City of Delta
COUNCIL REPORT
Regular Meeting

To:	**Mayor and Council**	File No.:	**P23-25**
From:	**Development Department**	Bylaws No.:	**8394 and 8395**
Date:	**May 23, 2024**		

Small-Scale Multi-Unit Housing

The following report has been reviewed and endorsed by the City Manager's Office.

- **RECOMMENDATIONS:**

  A. THAT first, second, third readings be given to Zoning Amendment Bylaw No. 8394.

  B. THAT first, second, third readings be given to Zoning Amendment Bylaw No. 8395.

- **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaws No. 8394 (Attachment A) and 8395 (Attachment B), which would introduce regulations in "Delta Zoning Bylaws No. 7600 and 2750", respectively, for the development of small-scale multi-unit housing in areas of Delta zoned for single detached and duplex housing.

- **BACKGROUND:**

In November 2023, the Province introduced several pieces of legislation to amend the *Local Government Act* (*LGA*) aimed at increasing housing supply. Bill 44 requires local governments to permit increased density in areas traditionally designated for single detached homes. A subsequent Order in Council (Number 673) in December 2023 provided detailed requirements related to Bill 44. In order to implement the required legislative changes, Delta must update its Zoning Bylaws to permit a minimum of four dwelling units on any property exceeding 280 m^2 (3,014 ft^2) currently zoned for single detached and duplex dwellings, with a minimum of six units permitted in areas within 400 m (1,132 ft) of frequent transit.

The City of Delta was also issued a Ministerial Order under Section 2 of the *Housing Supply Act* in October 2023, which requires Delta to meet a five-year target of 3,607 net new housing units to be completed starting October 1, 2023. This number represents seventy-five percent of the estimated five-year housing need for Delta. It is anticipated that the proposed Zoning Bylaw amendments described in this report will help Delta bring new housing units into the community more quickly than under larger scale development applications.

- **DISCUSSION:**

Applicable Properties
Delta currently has 24,124 properties with either RS (Single Detached Residential) or RD (Duplex Residential) zoning, with a further 90 properties comprehensive development zoning that permits single detached or duplex dwellings. As required by legislation, any property with zoning that permits a single detached or duplex dwelling must comply with the new small-scale multi-unit housing (SSMUH) requirements.

Despite the legislative changes, there are circumstances where a property may not be able to achieve additional units allowed by the SSMUH legislation. For example, some properties may have legal documents registered on title that restrict aspects of development, such as building form, height, density, or unit type. These existing charges, including Section 219 Covenants, will remain in effect and therefore may continue to restrict development. Further, environmental or geotechnical issues, such as proximity to a steep slope or a riparian area, may also restrict a property's ability to add additional housing units. Rather than undertaking a comprehensive study to determine which properties may be limited in their development potential, the specifics of each property would be dealt with on a case-by-case basis as development applications are received by the City.

Lands in the Agricultural Land Reserve
Concurrent with the development of SSMUH-related bylaw amendments, staff have developed an updated Agricultural (A1) Zone, which Council finally considered and adopted on May 6, 2024. The updated zone reflects the changes to the *Agricultural Land Commission Act (ALCA)* and Agricultural Land Reserve (ALR) Use Regulation. The ALR Use Regulation supersedes SSMUH legislation; the amending bylaws have accounted for the ALR Use Regulation by restricting properties in the ALR to align with the A1 Zone.

Provincially-Recommended Site Standards
To support local governments in implementing these requirements, the Province released a Policy Manual & Site Standards document for SSMUH. This manual provides guidance on how to implement SSMUH zoning changes, and includes site standards that must be considered by a local government during the adoption of any necessary bylaw changes. The site standards are included in Attachment C.

Proposed Bylaw Amendments
As required by the legislation, staff have considered each of the recommended zoning parameters outlined in the site standards while drafting the amending bylaws. In an effort to meet the Provincially-imposed deadline of June 30, 2024, staff are proposing amendments to Delta's Zoning Bylaws that meet the legislative requirements of the number of units, while maintaining many of the existing zoning parameters such as height, setbacks, and lot coverage. A comparison of Delta's existing zoning standards and the proposed zoning parameters to be amended are included in Attachment D.

This interim approach would allow Delta to more fully evaluate the effects of these changes on established neighbourhoods over time. Staff will be actively reviewing applications received to undertake further analysis in determining what additional changes are warranted to support the delivery of viable SSMUH projects, while evaluating potential impacts on adjacent residential properties.

Delta has two Zoning Bylaws that are in effect. While "Zoning Bylaw No. 7600, 2017" is the current Zoning Bylaw that applies to most properties in the city, "Zoning Bylaw No. 2750, 1977" is still applicable to a number of Comprehensive Development Zones (CD Zones) throughout Delta, and therefore must also be updated to comply with SSMUH legislation. The proposed bylaw amendments, which would modify both "Zoning Bylaw No. 2750, 1977" and "Zoning Bylaw No. 7600, 2017", are summarized below. The amendments would change General Regulations and Off-Street Parking Regulations in both bylaws, and would specify that the new regulations would apply to any zone that permits single detached or duplex dwellings. The zones themselves would remain unchanged, as the General Regulations would supersede the regulations in the individual zones. Redlined versions, showing the effects of the changes, are included as Attachments E and F.

Number of Dwelling Units

- For properties less than or equal to 280 m^2 (3,014 ft^2), a maximum of three units would be permitted.
- For properties greater than 280 m^2 (3,014 ft^2), a maximum of four units would be permitted.
- Where properties greater than 280 m^2 (3,014 ft^2) fall within a 400 m (1,312 ft) radius of frequent transit bus stops along Scott Road (R6 and 319 routes), a maximum of six units would be permitted (a map showing the properties that would permit up to six units is included in Attachment G).
- Properties in the ALR or outside of the Urban Containment Boundary would be permitted up to three units.

Type of Units

- New SSMUH developments would be permitted to choose from the following list of unit types, to the maximum number of units described above.
  - Principal dwelling unit (one required per lot):
    - Single detached dwelling
    - Duplex dwelling
  - Optional accessory dwelling units:
    - Secondary suite (maximum of one per principal dwelling unit as per BC Building Code)
    - Garden suites or coach houses (maximum of two per lot), with a floor area exemption of up to 42 m^2 (452 ft^2)

Building Height

- Building height for all single detached and duplex dwellings would be maintained.
- Garden suites would have a maximum height of 4.5 m (14.8 ft) within 1.5 storeys.
- Coach houses would have a maximum height of 7 m (22.9 ft) within 2 storeys.

Building Setbacks

- Setbacks for all single detached and duplex dwellings would be maintained.
- Garden suites and coach houses would have minimum setbacks of 1.5 m (5 ft). from all lot lines, and would be required to be constructed behind the principal dwelling unit.

Off-Street Parking

- Minimum of one space per dwelling unit, with no requirement for enclosed parking.
- Units below 33 m^2 (355 ft^2) in floor area would not require a parking space.
- This represents a reduction from current standards, which require two spaces per unit for single detached and duplex dwellings, and one space per unit for accessory dwelling units, but does not align with Provincial regulations due to the mobility needs of the community.
- For properties within a 400 m (1,132 ft) radius of frequent transit bus stops along Scott Road (R6 and 319 routes), no parking is required.
- Reduced parking requirements can help improve permeable spaces and tree retention; see Attachment H for site configuration examples.

Residential Single Detached Coach House (RSC) Zone Intention Change

Historically, the Residential Single Detached Coach House (RSC) Zone has been used for new developments that included coach houses. With the SSMUH regulatory changes, the RSC Zone is no longer required as each property in Delta that meets the applicable conditions would be permitted a coach house. As there are properties in Delta with the RSC zoning, staff are not proposing to remove or modify the RSC Zone. Alternatively, an amendment to the intention of the RSC Zone is proposed to identify it as a legacy zone, as it will no longer be required for future applications.

Further Legislative Changes Expected

The Province continues to work on legislative changes under the Homes for People Action Plan umbrella. For example, the ability of local governments to require works and services (e.g., wider sidewalks, bike lanes) as part of the development of SSMUH projects is proposed to be amended by Bill 16. Delta staff will continue to stay up-to-date on the latest changes, and bring forward amendments as necessary.

Community Consultation:

As the SSMUH bylaw changes have been happening concurrently with the OCP update, information on the SSMUH guiding principles were included in a mailout that was sent to every residential property and business, and were featured on discussion boards at the open houses held during the OCP engagement process.

Resident feedback at the OCP open houses included concerns around the impacts on privacy, green space, trees, and parking. There was also significant interest from residents in knowing what they would be able to construct on their property once the new changes were brought into effect.

After adoption of the zoning bylaw, staff will be undertaking of community awareness campaign to help inform the public of the SSMUH changes. As described in the provincial legislation, a Public Hearing may not be held for the SSMUH zoning amendment bylaws. Notice of the proposed changes has been provided in accordance with Section 467 of the *LGA*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Implications:

Financial Implications – Impacts related to SSMUH are anticipated to be minimal, as new units will be constructed within the current allowable density for existing lots. As Delta develops over time, infrastructure investment in utilities, transportation, parks, recreation, and other community services will be considered in the financial planning process.

Interdepartmental Implications – As the SSMUH legislation increases density and reduces off-street parking requirements, there will be more demand for on-street parking, increased traffic on local roads, and increased demand on Delta's utility infrastructure. Engineering will be developing Neighbourhood Servicing Plans to identify opportunities for traffic calming, active transportation connections, and utility upgrades that support growth.

Intergovernmental Implications – On May 8, 2024, Ministerial Order M114 was issued by the Minister of Transportation and Infrastructure (MOTI), which exempted SSMUH zoning bylaw amendments from requiring approval from the MOTI. The bylaw amendments being considered meet this criteria, and as such, MOTI approval is not required.

- **CONCLUSION:**

It is recommended that Bylaws No. 8394 and 8395 be given first, second, and third readings. Staff will monitor the progress of the SSMUH initiative and report back to Council in early 2025.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Jeremy Keating, Acting Senior Community Planner
JK/rl

This report has been prepared in consultation with the following listed department.

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

- **ATTACHMENTS:**

A. Bylaw No. 8394
B. Bylaw No. 8395
C. Provincial Site Standards Excerpt
D. Zoning Parameter Comparison Table
E. Bylaw No. 7600 Redline
F. Bylaw No. 2750 Redline
G. Frequent Transit Areas
H. Site Plan Examples

CITY OF DELTA

BYLAW NO. 8394

A Bylaw to amend the "Delta Zoning Bylaw No. 7600, 2017"

The Council of the City of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "**Delta Zoning Bylaw No. 7600, 2017 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 8394, 2024**."

2. "Delta Zoning Bylaw No. 7600, 2017", Part 2, Interpretation, as amended, is hereby further amended as follows:

   (a) by adding in the definition of "*Accessory dwelling unit*" which is defined as "means a *coach house*, *garden suite* or *secondary suite*, accessory to a *dwelling unit* in a *single detached dwelling* or a *duplex dwelling.*"

   (b) in the definition of "*Decommission*", change "a *secondary suite*" to "an *accessory dwelling unit".*

   (c) by adding in the definition of "*Garden suite*" which is defined as "means a *dwelling unit* that is located within a detached *accessory structure* with no attached *garage*, on the same lot as a *principal structure.*"

   (d) in the definition of "*Secondary suite*", change "a *secondary suite occupancy permit*" to "an *accessory dwelling unit occupancy permit*"

   (e) by removing the defined term "*Secondary suite occupancy permit*" and replacing it with "*Accessory dwelling unit occupancy permit*" which is defined as "means a permit issued by the *General Manager, Development*, indicating that an *accessory dwelling unit* may be used or occupied."

