

APPENDIX A

Analysis of Provincial Guidance Document Recommendations for lots requiring a minimum of 2 units

Zoning Bylaw Parameter	Provincial Recommendation	RDEK Standard Examples*	Discussion	Staff Recommendation
Front Lot Line Setback	Minimum – 5-6 m	Zone – Principal / ADU <ul style="list-style-type: none"> Urban - 7.5 m / 7.5 m Semi-Rural - 6 m / 6 m Small Rural - 7.5 m / 7.5 m Large Rural - 7.5 m / 7.5 m 	Front setback provides allowance for off-street parking. Minimum length of off-street parking space is 6.0 m.	Urban sized lots in rural areas do not generally have sidewalks, retaining a 7.5 m setback to accommodate off-street parking and allow for sight lines is recommended.
Rear Lot Line Setback	Principal Dwelling Unit – 6 m ADU – 1.5 m	Zone – Principal / ADU <ul style="list-style-type: none"> Urban - 1.5 m / 1 m Semi-Rural – 1.5 or 3¹ m / 1 m Small Rural - 7.5 m / 1.5 m Large Rural - 7.5 m / 6 m 	Rear setbacks generally meet or exceed recommended requirement, very large parcels will not impede ability to place the 2 nd DU.	Amendment to permit reduced setback should be reviewed when considering detached ADU regulations.
Side Lot Line Setback	Minimum – 1.2 m	Zone – Principal / ADU <ul style="list-style-type: none"> Urban - 1.5 m / 1 m Semi-Rural - 1 m / 1 m Small Rural - 1.5 m / 1.5 m Large Rural - 7.5 m / 5 m 	Increased setbacks or building standards may be required by the BC Building Code.	Amendment to permit reduced side setbacks.
Maximum Height	Principal Dwelling Unit – Mid-point of Peaked Roof – 11 m Highest point of flat roof – 11 m ADU – 8 m	Principal (Midpoint / Flat) <ul style="list-style-type: none"> Urban - 9 m / 10.5 m Semi-Rural - 9 m / 10.5 m Small Rural - 9 m / 10.5 m Large Rural - 10 m / 11.5 m ADU (Midpoint / Flat) <ul style="list-style-type: none"> All zones - 7 m / 8.5 m 	Amendments were completed in 2019 to accommodate flat or mono-pitched roofs. Increase in height to 11 m would result in a minor change to flat roofs & a significant change for measurement to mid-point.	No change. Site specific accommodations can be considered through variance processes (standard DVP, Board of Variance and minor DVP)
Maximum Number of Storeys	Principal DU – 3 storeys ADU – 2 storeys	No maximum specified for single family dwellings or duplexes	Current height maximums have been shown to accommodate a range of architectural styles and storey configurations.	No change. Site specific accommodations can be considered through variance processes (standard DVP, Board of Variance and minor DVP).
Maximum Lot Coverage	25-40 %	<ul style="list-style-type: none"> Urban - 30%² Semi-Rural - 30% Small Rural - 35% Large Rural - N/A 	Increase in size may result in larger overall size of Dwelling Units that do not include a Secondary Suite.	Amendment to permit increased lot coverage should be reviewed when considering detached ADU regulations.
Off-Street Parking Requirements	One space per dwelling unit	<ul style="list-style-type: none"> 2 per SFD 1 per ADU or Secondary Suite 	Rural areas require motorized transportation of residents & visitors.	No change. Site specific variance may be accommodated by Minor DVP Policy (2023).

* Cited example zones - Electoral Area E Zoning Bylaw (2014) (Urban = R-1, Semi-Rural = RS-1, Small Rural = RR-1, Large Rural = RR-60)

¹ 3 m rear setback is required adjacent to a lane or alley.

² 35% is permissible in some urban sized zones, primarily resort oriented density.