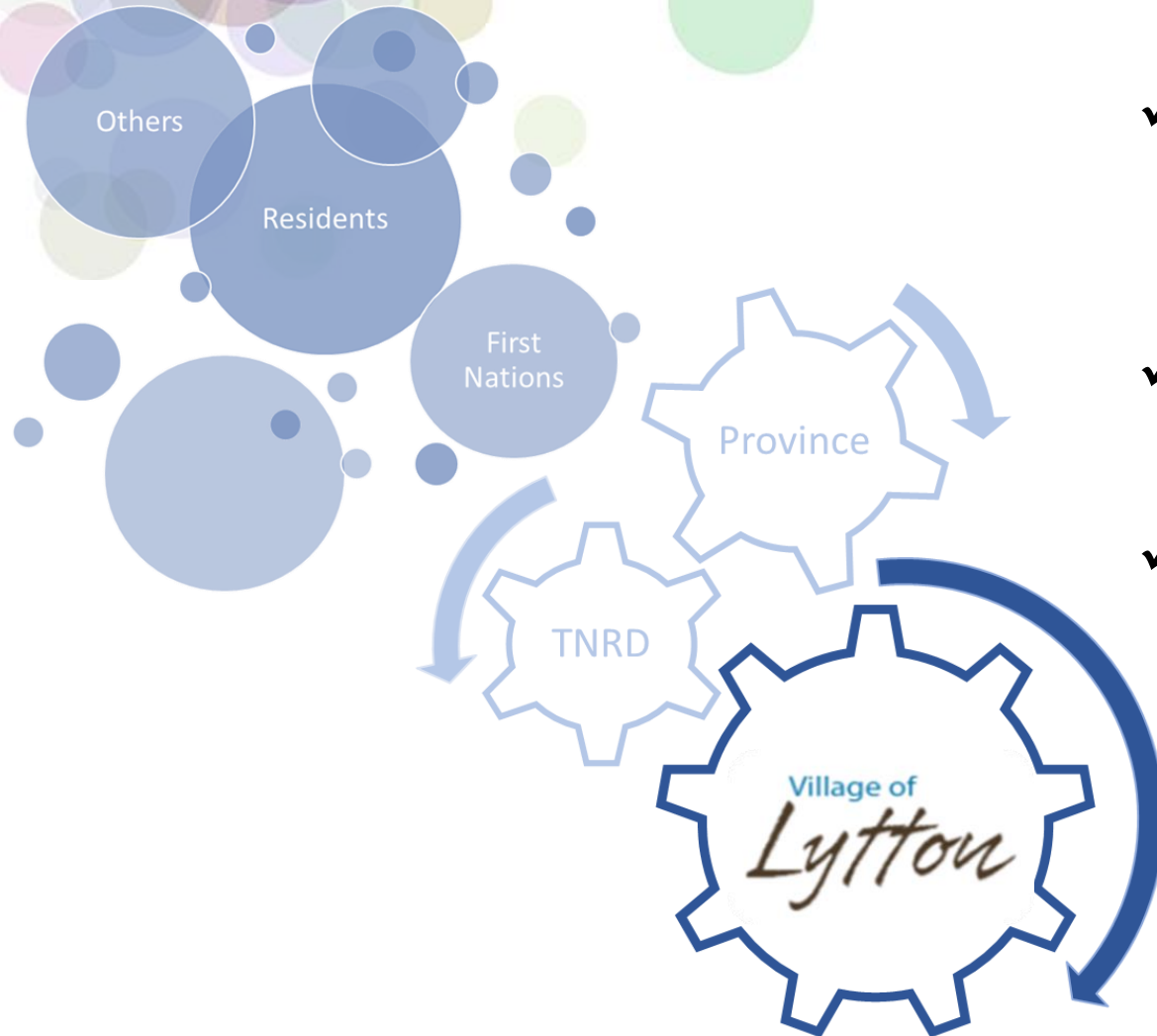




Tonight:

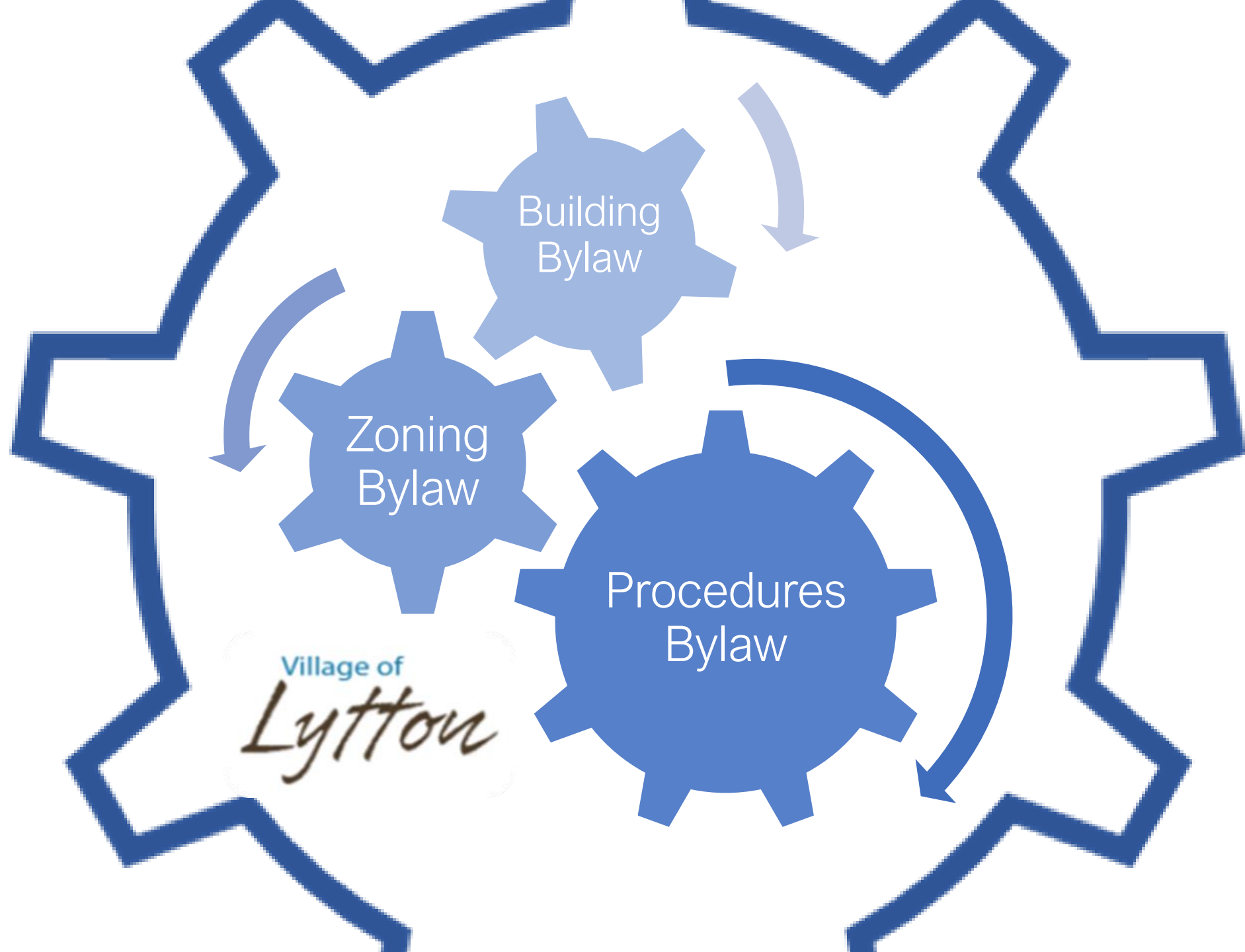


- ✓ Respond to Council request for Front Lot Line Setbacks in Residential zones
- ✓ Request Council adopt Development Approval Procedures Bylaw No. 731
- ✓ Clarify Zoning Bylaw definitions and regulations:
 - Lot Line, Setback and Coverage
 - Housing Regulations



Investigation of Front Lot Line Setback Process:

- ✓ Reviewed front lot line best practices in other interior communities
- ✓ Consolidated information in Attachment 1
- ✓ Recommendations
 - Reduce to 3m except where off-street parking is located between the house and the front lot line
 - Direct staff to investigate fire resistance and other setbacks



Zoning Bylaw

Guides land use by regulating:

- Permitted uses
- Density
- Siting, size and dimensions of buildings & structures