   (f) in the definition of "*Townhouse*", change "2 or more *dwelling units*" to "3 or more *dwelling units*"

3. "Delta Zoning Bylaw No. 7600, 2017", Part 6, General Regulations, as amended, is hereby further amended as follows:

   (a) by adding Section 6.1.2 (g) and (h) as follows:
   (g) On any *lot* within the Urban Containment Boundary, except when zoned A1, where the permitted *uses* include a *single detached dwelling* or a *duplex dwelling*, the maximum number of *dwelling units* permitted on a *lot* is as follows:

      (i) On a *lot* less than or equal to 280 m^2, a maximum of three

dwelling units are permitted.

(ii) On a *lot* greater than 280 m^2, a maximum of four *dwelling units* are permitted.

(iii) On a *lot* greater than 280 m^2 and located in the Frequent Transit Area in Schedule F, a maximum of six *dwelling units* are permitted.

(h) Subject to the maximum number of *dwelling units* permitted, the following *uses* are permitted:

(i) A *single detached dwelling*, maximum of one per *lot*.

(ii) A *duplex dwelling*, maximum of one per *lot*.

(iii) Detached *accessory dwelling units*, maximum of two per *lot.*

(iv) Notwithstanding the above, for *lots* within the Agricultural Land Reserve, a maximum of one *farm house*, one *secondary suite* and one *accessory farm dwelling unit* is permitted.

(v) Notwithstanding the above, for *lots* not within the Urban Containment Boundary and not within the Agricultural Land Reserve, a maximum of one *single detached dwelling*, one *secondary suite* and either one *garden suite* or one *coach house* is permitted.

(b) by repealing Section 6.1.8 and replacing it with the following:

"6.1.8 ACCESSORY DWELLING UNITS

(a) The following shall apply to any *accessory dwelling unit*:

(i) An *accessory dwelling unit* is only permitted when the *single detached dwelling, farm house* or *dwelling unit* of a *duplex dwelling* is not occupied by *boarders* or does not contain a *community care facility;*

(ii) The *floor area* of each *accessory dwelling unit* shall be less than 50% of the *gross floor area* of the *single detached dwelling*, *farm house* or *dwelling unit* of a *duplex dwelling* excluding the *floor area* of an attached *garage*;

(iii) An *accessory dwelling unit* shall not be used, occupied, allowed to be used or occupied, or advertised for rent unless

(1) a valid *accessory dwelling unit occupancy permit* has been issued for such *accessory dwelling unit*, and

(2) all conditions of the *accessory dwelling unit occupancy permit* have been and continue to be satisfied.

(iv) An *accessory dwelling unit occupancy permit* shall be posted within the *accessory dwelling unit* and be clearly visible to the occupants;

(v) An *accessory dwelling unit occupancy permit* may be revoked if it is determined that false or incomplete information was provided or if changes have been made to the *accessory dwelling unit* such that, in the opinion of the *General Manager, Development*, the *accessory dwelling unit* is not suitable to occupy from a health and safety point of view;

(vi) If a person *decommissions* an *accessory dwelling unit*, the decommissioning work is to be approved by the *General Manager, Development*;

(vii) Following completion of the work required to *decommission* an *accessory dwelling unit*, no person shall re-establish that *accessory dwelling unit*, uncap any gas line, reinstall or replace any stove receptacle, circuit breaker, *cooking facilities* or hood fan or connect or reconnect any ventilation that formed part of an *accessory dwelling unit*.

(b) Including the provisions in 6.1.8(a) above, the following shall apply to *secondary suites:*

(i) no part of a *secondary suite* shall be located in an *attic* of the *single detached dwelling*, *farm house* or *dwelling unit* of a *duplex dwelling*;

(ii) not more than one *secondary suite* is permitted in each *single detached dwelling, farm house* or *dwelling unit* of a *duplex dwelling*;

(c) Including the provisions in 6.1.8(a) above, the following shall apply to *garden suites*:

(i) The *maximum height* of a *garden suite* shall be:

Maximum *Storeys*	1.5
Maximum height to *mid-roof* or the top of a *flat roof*	3.75 m
Maximum height to roof ridge for a *pitched roof*	4.5 m

(ii) The minimum *setbacks* for a *garden suite* are as follows:

Interior Side Yard	1.5 m
Exterior Side Yard	1.5 m
Rear	1.5 m

(iii) *Garden suites* shall be no closer to the *front lot line* than the front face of the *single detached dwelling, farm house* or *duplex dwelling* on the *lot*.

(iv) *Garden suites* are not permitted to have *basements*, *in-ground basements*, or roof decks.

(d) Including the provisions in 6.1.8(a) above, the following shall apply to *coach houses*.

(i) The *maximum height* of a *coach house* shall be:

Maximum *Storeys*	2
Maximum height to *mid-roof* or the top of a flat roof	6.25 m
Maximum height to roof ridge for a *pitched roof*	7 m

(ii) The minimum *setbacks* for a *coach house* are as follows:

Interior Side Yard	1.5 m
Exterior Side Yard	1.5 m
Rear	1.5 m

(iii)

Coach houses shall be no closer to the *front lot line* than the front face of the *single detached dwelling, farm house* or *duplex dwelling* on the *lot*.

(iv) *Coach houses* are not permitted to have *basements*, *in-ground basements*, or roof decks.

(g) By replacing 'a *secondary suite*' with 'an *accessory dwelling unit*' in Section 6.1.10 (d) (ii).

(h) By replacing '*secondary suite*, *coach house*' with '*accessory dwelling unit*' in Section 6.1.10 (e) (ii).

(i) By replacing the preamble in Section 6.2.16 with the following: "Where an *accessory structure* that is not an *accessory dwelling unit* is permitted on a *lot* in an RS or RD *Zone*, the following regulations shall apply:".

(j) By adding 6.2.17 'Floor Space Ratio and Floor Area Calculation" Sub-section (a) (v) which is as follows:
(v) *Coach House* and *Garden Suite*
The *floor area* of each *coach house* and/or *garden suite* on a *lot* up to a maximum of 42 m^2.

4. "Delta Zoning Bylaw No. 7600, 2017", Part 8, Off-Street Parking, as amended, is hereby further amended as follows:
   (a) By replacing the language in Section 8.2.2 with the following: "No *parking spaces* are required for *single detached dwellings*, *duplex dwellings* or *accessory dwelling units* on *lots* shaded in Schedule F."
   (b) By replacing the language in Section 8.2.3 with the following: "No *parking spaces* are required for an *accessory dwelling unit* with *gross floor area* less than or equal to 33 m^2."
   (c) By repealing Section 8.2.4.
   (d) By replacing the references to "*building* or *structure*" with "*lot*" and "*secondary suite*" with "*accessory dwelling unit*" in Section 8.2.6.
   (e) By replacing the number of parking standards required for a *Duplex dwelling* in Section 8.4.2 with the following: "1 space per *dwelling unit*", and removing the visitor parking requirement.
   (f) By adding in the use "*Garden suite*" and "1 space per *dwelling unit*" under number of parking spaces required in alphabetical order under the Residential heading in Section 8.4.2.
   (g) By replacing the number of parking standards required for a Single Detached Dwelling in Section 8.4.2 with the following: "1 space per *dwelling unit*", and removing the visitor parking requirement.
   (h) By adding '*accessory dwelling units'* after '*duplex dwellings'* in Section 8.5.4(a).
   (i) By replacing Section 8.5.7 (a) with the following: "for a *single detached dwelling*, *duplex dwelling*, or *accessory dwelling unit*, any driveway that provides *tandem parking* must have a minimum length of 6 m;"
   (j) By replacing "*single detached dwelling* or *duplex dwelling use*" with "*single detached dwelling*, *duplex dwelling*, or *accessory dwelling unit use*" in Section 8.5.10(a).
   (k) By replacing "Accessory *dwelling units*, such as *secondary suites* or *coach houses*, are exempt" with "*Accessory dwelling units* are exempt" in Section 8.5.12(a).

5. "Delta Zoning Bylaw No. 7600, 2017", Part 11, Single Detached Residential Zones, as amended, is hereby further amended as follows:
   (a) By replacing the language in Section 11.80.1 with "This *zone* is a legacy *zone* and is not intended for new development."

6. "Delta Zoning Bylaw No. 7600, 2017", Part 22, Schedules, as amended, is hereby further amended as follows:
   (a) By adding Schedule 8394-1 as Schedule F.

READ A FIRST time the day of , 2024.

READ A SECOND time the day of , 2024.

PUBLIC HEARING held the day of , 2024.

READ A THIRD time the day of , 2024.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL NOT REQUIRED DUE TO THE EXEMPTION DESCRIBED IN MINISTERIAL ORDER M114, 2024.

FINALLY CONSIDERED AND ADOPTED the day of , 202 .

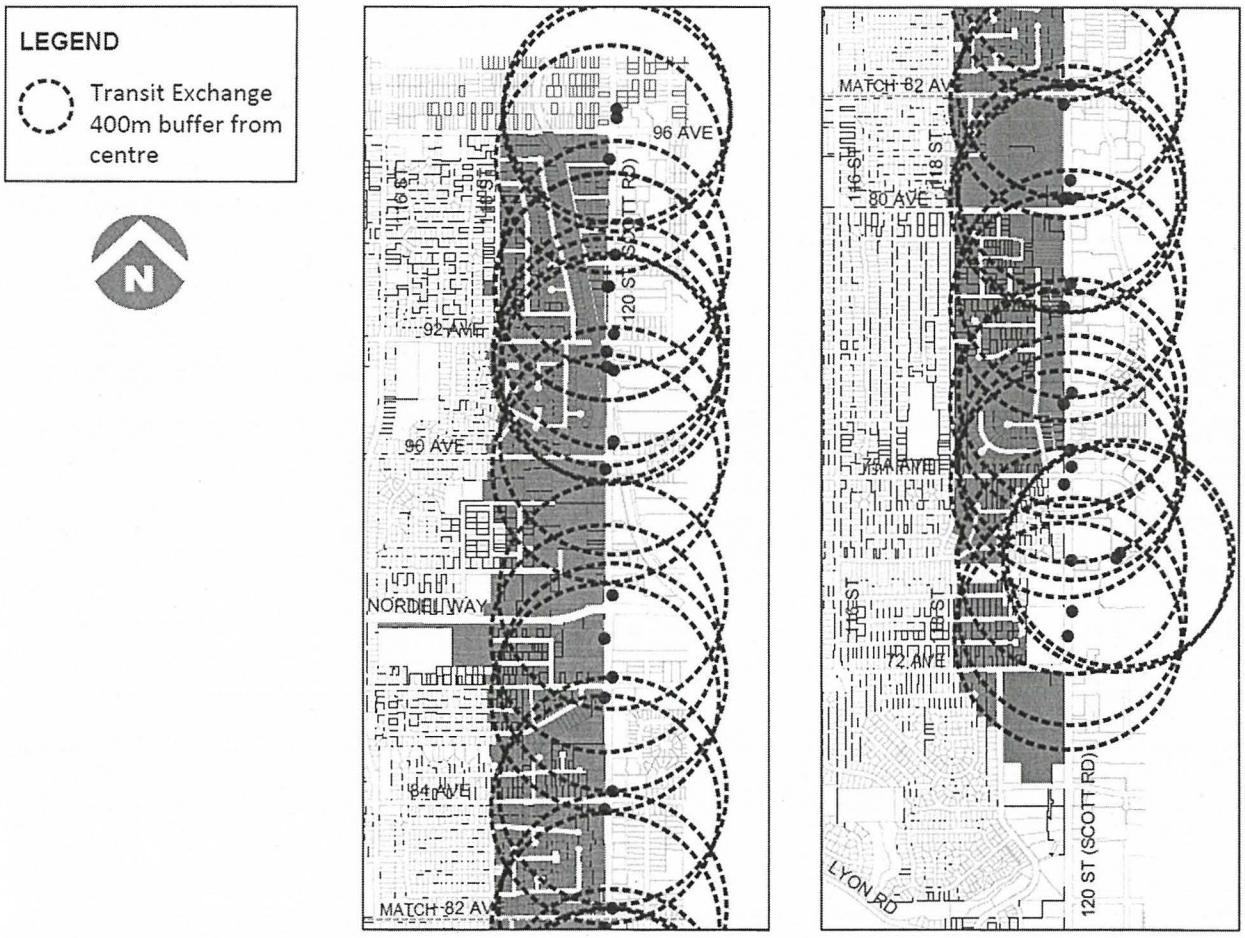
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George V. Harvie
Mayor

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Michelle Jansson, CMC
City Clerk

22.6 SCHEDULE F: FREQUENT TRANSIT AREA



This is Schedule 8394-1 to "Delta Zoning Bylaw No. 7600, 2017 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 8394, 2024"

CITY OF DELTA

BYLAW NO. 8395

A Bylaw to amend the "Delta Zoning Bylaw No. 2750, 1977"

The Council of the City of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as ***"Delta Zoning Bylaw No. 2750, 1977 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 8395, 2024"***.

