

SSMUH – Simplifying your Zoning

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Zoning Bylaw Approach

- combining all single-family zones into one zone for simplicity.
- allowing up to four units per parcel in any configuration.
- allowing secondary suites in duplexes.
- reducing parking to 1.5 spaces per unit.
- removing visitor parking spaces for SSMUH.
- Applying SSMUH to residential properties >4,050m².



<https://vancouversun.com/news/local-news/bc-law-missing-middle-housing>

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Urban Containment Boundary



10.0 LOW DENSITY RESIDENTIAL ZONES

10.1 LOW DENSITY RESIDENTIAL ONE (RS1) ZONE

Intent: The intent is to provide a zone for *low density housing up to four units per parcel*, ~~single detached housing~~ and compatible *accessory uses*, ~~on medium sized serviced urban lots.~~

10.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;
- b) duplex;
- c) townhouse;
- d) apartment building;

Accessory Uses:

By Amendment 1380.10 Adopted November 25, 2019

- a) secondary suite, subject to Section 6.7;
- b) ~~carriage home~~, subject to Section 6.8;
- c) home occupation, subject to Section 6.106.9;
- d) bed and breakfast operation, subject to Section 6.126.11; and
- e) accessory buildings or structures, subject to Section 6.96.8.
- f) vacation rental, subject to Section 6.136.12

10.1.2 Minimum Parcel Size for Subdivision:

- a) 1.0 ha, when not connected to the municipal sewer system; or
- b) ~~555~~350.0 m², when connected to the municipal sewer system.

10.1.3 Minimum Parcel Width for Subdivision:

- a) ~~15.0~~12.0 metres

10.1.4 Minimum Parcel Depth for Subdivision:

- a) ~~27.0~~25.0 metres

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) ~~one (1) principal dwelling, and~~
- b) ~~one (1) secondary suite or carriage home.~~

- a) when not connected to the municipal water and sewer system, a maximum of two (2) dwelling units are permitted per parcel, comprised of:
 - i) one (1) single detached dwelling; and
 - ii) one (1) secondary suite

- b) when connected to the municipal water and sewer system:
 - i) for parcels equal to or less than 280 m² in size, a maximum of three (3) dwelling units are permitted per parcel.
 - ii) for parcels greater than 280 m² in size, a maximum of four (4) dwelling units are permitted per parcel.

10.1.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line 4.5~~3.0~~ metres; or
for a garage or carport fronting a *highway* 6.0 metres
- ii) Rear parcel line 6.0~~metres~~,
where the lot width exceeds the lot depth ~~4.5 metres~~,
1 1st-2nd storey 3.0~~metres~~; or
2 3rd storey 6.0~~metres~~
- iii) Interior side parcel line 1.5~~1.2~~ metres
- iv) Exterior side parcel line 3.5~~3.0~~ metres; or
for a garage or carport fronting a *highway* 6.0 metres

b) Accessory buildings or structures:

- i) Front parcel line 4.5 metres
- ii) Rear parcel line 1.5 metres
- iii) Interior side parcel line 1.5~~1.2~~ metres
- iv) Exterior side parcel line 3.5~~3.0~~ metres

- c) For bare land strata development, the minimum setbacks outlined in Section 10.1.6 (a) & (b) apply to the parent parcel only.

- d) In the case of a pre-existing, legally constructed accessory building being converted into a dwelling unit, the setbacks shall be the existing setbacks. Any additions or alterations to the building shall comply with the required setbacks outlined in Section 10.1.6 (a).

10.1.7 Maximum Height:

- a) No building or structure shall exceed a height of ~~10~~11.0 metres;

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- b) No *accessory building or structure* shall exceed a *height* of 5.0 metres, subject to Section 6.8.

10.1.8 Maximum Parcel Coverage:

- a) ~~5040%~~

10.1.9 Minimum Floor Area:

- a) ~~4530.0~~ m² for *dwelling units*

10.1.10 Minimum Building Width:

- a) ~~N/A Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.~~

Comparison to Provincial Manual

Zoning Bylaw Provision	Recommended Provision	Proposed (RS1 Zone)
Minimum Front Setback	2.0m	3.0m (6.0m garage)
Minimum Rear Setback	1.5m	3.0m (6.0m third storey)
Minimum Interior Setback	1.2m	1.2m
Maximum Height	11.0m	11.0m
Maximum Storeys	3 storeys	3 storeys
Maximum Parcel Coverage	50%	50%
Off-Street Parking Minimum	-1.5 spaces/unit in smaller communities with limited public transportation.	- 2 spaces/SFD or Duplex unit. - 1 space/secondary suite. - 1.5 spaces/apartment or townhouse unit.

OCP Related Amendments

- removing unit/ha maximum in medium and high-density zones.
- adding all low-density residential properties to multi-family DP area, and exempting sfd's and secondary suites.



<https://www.familyhomeplans.com/4-unit-multiplex-plans>

Implementation Plan

- January 29th – Committee of the Whole discussion on Zoning/OCP bylaws.
- February 20th – Committee of the Whole discussion on Zoning/OCP bylaws.
- March 13th – Public Open House.
- April 2nd – Open House Feedback/Committee of the Whole discussion on bylaws.
- April 22nd – 1st/2nd reading of bylaws.
- May 13th – Public Hearing*/3rd reading of bylaws (then forward to MOTI for signing).
- June 3rd – Adoption of Bylaws.

*As per Section 464.4 of the *Local Government Act*, a local government must not hold a public hearing on a zoning bylaw proposed for the **sole** purpose of complying with Section 481.3 (zoning bylaw for small-scale multi-unit housing). Since other amendments are also being proposed (removing commercial parking in the downtown, etc), a public hearing is required.

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Questions?