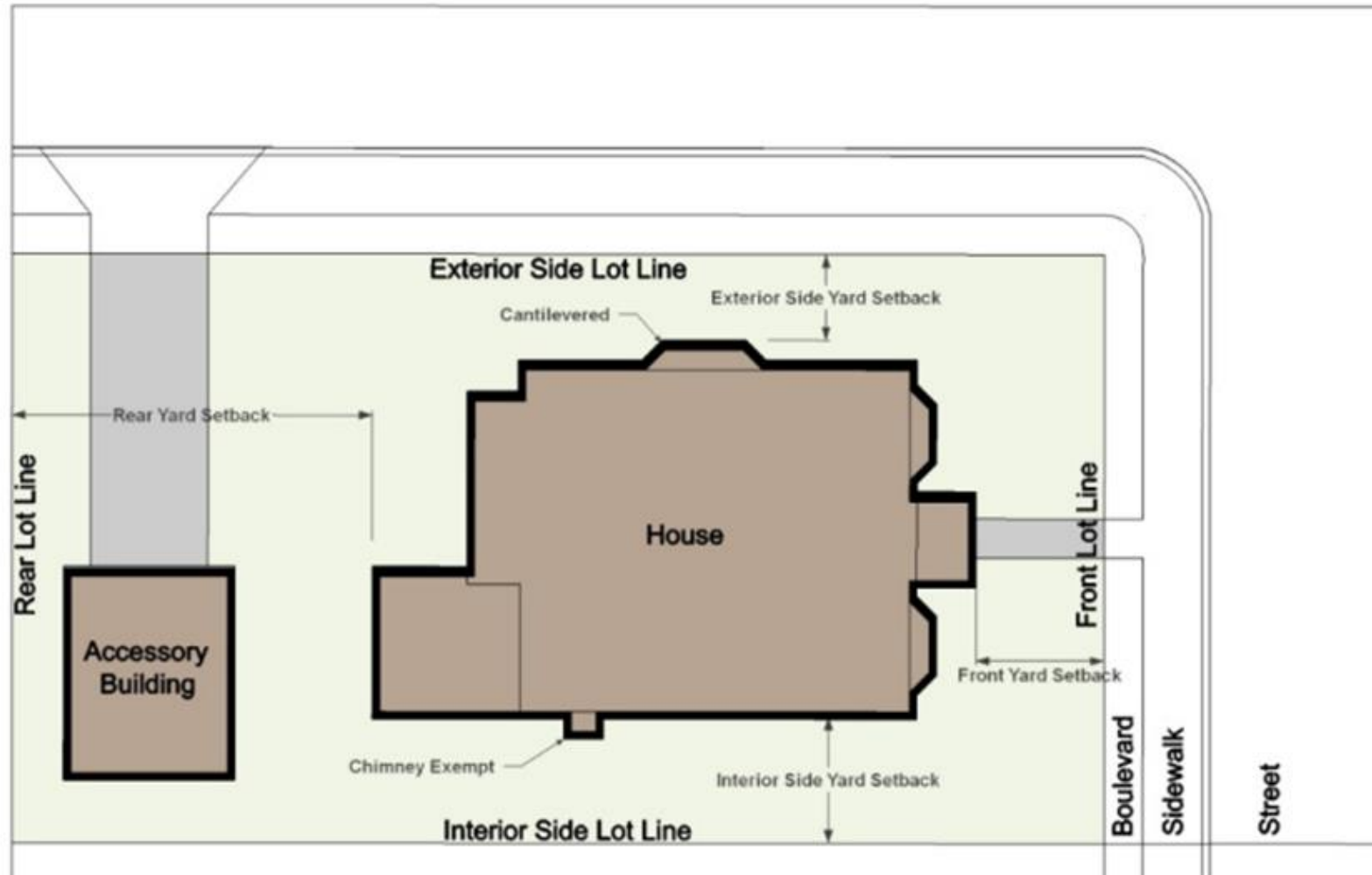
Proposed Lot Line & Setback Definitions

Lot Line, Front means the lot line common to the *lot* and an abutting *street*, and in the case of a *corner lot*, the shortest of these lines shall be considered the *front lot line*; or in the case of a *Through Lot* both lot lines shall be considered *front lot lines*.