2. "Delta Zoning Bylaw No. 2750, 1977", as amended, is hereby further amended as follows:

   (a) In Part II Interpretations:

   i. To the definition of "Dwelling, Duplex" add the following: "A 'Dwelling, Single Family' with a 'Secondary Suite' is not considered a 'Dwelling, Duplex' for the purposes of this Bylaw".

   ii. To the definition of "Stacked Townhouse" replace "two or more ground level dwelling units" with "three or more ground level dwelling units".

   iii. To the definition of "Townhouse" replace "two or more ground level dwelling units" with "three or more ground level dwelling units".

   iv. To the definition of "Dwelling, Senior Citizens Townhouse" Townhouse" replace "two or more row house dwellings" with "three or more row house dwellings".

   v. Add the defined term in alphabetical order "Accessory Dwelling Unit" which is defined as "Means a 'Coach House', 'Garden Suite' or 'Secondary Suite', accessory to a 'Dwelling, Single Family' or a 'Dwelling Unit' in a 'Dwelling, Duplex'."

   vi. Replace the defined term "Secondary Suite Occupancy Permit" with "Accessory Dwelling Unit Occupancy Permit", and replace the definition with the following: "Means a permit issued by the 'General Manager, Development', indicating that an 'Accessory Dwelling Unit' may be used or occupied".

   vii. Add the defined term in alphabetical order "Coach House" which is defined as "Means a 'Dwelling Unit' that is located together with a 'Garage' in an 'Accessory Structure' on a 'Lot'."

viii. Replace the defined term 'Decommission a Secondary Suite' with 'Decommission' and replace the description with the following: "Means the removal of cooking facilities, including the permanent capping of gas lines, the removal of stove receptacles and circuit breakers and the hood fan and connected ventilation that form part of an 'Accessory Dwelling Unit'."

ix. Add the defined term in alphabetical order "Garden Suite" which is defined as "Means a 'Dwelling Unit' that is located within a detached 'Accessory Structure' with no attached garage on the same 'Lot' as a 'Dwelling, Single Family' or 'Dwelling, Duplex'."

x. Add the defined term in alphabetical order "General Manager, Development" which is defined as "Unless otherwise specified, means the 'General Manager, Development' of the City or their delegate".

xi. Amend the definition of "Secondary Suite" to "Means an 'Accessory Dwelling Unit' that is located within a 'Dwelling, Single Family' or 'Dwelling, Duplex'."

(b) In Part IV: General Provisions:

i. In Section 429 Secondary Suites replace text with "A 'Secondary Suite' is only permitted in a 'Dwelling, Single Family' or 'Dwelling, Duplex'."

ii. Section 430 'Floor Space Ratio' Exclusions, amend Section 1.1 as follows:

1. Change section (b) to section (d), and amend to read as follows:
   (d) the total floor area of 'Accessory Structures', other than an unattached 'Garage', 'Coach House', or 'Garden Suite', up to a maximum of 20 m^2. This exemption cannot be combined with the exemptions in (a), (b), or (c) above for the same 'Structure'.
2. Add the following:
   (b) the total floor area of a 'Coach House' up to 42m^2; and
   (c) the total floor area of a 'Garden Suite' up to 42m^2; and

iii. Add a new Section 431 Accessory Dwelling Units with the following language:

431 'Accessory Dwelling Units'

Despite any other provision of this Bylaw, the following shall apply to any 'Accessory Dwelling Unit':

1. An 'Accessory Dwelling Unit' is only permitted when the 'Dwelling, Single Family' or the 'Dwelling Unit' or a 'Dwelling, Duplex' is not occupied by 'Boarders' or does not contain a 'Community Care Facility';
2. The maximum site coverage as outlined in the zone shall include 'Accessory Dwelling Units',
3. The 'Floor Area' of each 'Accessory Dwelling Unit' shall be less than 50% of the gross 'Floor Area' of the 'Dwelling, Single Family' or 'Dwelling Unit' of a 'Dwelling, Duplex' excluding the 'Floor Area' of an attached 'Garage';
4. An 'Accessory Dwelling Unit' shall not be used, occupied, allowed to be used or occupied, or advertised for rent unless
    a) a valid 'Accessory Dwelling Unit Occupancy Permit' has been issued for such 'Accessory Dwelling Unit'; and
    b) all conditions of the 'Accessory Dwelling Unit Occupancy Permit' have been and continue to be satisfied.
5. An 'Accessory Dwelling Unit Occupancy Permit' shall be posted within the 'Accessory Dwelling Unit' and be clearly visible to the occupants;
6. An 'Accessory Dwelling Unit Occupancy Permit' may be revoked if it is determined changes have been made to the 'Accessory Dwelling Unit' such that, in the opinion of the 'General Manager, Development', the 'Accessory Dwelling Unit' is not suitable to occupy from a health and safety point of view;
7. If a person 'Decommissions' an 'Accessory Dwelling Unit', the decommissioning work is to be approved by the 'General Manager, Development'; and
8. Following completion of the work required to 'Decommission' an 'Accessory Dwelling Unit', no person shall re-establish that 'Accessory Dwelling Unit', uncap any gas line, reinstall or replace any stove receptacle, circuit breaker, cooking facilities or hood fan or connect or reconnect any ventilation that formed part of a 'Accessory Dwelling Unit'.

431A 'Secondary Suites'

In addition to the provisions listed in Section 431 the following shall also apply to 'Secondary Suites':

1. no part of a 'Secondary Suite' shall be located in an attic of the 'Dwelling, Single Family' or 'Dwelling Unit' of a 'Dwelling, Duplex'; and
2. not more than one 'Secondary Suite' is permitted in each 'Dwelling, Single Family' or 'Dwelling Unit' of a 'Dwelling, Duplex'.

431B 'Garden Suites'

In addition to the provisions listed in Section 431 the following shall also apply to 'Garden Suites':

1. 'Height'

Maximum Storeys	1.5
Maximum 'Height' to the roof ridge for 'Pitched Roof Building'	4.5 metres
Maximum 'Height' to 'Mid-roof' or top of a flat roof building	3.75 metres

2. 'Setbacks':

The minimum 'Setbacks' are as follows:

Rear	1.5 metres
Sides	1.5 metres
Sides on a 'Flanking Street'	1.5 metres

3. 'Garden Suites' shall be no closer to the 'Front Lot Line' than the front face of the 'Dwelling, Single Family' or 'Dwelling, Duplex' on the 'Lot'.
4. 'Garden Suites' are not permitted to have 'Basements', 'In-ground Basements' or roof decks.

431C 'Coach Houses'

In addition to the provisions listed in Section 431 the following shall also apply to 'Coach Houses':

1. 'Height'

Maximum Storeys	2
Maximum 'Height' to the roof ridge for 'Pitched Roof Building'	7 metres
Maximum 'Height' to 'Mid-roof' or top of a flat roof building	6.25 metres

2. 'Setbacks':

The minimum 'Setbacks' are as follows:

Rear	1.5 metres
Sides	1.5 metres
Sides on a 'Flanking Street'	1.5 metres

3. 'Coach Houses' shall be no closer to the 'Front Lot Line' than the front face of the 'Dwelling, Single Family' or 'Dwelling, Duplex' on the 'Lot'.
4. 'Coach Houses' are not permitted to have 'Basements', 'In-ground Basements', or roof decks.

(c) In Part VI: General Regulations

i. In Section 603 Home Occupations, provision 14, is amended as follows:

1. Replace "a 'Secondary Suite'" with "an 'Accessory Dwelling Unit'".
2. Replace the second paragraph with the following:

"Notwithstanding the definition of 'Home Occupation' in Part II INTERPRETATIONS and the regulations contained in Sections 603 (1) through (13), each 'Dwelling Unit' within a 'Dwelling, Single Family' or 'Dwelling, Duplex' with an 'Accessory Dwelling Unit' is limited to the following 'Home Occupations':

- Business telephone and mailing address only of a self-employed artisan, accountant, business management consultant, contractor, income tax consultant, insurance agent, or public stenographer.
- Business telephone and mailing address only for a mail order sales representative who does not carry or handle goods or products offered for sale.

ii. In Section 604 Storage of Vehicles "a 'Secondary Suite'" is replaced with "an 'Accessory Dwelling Unit'".

iii. Repeal Section 610B Secondary Suites.

iv. Section 610C In-Ground Basements, Detached Garages and Accessory Structures is amended as follows:

1. Section 610C (1) is repealed;
2. In Section 2 the following sentence is added to the end of the paragraph: "'Accessory Dwelling Units' are exempt";
3. Section 610C (3) is repealed and
4. A new section 4 is added with the following language: "Notwithstanding the terms of any Comprehensive Development Zone, where an 'Accessory Structure', not including a detached 'Garage', is permitted in association with a 'Dwelling, Single Family', the maximum height to mid-roof or the top of a flat roof shall be 3 m (10 ft) and the maximum height to the roof ridge for a pitched roof 'Accessory Structure' shall be 3.75 m (12 ft). 'Accessory Dwelling Units' are exempt from these restrictions.

v. A new Section 611 titled "Number of Dwelling Units" is added, with the following language:

1. On any 'Lot' within the Urban Containment Boundary, except in the A1 Zone: Agriculture, where a 'Dwelling, Single Family' or a 'Dwelling, Duplex' is a permitted, the maximum number of units permitted on a 'Lot' is as follows:
    a) On a 'Lot' of area less than or equal to 280 m^2, a maximum of 3 'Dwelling Units' are permitted.
    b) On a 'Lot' of area greater than 280 m^2, a maximum of 4 'Dwelling Units' are permitted.
    c) On a 'Lot' of area greater than 280 m^2 located in the Frequent Transit Area in Schedule P, 6 'Dwelling Units' are permitted.
2. Subject to the maximum number of 'Dwelling Units' permitted, the following uses are permitted:
    a) A maximum of 1 'Dwelling, Single Family' or 'Dwelling, Duplex' per 'Lot'.
    b) A maximum of 2 detached 'Accessory Dwelling Units' per 'Lot'.
    c) Despite a) and b) above, on 'Lots' located within the Agricultural Land Reserve, a maximum of 1 'Farm House', 1 'Secondary Suite', and 1 'Coach House' or 'Garden Suite' is permitted.

d) Despite a) and b) above, on 'Lots' not within the Urban Containment Boundary and not within the Agricultural Land Reserve, a maximum of 1 'Dwelling, Single Family', 1 'Secondary Suite', and 1 'Accessory Dwelling Unit' is permitted.

(d) In Part IX Off-Street Parking Regulations

i. Section 901 Off-Street Parking is amended as follows:

1. In Section 901.1 l), "a 'Secondary Suite'" is replaced with "an 'Accessory Dwelling Unit'";
2. Section 901.4 is amended as follows:
   Off-street parking shall be provided in accordance with the following tables and in the case of a use not specifically mentioned, the required off-street parking shall be the same as for a similar use. There is no resident or visitor parking required in the Transit-Oriented Area identified in Schedule O, except handicapped 'Parking Spaces'. Non-residential parking is still required; and
3. The 'Dwelling, Single Family' and 'Dwelling, Duplex' uses in the table in Section 4 Required Off-Street Parking is revised to read as follows.

