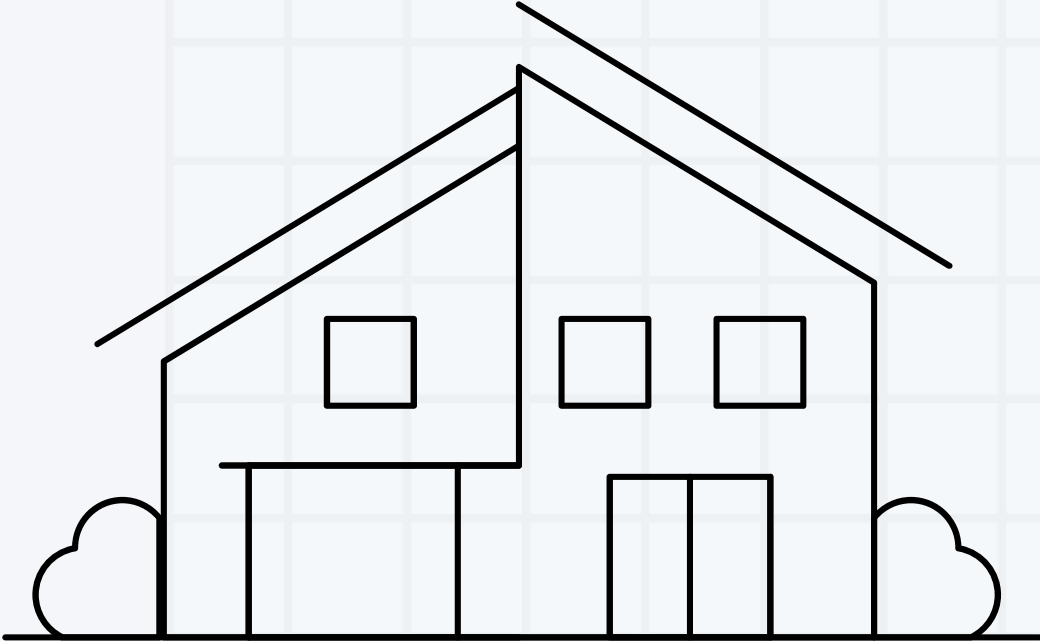


**Additional Dwelling
Unit Proposed Bylaw
Changes**



What are the current challenges?



01

How we define within

03

Limited variety of carriage house designs permitted

02

Ancillary floor area is calculated as a part of a secondary dwelling

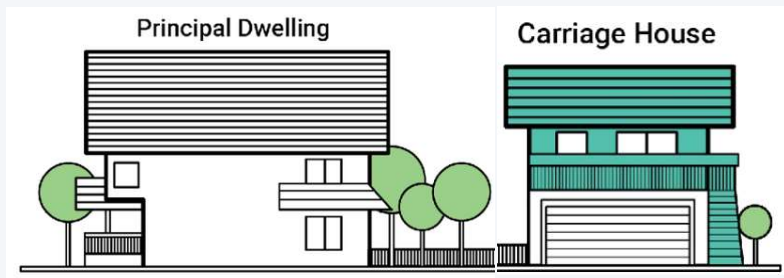
04

Total floor area of a secondary dwelling is limiting

Current Challenges

For properties that allow a carriage house

Permitted

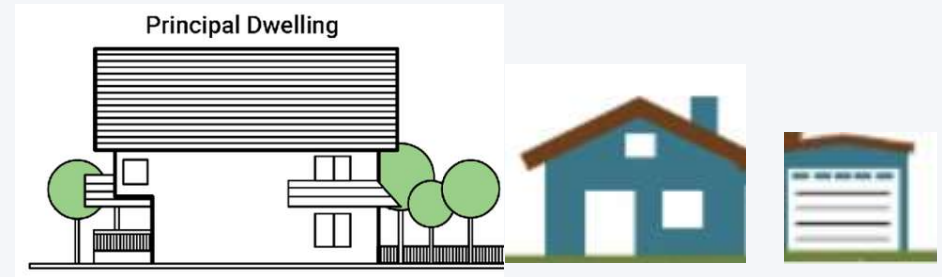


Not permitted

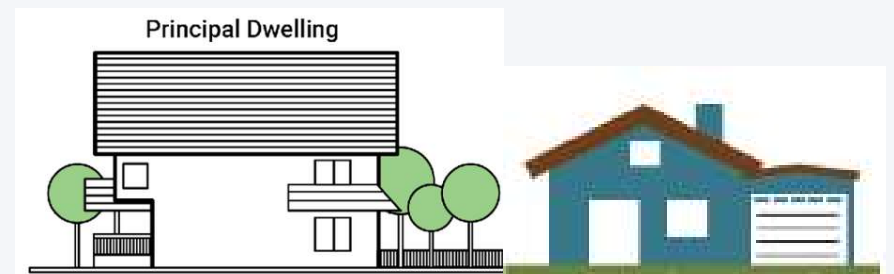


For properties that allow a secondary dwelling

Permitted



Not permitted



What could the additional dwelling units look like?

