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# SECONDARY DWELLINGS STUDY

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*Policy Development Update*

# PROJECT BACKGROUND

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## **Intent of Study**

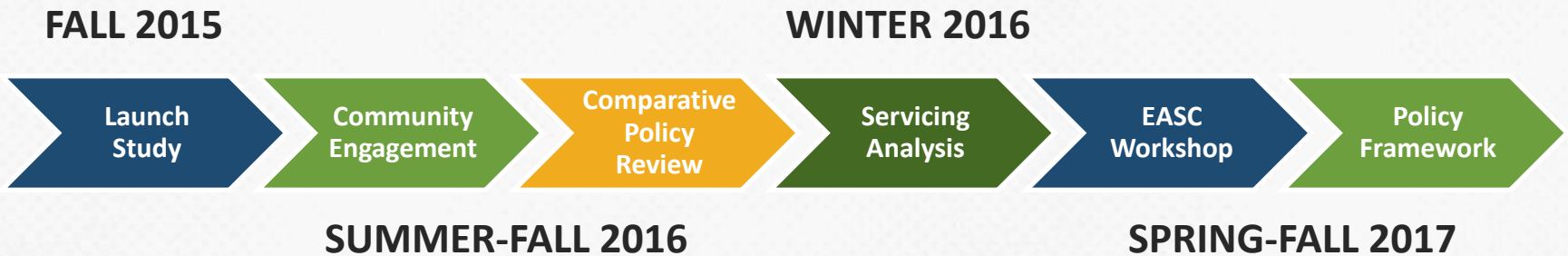
- Explore changes to existing policies
- Gauge community support

## **Motivation for Study**

- Regular enquiries
- Consistent with FVRD Strategic Plan

# PROJECT TIMELINE

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# LAUNCH STUDY

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- Identified in 2015 workplan as priority project
- EASC approved consultation program in 2016

# COMMUNITY ENGAGEMENT

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- Consultation occurred throughout 2016
- Program included:
  - Online community survey
  - 5 Open Houses throughout EAs
  - Developer working group meeting
  - Media release/Interview in Hope Standard

# COMPARATIVE POLICY REVIEW

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- Municipal phone survey
- Background research
  - Other Regional District policies
  - Member municipality policies



# SERVICING ANALYSIS

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- Consultation with Fraser Health Authority
- Review of Provincial and FVRD regulations
  - Focus on sewage disposal options and water provision

# EASC WORKSHOP

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- Workshop held Spring 2017
- EASC considered policy concepts, identified policy priorities, guided policy development
  - E.g. **WHERE** (zones and parcel sizes)  
**WHAT** (form and design)  
**HOW** (implementation process)



# POLICY FRAMEWORK

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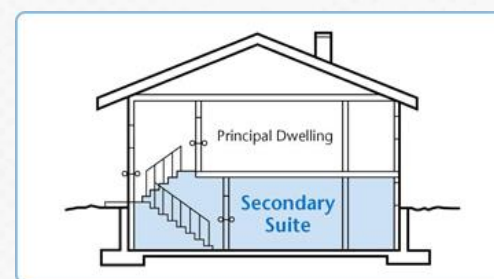
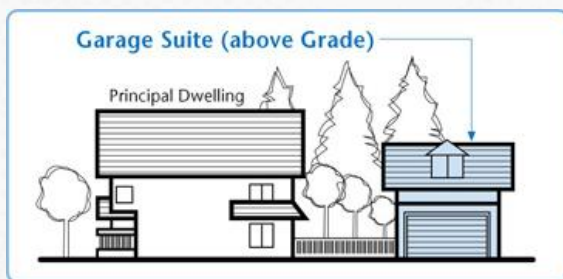
## POLICY PURPOSE

- Provide a guide for FVRD initiated zoning amendments
- Use in consideration of individual zoning amendment applications

# POLICY FRAMEWORK

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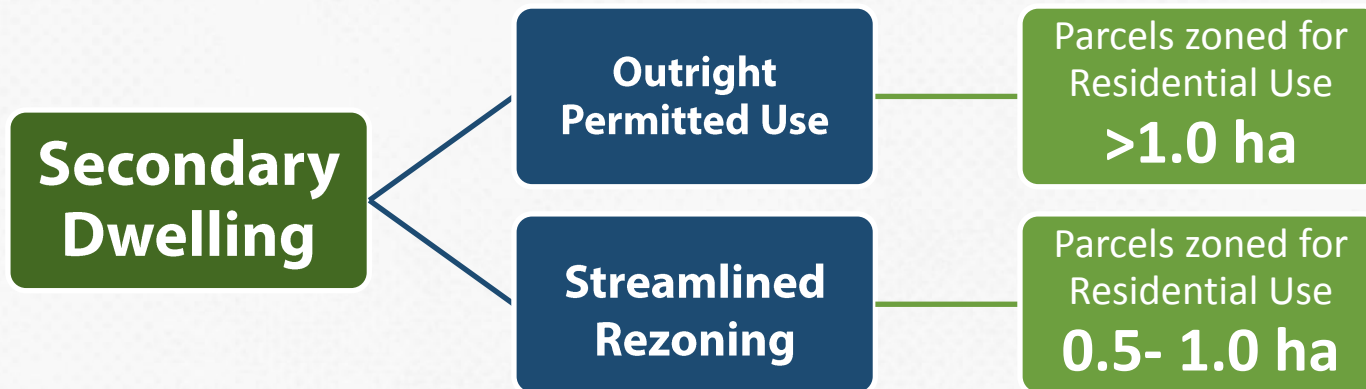
## What is a secondary dwelling?



# POLICY FRAMEWORK

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## How will secondary dwellings be implemented?



# POLICY FRAMEWORK

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## Where can a secondary dwelling be located?

On parcels zoned for Residential Use [Limited for ALR Properties]

- On parcels where a principal dwelling is already established
- On parcels larger than 1.0 ha
- On parcels 0.5-0.99 ha through streamlined rezoning

# POLICY FRAMEWORK

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## How will a secondary dwelling be serviced?

	Water	Sewage Disposal
<b>Parcels 1.0 ha and greater</b>	On-site supply (shared or independent)	On-site sewage disposal system (shared or independent)
<b>Parcels 0.5-0.99 ha</b>	Community Water System	Community Sewer System or On-site sewage disposal system (shared or independent)

# POLICY FRAMEWORK

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## What types of requirements do secondary dwellings have?

- Maximum height and minimum setbacks
- Maximum setback from principle dwelling
- Maximum size consistent with BCBC regulations
- On-site parking, common vehicle access



# POLICY FRAMEWORK

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## **Which other regulations will affect secondary dwellings?**

- Floodplain Management Bylaw
- Agricultural Land Reserve Use Regulation
  - 2019 Amendments

# NEXT STEPS

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## MAY

- Meet with EA Directors

## SUMMER

- Bring forward draft policy for EASC consideration