USE	NUMBER OF 'PARKING SPACES' REQUIRED	NUMBER OF VISITOR SPACES	AMEND BL NO.
RESIDENTIAL "Dwelling, Single Family"	1 space per "Dwelling, Single Family" PLUS 1 additional space for each 'Accessory Dwelling Unit' over 33 m^2 in gross 'Floor Area' or for each 'Boarder', if any. No parking is required on properties identified in Schedule P.		4521, 1989 4689, 1990 4865, 1992 6852, 2010 8395, 2024
"Dwelling, Duplex"	1 space per "Dwelling Unit", PLUS 1 additional space for each 'Accessory Dwelling Unit' over 33 m^2 in gross 'Floor Area' or for each 'Boarder', if any. No parking is required on properties identified in Schedule P.		4521, 1989 4689, 1990 4865, 1992 6852, 2010 8395, 2024

4. In Section 901.5 m), "a 'Secondary Suite'" is replaced with "an 'Accessory Dwelling Unit'".

(e) Schedule 8395-1 is attached to Bylaw 2750, 1977 as Schedule O.

(f) Schedule 8395-2 is attached to Bylaw 2750, 1977 as Schedule P.

READ A FIRST time the day of , 2024.

READ A SECOND time the day of , 2024.

READ A THIRD time the day of , 2024.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL NOT REQUIRED DUE TO THE EXEMPTION DESCRIBED IN MINISTERIAL ORDER M114, 2024.

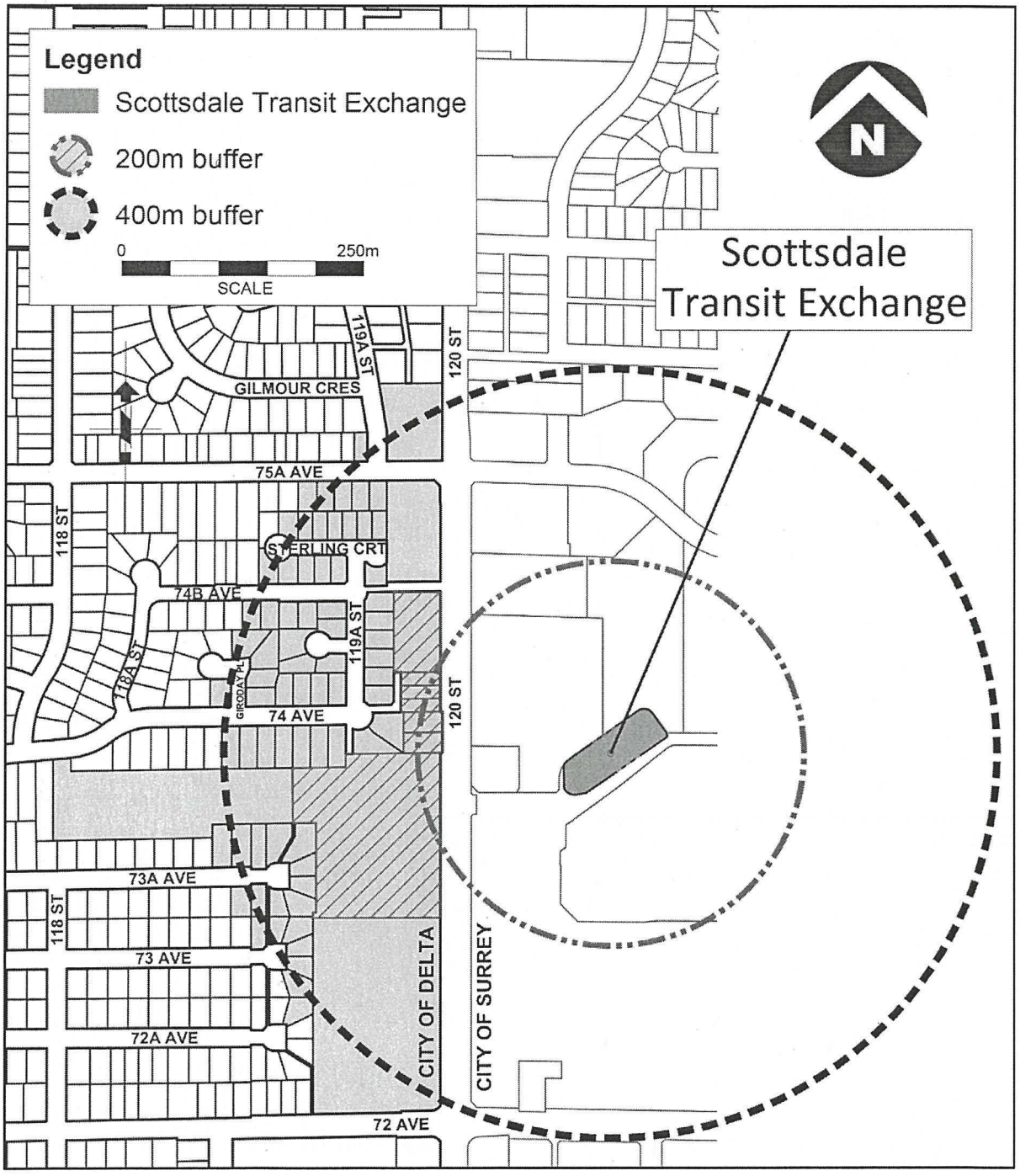
FINALLY CONSIDERED AND ADOPTED the day of , 202 .

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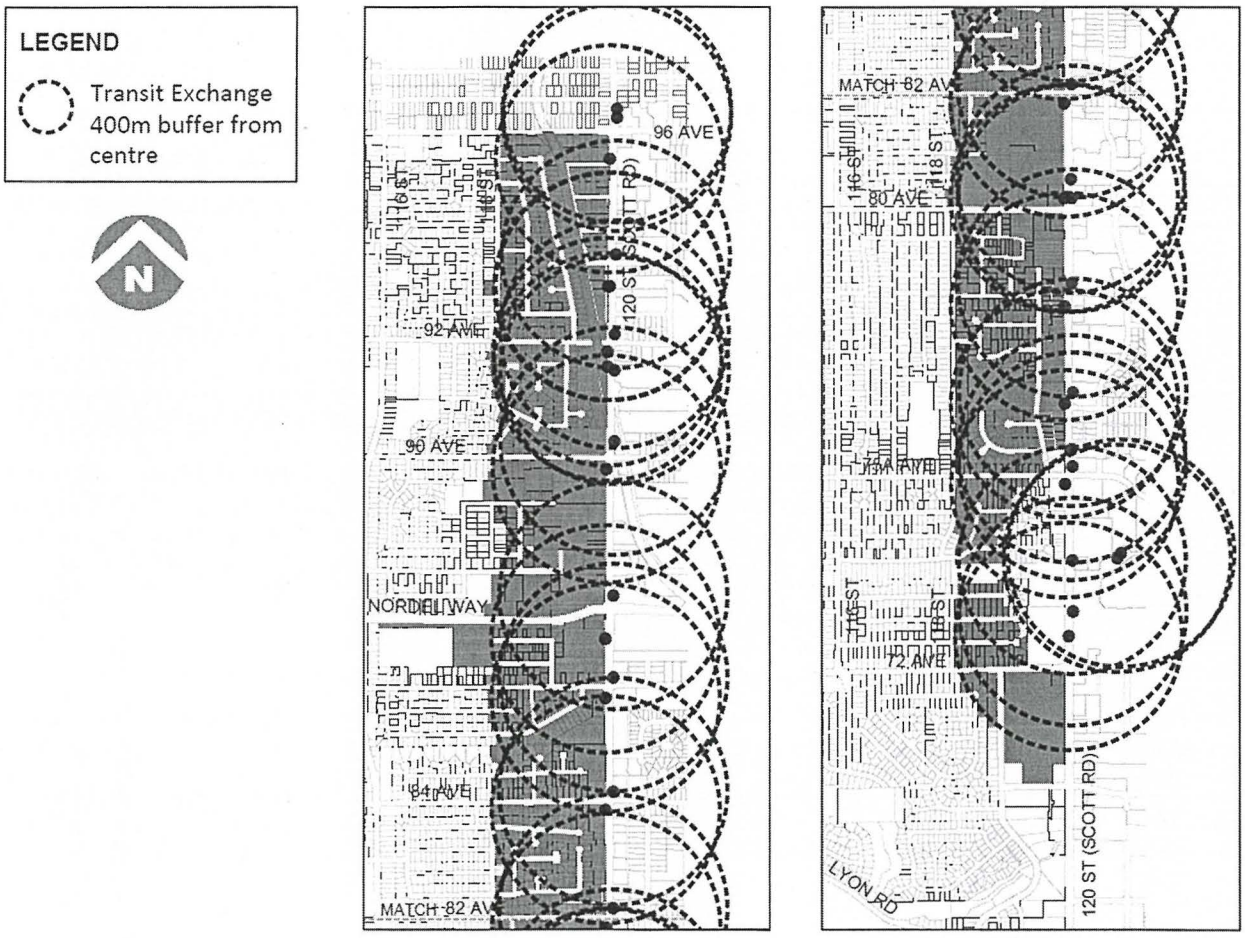
George V. Harvie
Mayor

_____

Michelle Jansson, CMC
City Clerk



This is Schedule 8395-1 to "Delta Zoning Bylaw No. 2750, 1977 Amendment (Small-Scale, Multi-Unit Housing) Bylaw No. 8395, 2024"



This is Schedule 8395-2 to "Delta Zoning Bylaw No. 2750, 1977 Amendment (Small-Scale, Multi-Unit Housing) Bylaw No. 8395, 2024"

Part 4 – Site Standards

1. Purpose of these resources

To comply with the SSMUH legislation, local governments will be required to update their zoning bylaws by June 30, 2024, unless an extension is granted by the Minister of Housing. To support local governments with this process, a series of Site Standards have been prepared that provide technical specifications commonly found in zoning bylaws. These site standards set provincial expectations for how local governments enable financially viable SSMUH developments by providing flexibility for builders and developers. While local governments may need to make changes to the site standards based on local conditions, the Province expects they will be given full consideration for implementation.

Four site standards have been prepared based on the different SSMUH unit requirements set out in the legislation:

- Site Standards Package A sets out leading practices for jurisdictions and lots where either a secondary suite or accessory dwelling **unit** must be permitted in a single-family zone.

- Site Standards Package B sets out leading practices for jurisdictions and lots where **three or four housing units** must be permitted **and lots are generally less than 1,215m^2**

- Site Standards Package C sets out leading practices for jurisdictions and single-family and duplex lots where **four housing units** must be permitted **and lots are generally between 1,215m^2 – 4,050m^2**

- Site Standards Package D sets out leading practices for jurisdictions and lots where **six housing units** must be permitted within 400 metres from prescribed bus stops

All the Site Standards are designed to ensure alignment with the requirements of the SSMUH legislation, and additionally provide a starting point for zoning bylaw regulations for which local governments retain discretion.

Each Site Standard begins with a description of where the legislated requirement for a minimum number of housing units permitted may apply, followed by the objectives underlying the policy advice, and technical specifications for common parameters in zoning bylaws (e.g., height, setbacks). The zoning bylaw parameters are based on best and emerging practices where possible, experiences and outcomes from other jurisdictions, and SSMUH objectives.

These site standards were designed to enable viable Small Scale Multi-Unit Housing projects. There can be instances where the viability of a project may depend on varying a setback, lot coverage, or building height. For example, to build an accessory dwelling unit on a lot with rocky outcrops the distance to a lot line may need to be reduced, or to allow a third bedroom in a home, the lot coverage may need to be increased. In addition, there can be a need for variances to allow for creativity in built form, for example, green space/courtyard in the middle of the lot. Local governments are encouraged to support variances for SSMUH related developments and where possible, delegate minor decisions to staff to expedite the process. It is recognized that there can be trade-offs when considering variances in terms of stormwater management, tree retention and on-site parking while still maintaining sufficient distance from property lines and between buildings for fire safety reasons, per the BC Building Code.