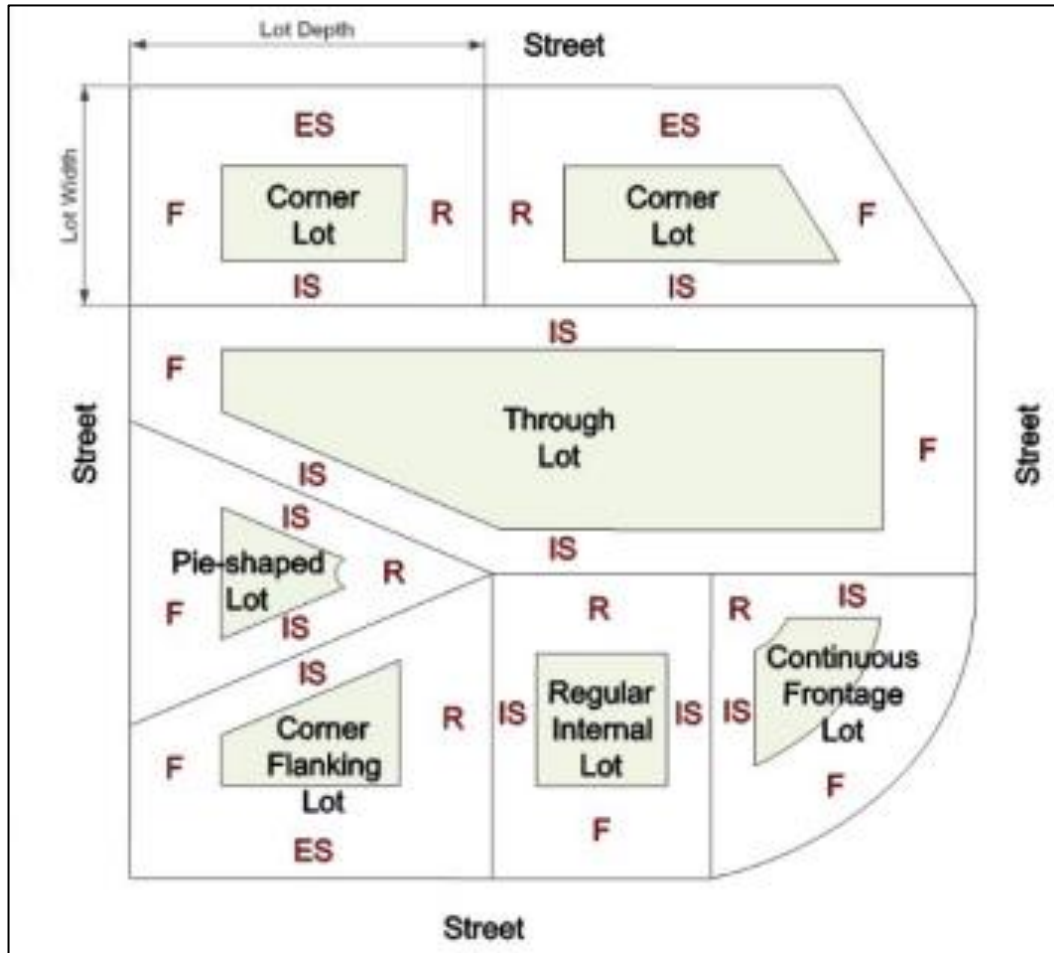
Setback means the required distance from a *lot line* to any area of a *lot* on which a *building or structure* may be sited in accordance with this bylaw.



