections attached hereto as Schedule 1.

**READ A FIRST TIME** this day of , 2024.

**READ A SECOND TIME** this day of , 2024.

**READ A THIRD TIME** this day of , 2024.

**ADOPTED** this day of , 2024.

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Mark Swain, Mayor

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Delcy Wells, Director of Corporate Administration

## ‘Schedule 1’

### 1.1 RESIDENTIAL 1 ZONE

(R1)

#### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

#### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units, or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

#### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Existing Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	2,000 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m

## 1.2 RESIDENTIAL 2 ZONE

(R2)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units, or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	1,300 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m

## 1.3 RESIDENTIAL 3 ZONE

(R3)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units, or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	1,000 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m



## 1.4 RESIDENTIAL 4 ZONE

(R4)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units, or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	800 m <sup>2</sup>
Minimum Parcel Frontage and Width	20 m

## 1.5 RESIDENTIAL 5 ZONE

(R5)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m <sup>2</sup> or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units, or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m <sup>2</sup> : 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

### Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

## Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

## Parcel Coverage

5. The maximum parcel coverage is 35%.

## Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	960 m <sup>2</sup>
Minimum Parcel Frontage and Width	15 m
Maximum Parcel Averaging	40%

## 1.6 ESTATE ZONE

(EST)

### Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

### Dwelling Units

2. The maximum number and type of dwelling units per parcel is as follows:

Parcel Area	Maximum Number of Dwelling Units	Type of Permitted Dwelling Units
4050 m <sup>2</sup> or smaller with municipal water and sewer	4	1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units, or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units
Less than 0.8 ha	2	1 house and either 1 secondary suite or 1 Carriage House
0.8 ha or larger	2	2 houses, or 1 house and either 1 secondary suite or 1 Carriage House

### Siting

3. The minimum setback for any structure is 8 m from the front and rear parcel lines and 4 m from any other parcel line.
4. The minimum interior side parcel line setback for a house from a parcel line adjoining a Residential zoned parcel is 2 m.

### Height

5. The maximum heights are as follows:

Structure	Maximum Height
Any Structure	9 m
Fence	2 m

### Parcel Coverage

6. The maximum parcel coverage is 30%:

### Subdivision

7. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	0.4 ha
Minimum Parcel Frontage and Width	20 m



### 3. Site standards package B

#### 3.1 Where should it apply?

This suite of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit three or four units** and are typically sized single-family and duplex lots that are **generally less than 1,215 m<sup>2</sup> in size**. This number may vary depending on typical lot sizes in communities. An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability, while ensuring three- to four-bedroom units that could accommodate families are still possible.

SSMUH requirements specify that lots less than 280 m<sup>2</sup> must be permitted to have at least 3 housing units, while those equal to or greater than 280 m<sup>2</sup> must be permitted to have at least 4 units. The recommended zoning regulations below are appropriate for lots on which either 3 or 4 housing units are permitted.

#### 3.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 6 include:

- improving the economic and spatial viability of establishing new units on typically sized single family and duplex lots to contributed to increased housing supply and affordability;
- contributing to street, neighbourhood and urban vibrancy through smaller front yard setbacks;
- maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, Increase opportunities for tree retention and planning, and improve onsite livability for residents;
- reducing sprawl, auto-dependency, greenhouse gas emissions from transportation, and improving the viability of transit through gentle densification in existing neighbourhoods; and
- providing flexibility on lots for various building forms and configurations, which will contribute to a greater diversity of housing types and improved project viability.



**Table 6: Recommended zoning regulations for lots requiring a minimum of 3 or 4 units that are less than 1,215m<sup>2</sup> in size**

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 2 metres	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.
Rear Lot Line Setback	Minimum of 1.5 metres for ADUs or main buildings	Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration.
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	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.
Maximum Number of Storeys	3	
Maximum Lot Coverage	50%	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.
Off-Street Parking Requirements	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	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. 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.

## 4. Site standards package C

### 4.1 Where should it apply?

This suite of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit four units** and are large lots **generally greater than 1,215 m<sup>2</sup> in size and smaller than 4,050 m<sup>2</sup>**. This lot size may vary depending on typical lot sizes in communities. An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability, while ensuring three- to four-bedroom units that could accommodate families are still possible. Lots equal to or greater than 4,050 m<sup>2</sup> are exempt from the requirements to permit a minimum of 3 or 4 units due to their potential for subdivision and higher densities in urban and sub-urban contexts. Lots identified as being in a Transit Oriented Area are also exempt from SSMUH requirements. (See Part 2, Section 8.3.)

### 4.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 7 include:

- improving the economic and spatial viability of establishing new units on large single-family and duplex lots to contributed to increased housing supply;
- enabling appropriate family-sized units whilst limiting the creation of unnecessarily large units that will not contribute to improved housing affordability;
- maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, increase opportunities for tree retention and planning, and improve onsite livability for residents;
- recognizing and maintaining the semi-rural nature of neighbourhoods with large lots and the potential for significant public tree canopy in these areas by maintaining front yard setbacks consistent with current conditions;
- reducing sprawl, auto-dependency, greenhouse gas emissions from transportation, and improving the viability of transit through gentle densification in existing neighbourhoods; and
- providing flexibility on lots for various building forms and configurations, which will contributed to a greater diversity of housing types and improved project viability.

**Table 7: Recommended zoning regulations for lots requiring a minimum of 4 units and are more than 1,215 m<sup>2</sup> in size**

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 4-6 metres	
Rear Lot Line Setback	Minimum of 6 metres for main buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Combined minimum setback for side-yards of 3 metres	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.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	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.
Maximum Number of Storeys	3	
Maximum Lot Coverage	40%	Off-street parking requirements will increase impervious surface coverage significantly.
Off-Street Parking Requirements	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	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. 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.