The content in the Site Standards should be interpreted as non-binding policy guidance. Users of this Policy Manual should seek legal advice as necessary.

2. Site standards package A

2.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a secondary suite and/or an accessory dwelling unit** in addition to the principal residence. Lots and jurisdictions to which this requirement applies include:

- the lands within a regional electoral area that are not identified in an urban containment boundary established by a regional growth strategy or that are wholly outside of the boundary,
- the portions of municipalities or municipalities that are wholly outside of urban containment boundaries, and
- municipalities with populations less than 5,000 that do not have urban containment boundaries.

There is no size limit for the lots to which the requirement for a secondary suite and/or accessory dwelling unit applies. (To mitigate risks related to groundwater contamination, only secondary suites, not accessory dwelling units, should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government).

Lands in the Agricultural Land Reserve that are zoned for single-family use must also permit secondary suites and/or an accessory dwelling unit, subject to the 2021 changes to the *Agricultural Land Commission Act* and Agricultural Land Reserve Use Regulation. Further information can be found at: Housing in the ALR.

2.2 Objectives

The objectives of the benchmark zoning bylaw regulations in Table 5 include:

- recognizing and maintaining consistency with the rural and semi-rural characteristics of the lots and jurisdictions to which they will apply,
- discouraging and mitigating the impacts of sprawl, and
- providing flexibility on the lot for various building forms and configurations.

Table 5: Recommended zoning regulations for lots requiring a minimum of 2 units

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 5 – 6 metres	This front lot line setback maintains some consistency with conditions in most rural and semi-rural areas.
Rear Lot Line Setback	Minimum of 6 metres for principal buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Minimum of 1.2 metres	This minimum requirement will enable flexibility for a large range of lot sizes, configurations, and building types. Larger distances from property lines are likely to be used by builders or developers to meet BC Building Code requirements for combustible buildings, and to accommodate drive aisles to back of the property (if used).
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings At least 8 metres for accessory dwelling units	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 storeys for principal dwellings 2 storeys for accessory dwelling units	In smaller lot settings, permitting 3 stories may reduce the loss of trees, green space, or farmland. In larger lot settings, large distances between adjacent dwellings mitigate relative height and privacy concerns.
Maximum Lot Coverage	25-40%	Relatively low lot coverages will help limit the size and cost of new units on large lots. 25% may be appropriate for large lots and up to 40% for smaller lots.
Off-Street Parking Requirements	One space per dwelling unit	

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 m² 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 m² must be permitted to have at least 3 housing units, while those equal to or greater than 280 m² 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 dentification 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 1,215m² 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 m² in size and smaller than 4,050 m².** 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 m² 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 dentification 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^2 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.

5. Site standards package D

5.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a minimum of six units.** This requirement will apply to parcels that meet all of these criteria:

- are wholly or partly within 400m of a prescribed bus stop;
- are at least 281 m^2 or greater in area; and
- are within a municipality with a population of 5,000 or greater

Lots equal to or greater than 4,050 m^2 are exempt these requirements due to their potential for subdivision. Lots identified as being in a Transit Oriented Area are also exempt from the requirements (see Part 2, Section 8.3 of this manual).

There are two legislative provisions that apply only to these lots and not the other densities that must be permitted under SSMUH zoning:

- local governments are **not permitted to set parking requirements in relation to residential uses** for lots that meet the above conditions, and
- **local governments may set a conditional density requirement for one of the six units** relating to the provision of affordable and special needs housing and/or that the owner enter into a housing agreement prior to the issuance of a building permit.

5.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 8 include:

- improving the economic and spatial viability of establishing a minimum of six units on 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,
- situating new units of housing near existing transit services to reduce auto-dependency and greenhouse gas emissions from transportation, as well as improve the near- and long-term viability of transit services; and
- providing maximum flexibility on lots for various building forms and configurations, which will contributed to a greater diversity of housing types.

Table 8: Recommended zoning regulations for lots requiring a minimum of 6 units

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 2 metres	A front 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 1.5m	
Side Lot Line Setbacks	Minimum of 0 -1.2 metres	Zero side lot line setbacks are appropriate in urban settings to achieve row housing typologies, which will help improve urban/street vibrancy, and are viable spatially due to the absence of on-site parking. Side lot setbacks approximating 2.5m may be required for combustible buildings.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or to the highest point of a flat roof	Depending on how building 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	On small lots, four storeys may be required to achieve a minimum of six liable units.
Maximum Lot Coverage	60%	On-site stormwater retention and/or treatment may be required. A higher lot coverage limit (e.g., 70%) may be required on small lots to achieve a sufficiently large buildable area; however, increasing height limits may be a preferable solution to maintain site permeability.
Off-Street Parking Requirements	0	Local governments are not permitted to set off-street parking requirements in relation to residential uses.

Zoning Parameter Comparison Table

4 Unit Areas (Site Standards Packages B and C)

Parameter	Current Zoning Standards (Delta Bylaw)		Provincial Recommendation (per policy guide)	Staff Recommended Bylaw Change
	RSC Zone	**RS7 Zone**		
Density/FSR	0.65	0.5	N/A	Addition of a 42 m^2 exemption for coach houses and garden suites. RSC Zone to be maintained as a legacy zone, but not used for new development.
Height (Storeys)	2.5 storey principal structure (8.3 m to mid-point/flat, 10.8 m to ridge) 2 storey accessory structure (7.3 m to mid-point/flat, 9.8 m to ridge)	2.5 storey principal structure (8 m to mid-point/flat, 9.5 m to ridge)	3 storeys (11 m to mid-point/flat roof)	2.5 storey principal structure 2 storey coach house (6.25 m to mid-point/flat, 7 m to ridge) 1.5 storey garden suite (3.75 m to mid-point/flat, 4.5 m to ridge)
Setbacks (Primary) Front Yard Side Yard Ext. Side Yard Rear Yard	 4 m 1.5 m 3.5 m 6.7 m	 5 m-6.5 m 1.5 m 3.5 m 7.5 m-9 m	 2 m 1.2 m 1.2 m 1.5 m	Maintain setbacks for primary uses in each zone.
Setbacks (Accessory) Front Yard Side Yard Ext. Side Yard Rear Yard	 25 m 1 m 1.5 m 1.5 m	No residential uses permitted in accessory structures	 2 m 1.2 m 1.2 m 1.5 m	No change for accessory structures excluding coach houses and garden suites. Newly established setbacks from coach houses are garden suites: 1.5 m rear, interior side yard and exterior side yard setbacks Coach houses and garden suites not permitted in front of the primary structure.

Parameter	**Current Zoning Standards (Delta Bylaw)**		**Provincial Recommendation (per policy guide)**	**Staff Recommended Bylaw Change**
	RSC Zone	**RS7 Zone**		
Parking	2 spaces (primary) 1 space (coach house or secondary suite)	2 spaces (primary) 1 space (secondary suite)	Maximum 0.5/unit if within 800 m of frequent transit Maximum 1/unit otherwise	• 1 space/unit • Remove requirement for indoor parking • Tandem parking permitted • No spaces for units under 33 m^2
ADU Location Permissions	Permitted	Not Permitted	No information on built forms permitted.	Up to 2 detached ADUs permitted
Permeability/Open Space	50% of the front yard required to be landscaping Maximum 60% lot impermeability		More than 60% impermeable may require on-site stormwater retention/treatment	No change to current standards.
Amenity Spaces	None required		N/A	No change
Lot Coverage	41%	40%	50%	No change
Lot Size (min.)	330 m^2 for subdivision	335 m^2 for subdivision	N/A	No change

6 Unit Areas (Site Standards Package D)

Parameter	Current Zoning Standards (Delta Bylaw)		Provincial Recommendation (per policy guide)	Staff Recommended Bylaw Change
	RSC Zone	RS7 Zone		
Density/FSR	0.65	0.5	N/A	Addition of a 42 m^2 exemption for coach houses and garden suites. RSC Zone to be maintained as a legacy zone, but not used for new development.
Height (storeys)	2.5 storey principal structure (8.3 m to mid-point/flat, 10.8 m to ridge) 2 storey accessory structure (7.3 m to mid-point/flat, 9.8 m to ridge)	2.5 storey principal structure (8 m to mid-point/flat, 9.5 m to ridge)	3 storeys (11 m to mid-point/flat roof)	2.5 storey principal structure 2 storey coach house (6.25 m to mid-point/flat, 7 m to ridge) 1.5 storey garden suite (3.75 m to mid-point/flat, 4.5 m to ridge)
Setbacks (Primary) Front Yard Side Yard Ext. Side Yard Rear Yard	 4 m 1.5 m 3.5 m 6.7m	 5 m-6.5 m 1.5 m 3.5 m 7.5 m-9 m	 2 m 0-1.2 m (zero lot lines help row housing) 0-1.2 m (zero lot lines help row housing) 1.5 m	Maintain setbacks for primary uses in each zone.
Setbacks (Accessory) Front Yard Side Yard Ext. Side Yard Rear Yard	 25 m 1 m 1.5 m 1.5 m	No residential uses permitted in accessory structures	 2 m 1.2 m 1.2 m 1.5 m	No change for accessory structures excluding coach houses and garden suites. Newly established setbacks from coach houses are garden suites: 1.5 m rear, interior side yard and exterior side yard setbacks Coach houses and garden suites not permitted in front of the primary structure.

Parameter	Current Zoning Standards (Delta Bylaw)		Provincial Recommendation (per policy guide)	Staff Recommended Bylaw Change
	RSC Zone	**RS7 Zone**		
Parking	2 spaces (primary) 1 space (coach house or secondary suite)	2 spaces (primary) 1 space (secondary suite)	No parking minimum permitted	No parking required
ADU Location Permissions	Permitted	Not Permitted	N/A	Up to 2 detached ADUs permitted.
Permeability/Open Space	50% of the front yard required to be landscaping. Maximum 60% lot impermeability		More than 60% impermeable may require on-site stormwater retention/treatment	No change to current standards.
Amenity Spaces	None required		N/A	No change
Lot Coverage	41%	40%	60% (on-site stormwater retention/treatment may be required)	No change
Lot Size (min.)	330 m^2 for subdivision	335 m^2 for subdivision	N/A	No change

PART 2 INTERPRETATION

2.1 DEFINITIONS

2.1.1 In this Bylaw, unless the context otherwise requires:

Accessory dwelling unit means a *coach house, garden suite* or *secondary suite*, accessory to a *dwelling unit* in a *single detached dwelling* or a *duplex dwelling*.

Accessory dwelling unit occupancy permit means a permit issued by the *General Manager, Development* indicating that an *accessory dwelling unit* may be used or occupied.

Decommission in relation to an *accessory dwelling unit* means the removal of *cooking facilities*, including the permanent capping of gas lines, and the removal of electric range or stove receptacles and related circuit breakers and the hood fan of the range or stove and connected ventilation, that form part of an *accessory dwelling unit*.

Garden suite means a *dwelling unit* that is located within a detached *accessory building* on the same *lot* as a *principal building* but does not have an attached *garage*.

Secondary suite means an *accessory dwelling unit* that is located within a *single detached dwelling* or *duplex dwelling*, meets the BC Building Code and has been issued an *accessory dwelling unit occupancy permit*.

Townhouse means a residential *building* or *buildings*, each of which contains 3 or more *dwelling units* that share one or more party walls with an adjacent *dwelling unit*, and each *dwelling unit* has a separate exterior entrance either at or near *finished grade* or from the roof deck of a parking *structure*.

