

Date: May 14, 2024

Re: Zoning Bylaw

Purpose: Council Reflections on Key Topics from Public Engagements

1. **Second Dwellings.** To be permitted in all residential zones
 - Should a maximum site coverage be included? 50-60%?
 - Consider the suggestion that 3 should be permitted in the larger RC zone properties?
2. **R-1 Minimum Dwelling Size.** To be reduced to 256 sq ft from 753 sq ft.
 - Consider if the minimum should be removed entirely (as Carmacks)?
3. **RC Minimum Dwelling Size.** Maintain minimum at 753 sq ft.
 - Consider 256 sq ft minimum for a second (or third) dwelling?
4. **R-1 Setbacks.** To be reduced from 15 ft to 10ft in front and 15ft to 5 ft at back (typically alley or green space) and side stays at current 8ft. Will better enable second dwellings.
5. **Change RM Zone to R-1.** Remove all discriminatory zoning and allow mobile homes that meet 2020 National Building Code (CSA) including energy requirements in all R-1 zoning. All mobile homes required to meet the same requirements for water, sanitary and other utility services.
6. **R-2 Zone.** Permit multi-unit residential in any building form if minimum density is met. Cluster homes are easier to build and finance than single large structures.
7. **Multi-Unit Residential.** Permit in Mixed Commercial Zone.
 - Could include 'second street' properties behind Highway corridor in Mixed Commercial?
 - Consider Multi-Unit Residential in all commercial zones?
8. **Commercial and Industrial Dwellings.** Permit one small accessory dwelling on Commercial and Industrial properties.
 - Adopt a minimum and maximum size e.g. 1,076 sq ft?
 - Require commercial or industrial use to be completed and operational first?
9. **Short-Term Rentals 'moratorium'.**
 - Consider Implementing by prohibiting in new residential subdivisions? This could show clear intention that these are for community housing and directs short term rentals to existing neighbourhoods.
10. **Open Dialogue.**