Current Bylaw Restrictions in Red

Two storeys



Two storeys
Over height

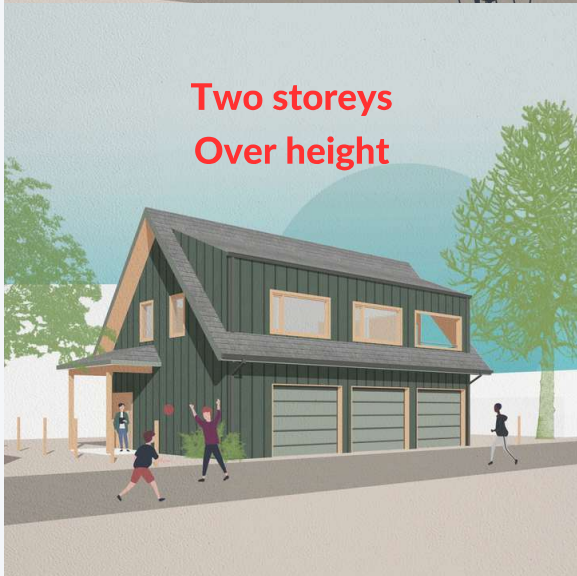


Image credit toad

No ancillary



No ancillary



No ancillary
two storeys



What are the proposed changes to the carriage house provisions?



1. Remove “within an ancillary building” requirement
2. Increase allowable height of a carriage house from 7.62 m (25 ft.) to 8.6 m (28.2 ft.)
3. Remove provision requiring carriage house to be limited to a single storey
4. Specify minimum carriage house width of 6.1 m (20 ft.) to ensure desired building form

What impact will the proposed changes to carriage homes provisions have?

- Allows for variation of designs
- does not require ancillary space be added
- allows for use of pre designed additional dwelling units



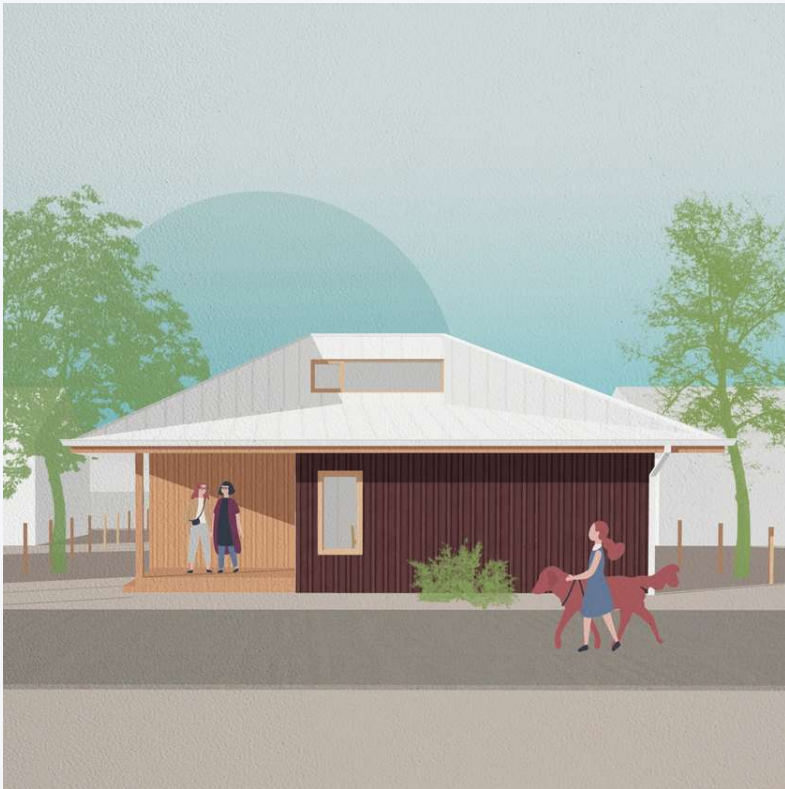
Image credit toad

What are the proposed changes to the secondary dwellings provisions?



1. Remove provision preventing secondary dwellings from being connected to ancillary structures
2. Increase permitted total floor area from 130 sq. m (1400 sq. ft.) to 186 sq. m. (2002.09 sq. ft.).

What impact will the proposed changes to secondary dwellings provisions have?



- Allows for ancillary to be attached to the secondary dwelling without decreasing
- Increases total floor area to align with what is permitted in the ALR
- decreases coverage and visual impact by allowing attached ancillary

Not building code compliant



Additional Considerations

- 1. A mobile home will be considered a carriage house with the proposed changes. We may see an increase in DVP applications to increase the “carriage house” size to permit a relatively standard 14x70 ft. single wide mobile.**
- 2. Changes may legalize many secondary cabins that exist on lots where they are not currently lawful. (building code compliance will be required)**
- 3. May increase density along lakeshore lots. Health Authority and provincial SSMUH Guidelines recommend a minimum 1.0 ha. (2.47 ac.) per dwelling unit on unserviced properties.**

A wide-angle landscape photograph of Sapeye Lake. The foreground shows the dark, pebbly shoreline of the lake. The water is calm and reflects the surrounding environment. In the middle ground, a dense forest of evergreen trees covers the lower slopes of a large mountain. The upper slopes and peaks of the mountain are rocky and sparsely vegetated. The sky is a clear, bright blue. The word "Questions" is centered in the image in a large, black, sans-serif font.

Questions

Sapeye Lake

image credit Connor Ikoma