PART 6 GENERAL REGULATIONS

6.1.2 USES PERMITTED IN SPECIFIC ZONES

(g) On any *lot* within the Urban Containment Boundary, except when zoned A1, where the permitted *uses* include a *single detached dwelling* or a *duplex dwelling*, the maximum number of *dwelling units* permitted on a *lot* is as follows:

(i) On a *lot* less than or equal to 280 m², a maximum of three *dwelling units* are permitted

(ii) On a *lot* greater than 280 m², a maximum of four *dwelling units* are permitted.

(iii) On a *lot* greater than 280 m² and located in the Transit Exchange Area in Schedule F, a maximum of six *dwelling units* are permitted.

(h) Subject to the maximum number of *dwelling units* permitted, the following *uses* are permitted:

(i) A *single detached dwelling*, maximum of one per *lot.*

(ii) A *duplex dwelling*, maximum of one per *lot.*

(iii) Detached *accessory dwelling units*, maximum of two per *lot.*

(iv) Notwithstanding the above, for *lots* within the Agricultural Land Reserve, a maximum of one *farm house*, one *secondary suite* and one *accessory farm dwelling unit* is permitted.

(v) Notwithstanding the above, for *lots* not within the Urban Containment Boundary and not within the Agricultural Land Reserve, a maximum of one *single detached dwelling*, one *secondary suite* and either one *garden suite* or one *coach house* is permitted.

6.1.8 ACCESSORY DWELLING UNITS

(a) The following shall apply to any *accessory dwelling unit*:

(i) An *accessory dwelling unit* is only permitted when the *single detached dwelling, farm house* or *dwelling unit* of a *duplex dwelling* is not occupied by *boarders* or does not contain a *community care facility*;

(ii) The *floor area* of each *accessory dwelling unit* shall be less than 50% of the *gross floor area* of the *single detached dwelling, farm house* or *dwelling unit* of a *duplex dwelling* excluding the *floor area* of an attached *garage*;

(iii) An *accessory dwelling unit* shall not be used, occupied, allowed to be used or occupied, or advertised for rent unless

(1) a valid *accessory dwelling unit occupancy permit* has been issued for such *accessory dwelling unit*, and

(2) all conditions of the *accessory dwelling unit occupancy permit* have been and continue to be satisfied;

(iv) An *accessory dwelling unit occupancy permit* shall be posted within the *accessory dwelling unit* and be clearly visible to the occupants;

(v) An *accessory dwelling unit occupancy permit* may be revoked if it is determined that false or incomplete information was provided or if changes have been made to the *accessory dwelling unit* such that, in the opinion of the *General Manager, Development*, the *accessory dwelling unit* is not suitable to occupy from a health and safety point of view;

(vi) If a person *decommissions* an *accessory dwelling unit*, the decommissioning work is to be approved by the *General Manager, Development*;

(vii) Following completion of the work required to *decommission* an *accessory dwelling unit*, no person shall re-establish that *accessory dwelling unit*, uncap any gas line, reinstall or replace any stove receptacle, circuit breaker, *cooking facilities* or hood fan or connect or reconnect any ventilation that formed part of an *accessory dwelling unit*.

(b) Including the provisions in 6.1.8 (a) above, the following shall apply to *secondary suites*:

(i) no part of a *secondary suite* shall be located in an *attic* of the *single detached dwelling, farm house* or *dwelling unit* of a *duplex dwelling*;

(ii) not more than one *secondary suite* is permitted in each *single detached dwelling, farm house* or *dwelling unit* of a *duplex dwelling*.

(c) Including the provisions in 6.8.1(a) above, the following shall apply to *garden suites*:

(i) The *maximum height* of a *garden suite* shall be:

Maximum *Storeys*	1 .5
Maximum height to *mid-roof* or the top of a *flat roof*	3.75 m
Maximum height to roof ridge for a *pitched roof*	4.5 m

(ii) The minimum *setbacks* for a *garden suite* are as follows:

Interior Side Yard	1.5 m
Exterior Side Yard	1.5m
Rear	1.5m

(iii) *Garden suites* shall be no closer to the *front lot line* than the front face of the *single detached dwelling, farm house* or *duplex dwelling* on the *lot*;

(iv) *Garden suites* are not permitted to have *basements, in-ground basements*, or roof decks.

(d) Including the provisions in 6.8.1(a) above, the following shall apply to *coach houses*.

(i) The *maximum height* of a *coach house* shall be:

Maximum *Storeys*	2
Maximum height to *mid-roof* or the top of a *flat roof*	6.25 m
Maximum height to roof ridge for a *pitched roof*	7 m

(ii) The minimum *setbacks* for a *coach house* are as follows:

Interior Side Yard	1.5 m
Exterior Side Yard	1.5m
Rear	1.5m

(iii) *Coach houses* shall be no closer to the *front lot line* than the front face of the *single detached dwelling, farm house* or *duplex dwelling* on the *lot*.

(iv) *Coach houses* are not permitted to have *basements, in-ground basements*, or roof decks.

6.1.10 HOME OCCUPATIONS

(d) Consent in Writing

(ii) Where a *home occupation* is permitted in an *accessory dwelling unit* of a *single detached dwelling, farm house* or a *dwelling unit* of a *duplex dwelling*, consent to the *home occupation* shall be obtained in writing from the owners of the *single detached dwelling, farm house* or a *dwelling unit* of a *duplex dwelling*, or the manager in the case of a *single detached dwelling* or a *dwelling unit* of a *duplex dwelling* for which the owners have designated a building manager, and in that event the manager's consent shall be accompanied by evidence in writing of such designation as the building manager, prior to the issuance of a business licence.

(e) Home Occupation Uses

(ii) Despite Subsection (i), a *childcare facility* may only be operated in a *single detached dwelling* or *duplex dwelling* if there is no *accessory dwelling unit* or *boarders* on the *lot*.

6.2 SITING, SIZE AND DIMENSIONS OF BUILDINGS AND STRUCTURES

6.2.16 ACCESSORY STRUCTURES

Where an *accessory structure* that is not an *accessory dwelling unit* is permitted on a *lot* in an RS or RD *Zone*, the following regulations shall apply:

6.2.17 FLOOR SPACE RATIO AND FLOOR AREA CALCULATION

(a) Floor Area Exclusions

The following *floor area* shall be excluded in the calculation of *floor space ratio* and maximum total *floor area* permitted on a *lot* under the density regulations of a *zone*:

Uses	*Floor Area Excluded*
(v) *Coach house* and *garden suite*	The *floor area* of each *coach house* or *garden suite* on a *lot* up to a maximum of 42 m^2.

PART 8 OFF-STREET PARKING

8.2 SPECIFIC REQUIREMENTS FOR RESIDENTIAL USES

8.2.2 No *parking spaces* are required for *single detached dwellings, duplex dwellings,* or *accessory dwelling units* on *lots* shaded in Schedule F.

8.2.3 No *parking spaces* are required for an *accessory dwelling unit* with *gross floor area* less than or equal to 33 m^2.

8.2.6 Where a *lot* contains an *accessory dwelling unit* or a *sleeping unit* occupied by a *boarder*, the owner of the *lot* shall post a notice within the *accessory dwelling unit* or *sleeping unit* to identify where the required *parking space* for the *accessory dwelling unit* occupant or *boarder* is located on the *lot,* and such notice shall be clearly visible for the occupant or *boarder* at all times.

8.4 CALCULATION OF REQUIRED PARKING SPACES

8.4.2 REQUIRED PARKING SPACES

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
RESIDENTIAL		
Duplex dwelling	1 space per *dwelling unit*	
Garden suite	1 space per *dwelling unit*	
Single detached dwelling	1 space per *dwelling unit*	

8.5 DEVELOPMENT AND MAINTENANCE STANDARDS

8.5.4 SMALL CAR PARKING SPACES

(a) For *uses* other than *single detached dwellings, duplex dwellings, accessory dwelling units, strata houses* and *townhouses*, up to 25% of the total required *parking spaces, including a maximum of 25% of visitor parking spaces,* may be provided for small car parking where the total number of required *parking spaces* exceeds 30.

8.5.7 TANDEM PARKING

Tandem parking shall not be permitted, except for the following:

(a) for a *single detached dwelling, duplex dwelling*, or *accessory dwelling unit*, any driveway that provides *tandem parking* must have a minimum length of 6 m;

8.5.10 PARKING AREAS

(a) Except for a *single detached dwelling, duplex dwelling* or properties in the A1 *Zone,* or *accessory dwelling unit use,* all parking areas shall be clearly marked and shall include necessary protection features such as wheel stops to ensure parked *motor vehicles* are contained within the parking area.

8.5.12 ELECTRIC VEHICLE PARKING AND CHARGING INFRASTRUCTURE

The following regulations apply to all residential *zones* and residential *uses* in a *mixed use residential building*:

(a) For a *single detached dwelling* or a *duplex dwelling*, a minimum of one *parking space* per *dwelling unit* shall be provided with an *energized electric vehicle outlet* or *electric vehicle charger*. *Accessory dwelling units* are exempt.

PART 11 SINGLE DETACHED RESIDENTIAL ZONES

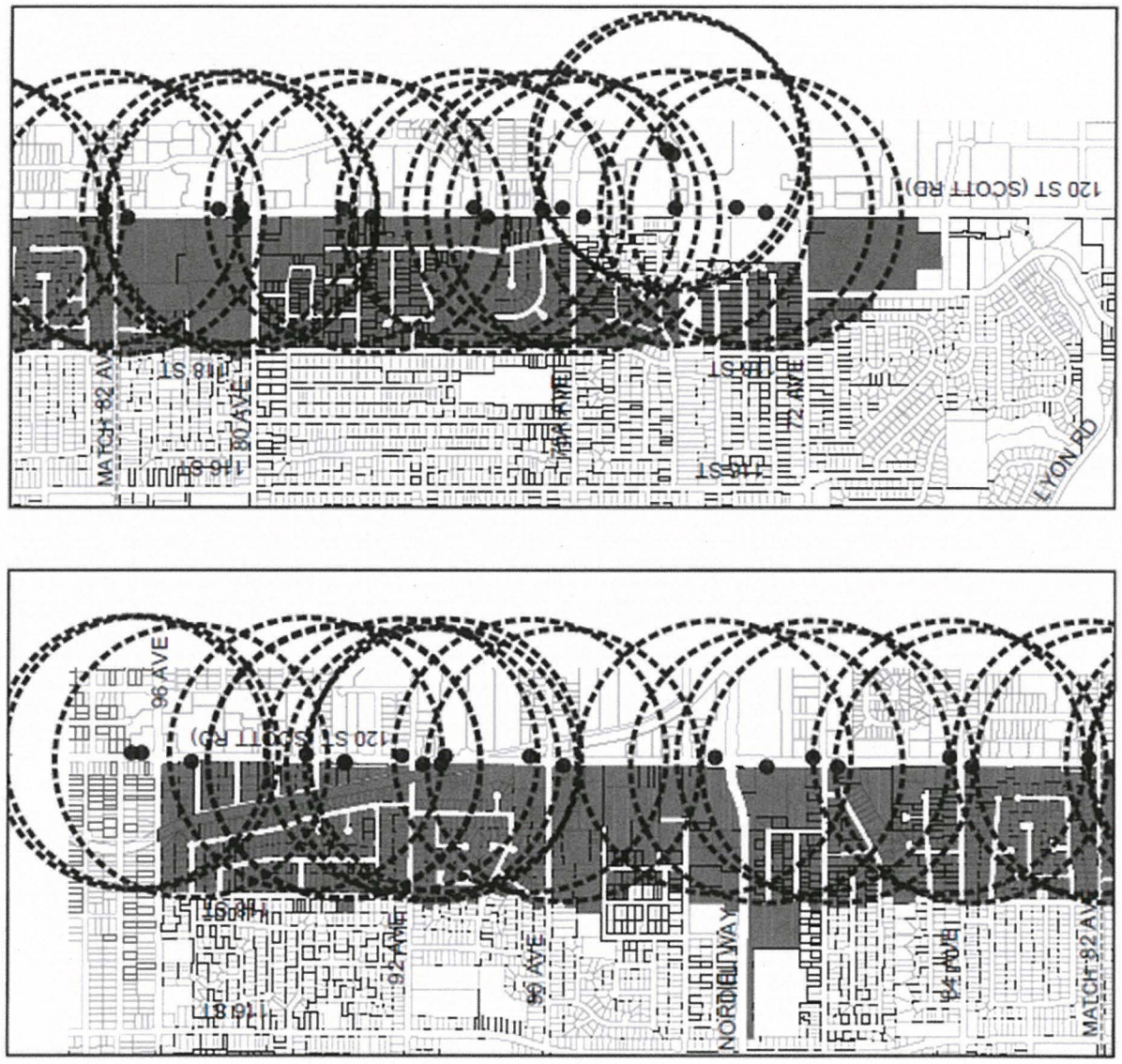
11.80 RSC: SINGLE DETACHED RESIDENTIAL COACH HOUSE ZONE

11.80.1 INTENT

This *zone* is a legacy *zone* and is not intended for new development.