Lot Lines & Yards



Lot Types with Lot Lines & Yards Identified

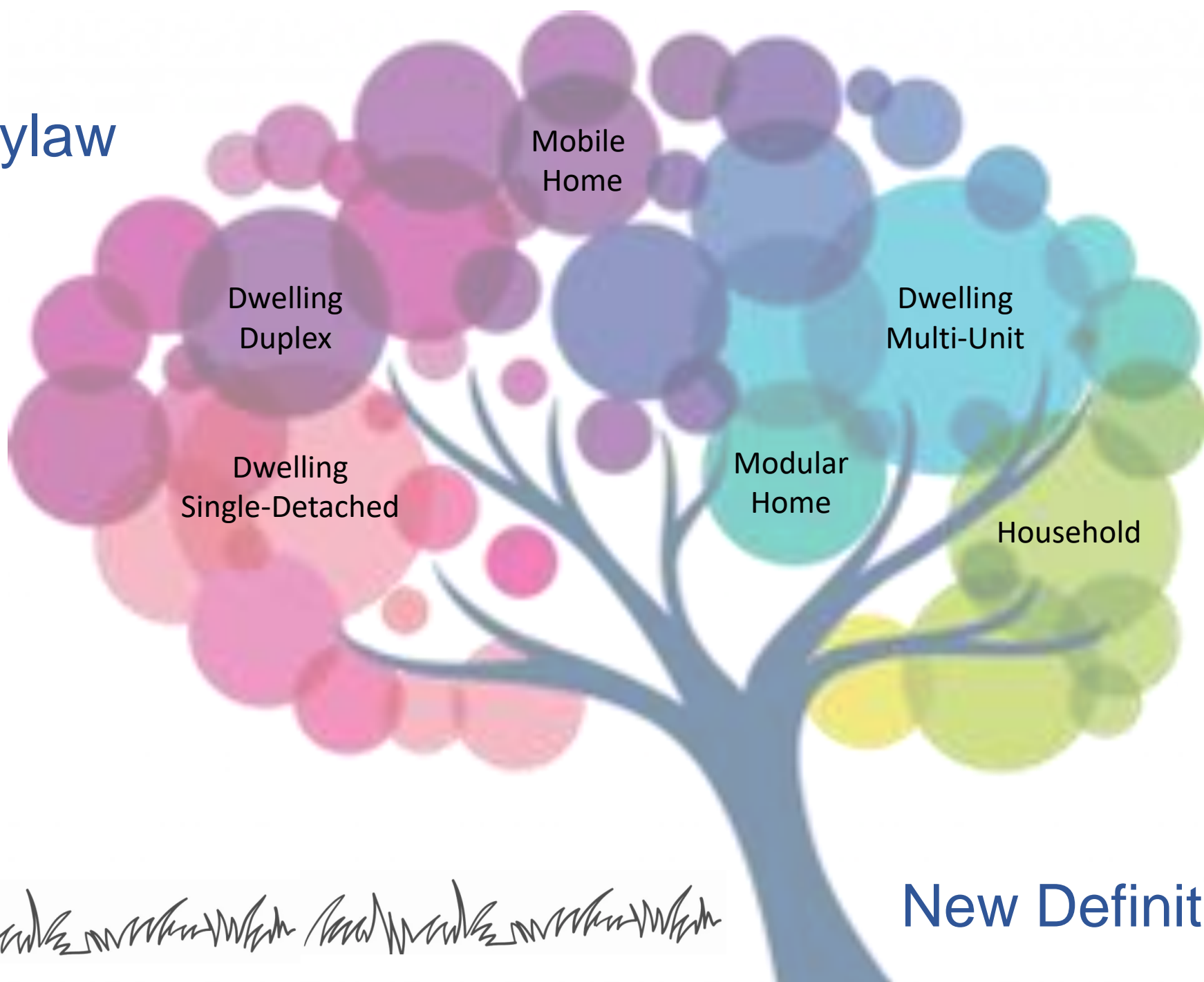


Housing Definitions proposed for update

- Dwelling unit
- Single “family” dwelling
- Secondary Suite
- Manufactured Home:
 - Mobile Home
 - Modular Home



Zoning Bylaw



New Definitions



Discussion of Definitions

Manufactured Home means a *dwelling unit*, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture. *Manufactured homes* may be constructed to either the CAN/CSA A277 (*Modular Home*) or CAN/CSA Z240 MH (*Mobile Home*) standard.

Manufactured Home = Mobile Home OR Modular Home





What is the difference between a mobile home and a modular home?

Mobile Home means a *dwelling unit* built to the CAN/CSA Z240 MH standard whether ordinarily equipped with wheels or not that is designed, constructed or manufactured to be moved from one place to another by being towed or carried.

Modular Home means a *manufactured home* constructed to the CAN/CSA A277 *Modular Home* standard, built in 2 or more sections to be assembled on a permanent foundation.





What is a Secondary Suite?

SECONDARY SUITE means an additional *dwelling unit* located within a *single-detached dwelling*:

1. Having a total *floor area* of not more than 90m²;
2. Located in and part of a *building* which is a single real estate entity (a *secondary suite* cannot be separately strata titled).



Questions?