PART 22 SCHEDULES

22.5 SCHEDULE F: FREQUENT TRANSIT AREA



Delta Zoning Bylaw No. 2750, 1997 redline (as amended by Bylaw 8395, 2024)

Part II

INTERPRETATIONS

TYPES OF DWELLINGS

Dwelling, Duplex	Means a residential building containing two dwelling units, either placed side by side, (also known as a semi-detached house) or placed one above the other. For two dwelling units placed side by side, the length of the common wall shall not be less than 15% of the exterior perimeter, measured horizontally, of the smallest dwelling unit. A 'Dwelling, Single Family' with a 'Secondary Suite' is not considered a 'Dwelling, Duplex' for the purposes of this Bylaw.
Stacked Townhouse:	A residential building consisting of three or more ground level dwelling units located side by side, with a second dwelling unit located above each such ground level dwelling unit. Each dwelling unit shall have direct exterior access either at or near grade or to the roof deck of its "Parking Structure, Enclosed".
Townhouse:	A residential building or buildings, in which each building contains three or more dwelling units, and each dwelling unit has one or more exterior entrances on the ground floor, and shares one or more party walls with an adjacent dwelling unit.

OTHER TYPES OF DWELLINGS

Dwelling, Senior Citizens Townhouse:	Three or more row house dwellings situated on the same 'Lot' used or intended to be used exclusively for the accommodation of elderly persons under the auspices of a corporation wholly owned by the Province or Municipality, or by a person, organization or corporation under the provisions of the National Housing Act.

GENERAL

Accessory Dwelling Unit:	Means a 'Coach House', 'Garden Suite' or 'Secondary Suite', accessory to a 'Dwelling, Single Family' or a 'Dwelling Unit' in a 'Dwelling, Duplex'.
Accessory Dwelling Occupancy Permit:	Means a permit issued by the 'General Manager, Development', indicating that an 'Accessory Dwelling Unit' may be used or occupied.

Coach House:	Means a 'Dwelling Unit' that is located together with a 'Garage' in an 'Accessory Structure' on a 'Lot'.
Decommission:	Means the removal of cooking facilities, including the permanent capping of gas lines, the removal of stove receptacles and circuit breakers and the hood fan and connected ventilation that form part of an 'Accessory Dwelling Unit'.
Garden Suite:	Means a 'Dwelling Unit' that is located within a detached 'Accessory Structure' on the same 'Lot' as a 'Dwelling, Single Family' or 'Dwelling, Duplex'.
General Manager, Development:	Unless otherwise specified, means the 'General Manager, Development' of the City or their delegate.
Secondary Suite:	Means an 'Accessory Dwelling Unit' that is located within a 'Dwelling, Single Family' or 'Dwelling, Duplex'.

Part IV: General Provisions

429 Secondary Suites:

A 'Secondary Suite' is only permitted in a 'Dwelling, Single Family' or 'Dwelling, Duplex'.

430 'Floor Space Ratio' Exclusions:

In determining the 'Floor Space Ratio', the following floor area shall be excluded:

1.1 for single family and duplex uses:

(a) the total floor area of attached or unattached 'Garages' up to a maximum of 42 m^2 for a 'Dwelling, Single Family' or for each 'Dwelling Unit' in a 'Dwelling, Duplex'; and

(b) the total floor area of a 'Coach House' up to 42m^2; and

(c) the total floor area of a 'Garden Suite' up to 42m^2; and

(d) the total floor area of 'Accessory Structures', other than an unattached 'Garage', 'Coach House', or 'Garden Suite', up to a maximum of 20 m^2. This exemption cannot be combined with the exemptions in (a), (b), or (c) above for the same 'Structure'.

431 Accessory Dwelling Units

Despite any other provision of this Bylaw, the following shall apply to any 'Accessory Dwelling Unit':

1. An 'Accessory Dwelling Unit' is only permitted when the 'Dwelling, Single Family' or the 'Dwelling Unit' of a Dwelling, Duplex' is not occupied by 'Boarders' or does not contain a 'Community Care Facility';

2. The maximum site coverage as outlined in the zone shall include 'Accessory Dwelling Units'.

3. The 'Floor Area' of each 'Accessory Dwelling Unit' shall be less than 50% of the gross 'Floor Area' of the 'Dwelling, Single Family' or 'Dwelling Unit' of a 'Dwelling, Duplex' excluding the 'Floor Area' of an attached 'Garage';

4. An 'Accessory Dwelling Unit' shall not be used, occupied, allowed to be used or occupied, or advertised for rent unless
   a) a valid 'Accessory Dwelling Unit Occupancy Permit' has been issued for such 'Accessory Dwelling Unit', and
   b) all conditions of the 'Accessory Dwelling Unit Occupancy Permit' have been and continue to be satisfied.

5. An 'Accessory Dwelling Unit Occupancy Permit' shall be posted within the 'Accessory Dwelling Unit' and be clearly visible to the occupants.

6. An 'Accessory Dwelling Unit Occupancy Permit' may be revoked if it is determined changes have been made to the 'Accessory Dwelling Unit' such that, in the opinion of the 'General Manager, Development', the 'Accessory Dwelling Unit' is not suitable to occupy from a health and safety point of view.

7. If a person 'Decommissions' an 'Accessory Dwelling Unit', the decommissioning work is to be approved by the 'General Manager, Development'.

8. Following completion of the work required to 'Decommission' an 'Accessory Dwelling Unit', no person shall re-establish that 'Accessory Dwelling Unit', uncap any gas line, reinstall or replace any stove receptacle, circuit breaker, 'Cooking Facilities' or hood fan or connect or reconnect any ventilation that formed part of a 'Accessory Dwelling Unit'.

431A 'Secondary Suites'

In addition to the provisions listed in Section 431 the following shall also apply to 'Secondary Suites':

1. no part of a 'Secondary Suite' shall be located in an attic of the 'Dwelling, Single Family' or 'Dwelling Unit' of a 'Dwelling, Duplex';
2. not more than one 'Secondary Suite' is permitted in each 'Dwelling, Single Family' or 'Dwelling Unit' of a 'Dwelling, Duplex'.

431B 'Garden Suites'

In addition to the provisions listed in Section 431 the following shall also apply to 'Garden Suites':

1. 'Height'

Maximum Storeys	1.5
Maximum 'Height' to the roof ridge for 'Pitched Roof Building'	4.5 metres
Maximum 'Height' to 'Mid-Roof' or top of a flat roof building	3.75 metres

2. 'Setbacks': The minimum 'Setbacks' are as follows:

Rear	1.5 metres
Sides	1.5 metres
Sides on a 'Flanking Street'	1.5 metres

3. 'Garden Suites' shall be no closer to the 'Front Lot Line' than the front face of the 'Dwelling, Single Family' or 'Dwelling, Duplex' on the 'Lot'.

4. 'Garden Suites' are not permitted to have 'Basements', 'In-ground basements', or roof decks.

431C 'Coach Houses'

In addition to the provisions listed in Section 431 the following shall also apply to 'Coach Houses':

1. 'Height'

Maximum Storeys	2
Maximum 'Height' to the roof ridge for 'Pitched Roof Building'	7 metres
Maximum 'Height' to 'Mid-Roof' or top of a flat roof building	6.25 metres

2. 'Setbacks':

The minimum 'Setbacks' are as follows:

Rear	1.5 metres
Sides	1.5 metres
Sides on a 'Flanking Street'	1.5 metres

3. 'Coach Houses' shall be no closer to the 'Front Lot Line' than the front face of the 'Dwelling, Single Family' or 'Dwelling, Duplex' on the 'Lot'.

4. 'Coach Houses' are not permitted to have 'Basements', 'In-ground Basements', or roof decks.

Part VI: Res. General Regulations

603 Home Occupations:

14. Where a 'Home Occupation' is permitted in an 'Accessory Dwelling Unit', permission shall be obtained in writing from the owner of the building, or the manager in the case of a building for which the owner has designated a building manager, and in that event the manager's consent shall be accompanied by evidence in writing of their designation as building manager, prior to the issuance of a business licence.

Notwithstanding the definition of 'Home Occupation' in Part II INTERPRETATIONS and the regulations contained in Sections 603 (1) through (13), each 'Dwelling Unit' within a 'Dwelling, Single Family' or 'Dwelling, Duplex' with an 'Accessory Dwelling Unit' is limited to the following 'Home Occupations':

- Business telephone and mailing address only of a self-employed artisan, accountant, business management consultant, contractor, income tax consultant, insurance agent, or public stenographer.
- Business telephone and mailing address only for a mail order sales representative who does not carry or handle goods or products offered for sale.

604 Storage of Vehicles

2. The provisions of subsection (1) shall apply to a 'Lot' containing a 'Dwelling, Single Family' regardless of whether the 'Dwelling, Single Family' contains an 'Accessory Dwelling Unit' or one or more 'Boarders', except that one additional vehicle may be parked or stored on the 'Lot' in lieu of one permitted recreation vehicle, utility trailer or pleasure boat.

610C In-Ground Basements, Detached Garages and Accessory Structures

2. For any detached 'Garage' or 'Accessory Structure' a maximum of one plumbing fixture, limited to a sink only, is permitted except that where a 'Lot' contains an in-ground swimming pool, two additional plumbing fixtures are permitted. 'Accessory Dwelling Units' are exempt.

4. Notwithstanding the terms of any Comprehensive Development Zone, where an 'Accessory Structure', not including a detached 'Garage', is permitted in association with a 'Dwelling, Single Family', the maximum height to mid-roof or the top of a flat roof shall be 3 m (10 ft) and the maximum height to the roof ridge for a pitched roof 'Accessory

Structure' shall be 3.75 m (12 ft). 'Accessory Dwelling Units' are exempt from these restrictions.

611 Number of Dwelling Units

1. On any 'Lot' within the Urban Containment Boundary, except in the A1 Zone: Agriculture, where a 'Dwelling, Single Family' or a 'Dwelling, Duplex' is a permitted, the maximum number of units permitted on a 'Lot' is as follows:

   a) On a 'Lot' of area less than or equal to 280m^2, a maximum of 3 'Dwelling Units' are permitted

   b) On a 'Lot' of area greater than 280m^2, a maximum of 4 'Dwelling Units' are permitted.

   c) On a 'Lot' of area greater than 280m^2 located in the Frequent Transit Area in Schedule P, 6 'Dwelling Units' are permitted.

2. Subject to the maximum number of 'Dwelling Units' permitted, the following uses are permitted:

   a) A maximum of 1 'Dwelling, Single Family' or 'Dwelling, Duplex' per 'Lot'.

   b) A maximum of 2 detached 'Accessory Dwelling Units' per 'Lot'.

   c) Despite a) and b) above, on 'Lots' located within the Agricultural Land Reserve, a maximum of 1 'Farm House', 1 'Secondary Suite', and 1 'Coach House' or 'Garden Suite' is permitted.

   d) Despite a) and b) above, on 'Lots' not within the Urban Containment Boundary and not within the Agricultural Land Reserve, a maximum of 1 'Dwelling, Single Family', 1 'Secondary Suite', and 1 'Accessory Dwelling Unit' is permitted.

Part IX: Off-Street Parking Regulations

901 Off-Street Parking:

1. General Requirements
   l) Where a building or 'Structure' contains an 'Accessory Dwelling Unit' or a 'Sleeping Unit' occupied by a 'Boarder', the owner of the 'Lot' must post a notice within the ' 'Accessory Dwelling Unit' or 'Sleeping Unit' to identify where the required 'Parking Space' for the 'Accessory Dwelling Unit' occupant or 'Boarder' is located on the 'Lot', and such notice shall be clearly visible for the occupant at all times.

4. Required Off-Street Parking:
   Off-street parking shall be provided in accordance with the following tables and in the case of a use not specifically mentioned, the required off-street parking shall be the same as for a similar use. There is no resident or visitor parking required in the Transit-Oriented Area identified in Schedule O, except handicapped 'Parking Spaces'. Non-residential parking is still required.

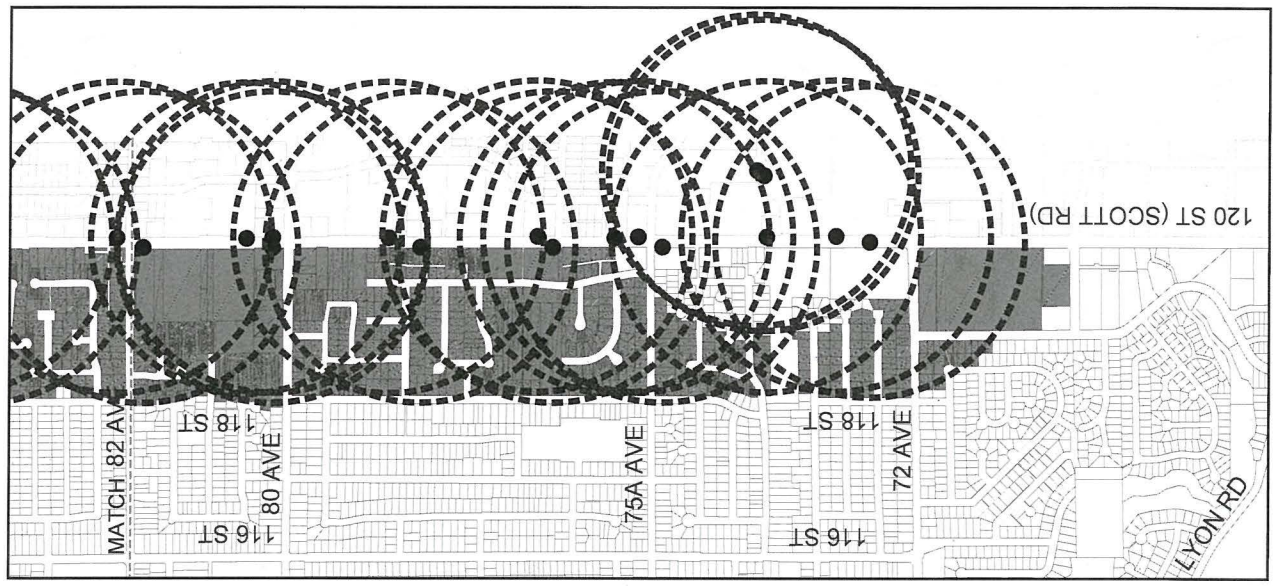
USE	NUMBER OF 'PARKING SPACES' REQUIRED	NUMBER OF VISITOR SPACES	AMEND BL NO.
RESIDENTIAL "Dwelling, Single Family"	1 space per "Dwelling, Single Family" PLUS 1 additional space for each "Accessory Dwelling Unit" over 33 m^2 in gross "Floor Area" and for each 'Boarder', if any. No parking is required on properties identified in Schedule P.		4521, 1989 4689, 1990 4865, 1992 6852, 2010 8395, 2024
"Dwelling, Duplex"	1 space per "Dwelling Unit", PLUS 1 additional space for each "Accessory Dwelling Unit" over 33 m^2 in gross "Floor Area" and each "Boarder", if any. No parking is required on properties identified in Schedule P.		4521, 1989 4689, 1990 4865, 1992 6852, 2010 8395, 2024

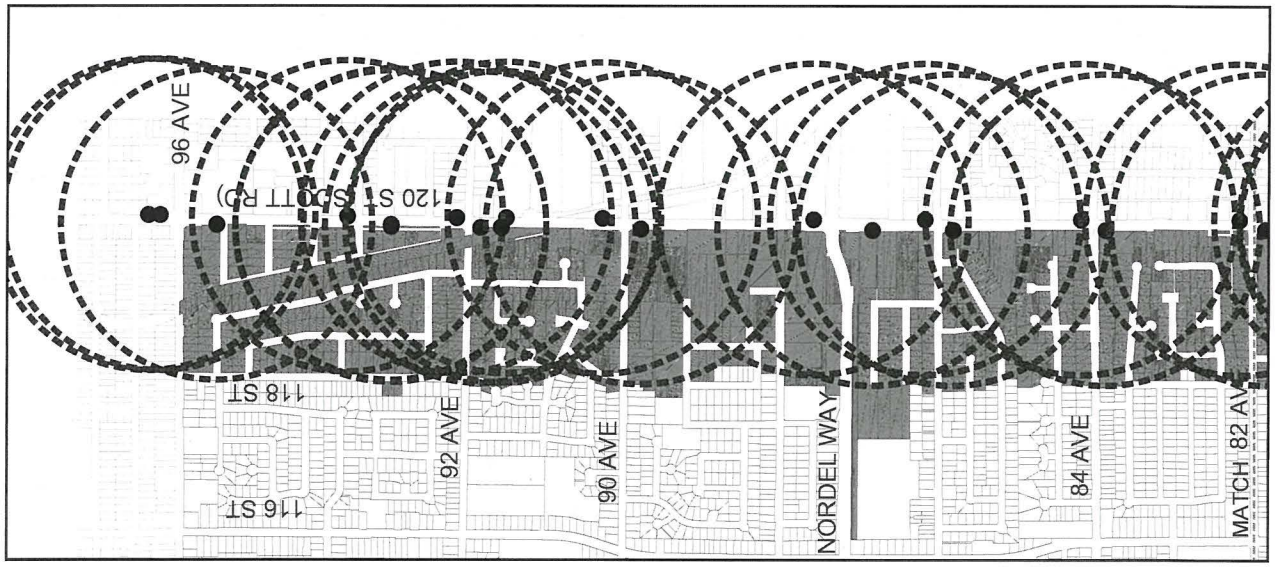
5. Development and Maintenance Standards

m) Notwithstanding Section 901(5)(k), where a building or 'Structure' contains an 'Accessory Dwelling Unit' or a 'Sleeping Unit' occupied by a 'Boarder', the owner of the 'Lot' must provide one 'Parking Space' for the exclusive use of the 'Accessory Dwelling Unit' occupant or 'Boarder' that:

Add Schedule O (Transit-Oriented Area)
Add Schedule P (Frequent Transit Area)

Frequent Transit Areas

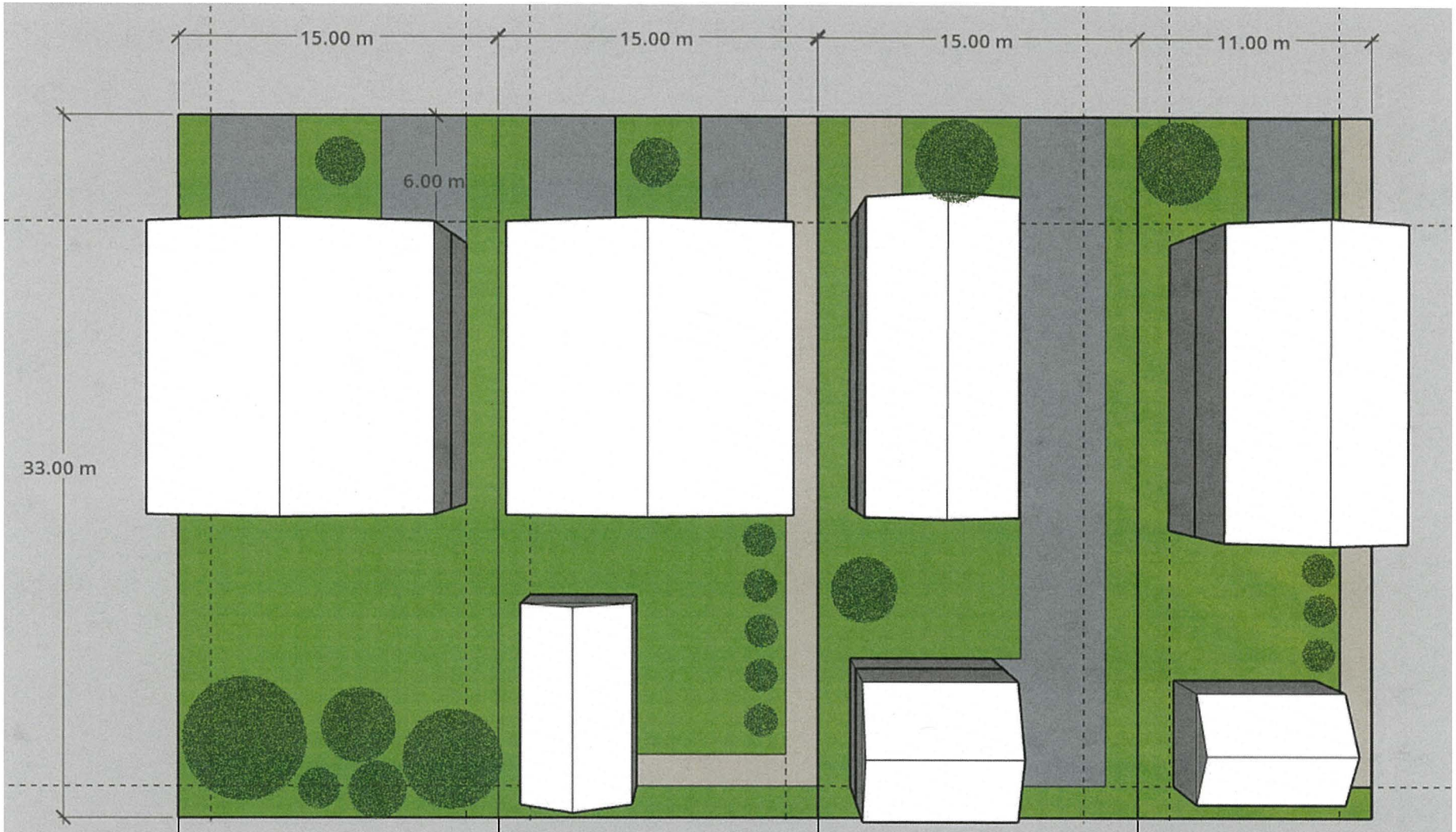




LEGEND

Transit Exchange
400m buffer from centre

N



Duplex with two basement suites

Lot size: 495 m²
Total Floor Area: 441 m²
Lot coverage: 30%
Parking: 4 spaces (2 enclosed and 2 driveway)

Duplex with one basement suite and one garden suite

Lot size: 495 m²
Total Floor Area: 413 m²
Lot coverage: 39%
Parking: 4 spaces (2 enclosed and 2 driveway)

Single detached with one basement suite and one coach house

Lot size: 495 m²
Total Floor Area: 300 m²
Lot coverage: 26%
Parking: 3 spaces (2 enclosed and 1 driveway)

Single detached with one basement suite and one small garden suite

Lot size: 363 m²
Total Floor Area: 342 m²
Lot coverage: 30%
Parking: 2 spaces (1 enclosed and 1 driveway)