



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: ZON-1311 Text Amendments CD-7 and CD-19 Zones (SSMUH)

Date: October 6, 2025

Executive Summary/Purpose:

The proposed text amendments to the CD-7 and CD-19 zones are required in order to bring the zones into compliance with provincial regulations.

Motion for Consideration:

THAT: the Committee recommends to Council that a bylaw be prepared amends Zoning Bylaw No 2023 to delete the CD-7 Comprehensive Development Zone 7 and CD-19 Comprehensive Development Zone 19 zones and replace as attached as Appendix 2 and Appendix 4 in the staff report dated October 6, 2025.

Staff Recommendation:

That the Motion for Consideration be adopted.

Proposal:

Staff are bringing forward the proposed text amendments to bring the CD-7 and CD-19 zones into compliance with the Small Scale Multi Unit Housing (SSMUH) legislation.

Background:

In previous amendments to the zoning bylaw for the same purpose the Comprehensive Development zones were excluded from the process due to the site-specific nature of the zones. Staff have been advised by the province that the intent of the legislation is to include *all* zones that allow for single family residential units to be amended to allow for up to four units. This report addresses two zones – CD-7 Comprehensive Development Zone 7 and CD-19 Comprehensive Development Zone 19.

The CD-7 zone applies to three sites (as shown in Appendix 1), 60 lots total. Those parcels currently zoned CD-7 are small lots with medium to large homes situated in the centre of the lot. It is not expected that any one of these parcels could accommodate more than a secondary suite or possibly a small detached ADU; however, should any of these sites redevelop the site could develop up to four units. Given the legislation prohibiting single family zoning an added clause that the CD-7 zone will not be considered for future zoning of any other parcels. The proposed zoning is attached as Appendix 2.

The CD-19 zone was specifically created for the development of 2520 10 Avenue SE (Hillcrest Mews, see Appendix 3), 21 lots total. The text amendments to the zone are similar those adopted

in the R11 zone to bring similar developments into conformance with SSMUH legislation. Development on the site is predominantly large homes on smaller strata lots with no basement areas. This restricts the potential for renovating existing units to add a secondary suite. The zoning has also been amended to remove the “Maximum Density” section, which limited the density to 22 dwelling units per hectare as this conflicts with the SSMUH permitted density. The original zoning allowed for duplexes; however, the buildout of the subdivision did not result in any duplexes being constructed, this is retained in the proposed zoning amendments although is unlikely to become a reality unless a unit is demolished and rebuilt. Again, given the legislation prohibiting single family zoning an added clause that the CD-19 zone will not be considered for future zoning of any other parcels has been added. The proposed zone is attached as Appendix 4.

Relevant Policy(ies):

N/A

Referral Comments:

In the drafting of the various bylaws related to SSMUH, planning staff consulted with staff.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

The *Local Government Act* prohibits Council from holding a Public Hearing for bylaw amendments that are for the sole purpose of implementing bylaw amendments related to SSMUH. Notice will be given in two consecutive editions of the newspaper in advance of Council considering first reading of the proposed bylaw. It is expected that first reading will be considered at the October 27, 2025 Regular Council meeting.

Alternatives & Implications:

N/A

Prepared by: Manager of Planning and Building

Reviewed by: Position

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – CD-7 Subject Property Map & Ortho Map
- Appendix 2 – Draft Amended CD-7 Zone
- Appendix 3 – CD-19 Subject Property Map & Ortho Map
- Appendix 4 – CD-19 Draft Amended CD-19 Zone



SECTION 45 - CD-7 - COMPREHENSIVE DEVELOPMENT ZONE - 7

Purpose

45.1 The purpose of the CD-7 Zone is to provide for medium density, *single-family dwellings* with or without *secondary suites* and *duplex units with or without secondary suites*. CD-7 Zone provides zoning compliance for historically developed detached single family dwellings, primarily on strata lots, with minimal yards where secondary suites may be added within these dwellings. Where single family dwellings are on fee simple parcels, secondary suites and/or accessory dwelling units may be developed to a density governed by parcel area.

The CD-7 zone will not be considered for future single-family development on other lands.

Regulations

45.2 On a *parcel* zoned CD-7, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-7 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

45.3 The following uses and no others are permitted in the CD-7 Zone:

- .1 *bed and breakfast*, limited to two letrooms;
- .2 *boarders*, limited to two;
- .3 *home occupation*;
- .4 *single family dwelling with or without secondary suite(s)*;
- .5 *duplex with or without secondary suite(s)*;
- .6 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw ;
- .7 *accessory use*, including *secondary suite*.

Maximum Height of Principal Building

45.4 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

45.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

45.6 The total maximum parcel coverage for all buildings shall be 65% of parcel area; whereby, within this cap, if permitted in this zone, up to 20% of parcel area may comprise accessory buildings containing one or more accessory dwelling units; and up to 10% may comprise all other accessory buildings.

Minimum Parcel Area

45.7 The minimum *parcel area* shall be 325.0 square metres (3,498 square feet).

Minimum Parcel Width

45.8 The minimum *parcel width* shall be 11.0 meters (36 feet).

Minimum Setback of Principal Building

45.9 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line* shall be 1.2 metres (3.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Notwithstanding Sections 6.10.2 and 6.10.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the rear parcel line provided the combined total of the *rear* and *interior side yards* shall be not less than 5.0 metres (16.4 feet).

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Buildings

45.10 The minimum setback of an *accessory building* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)

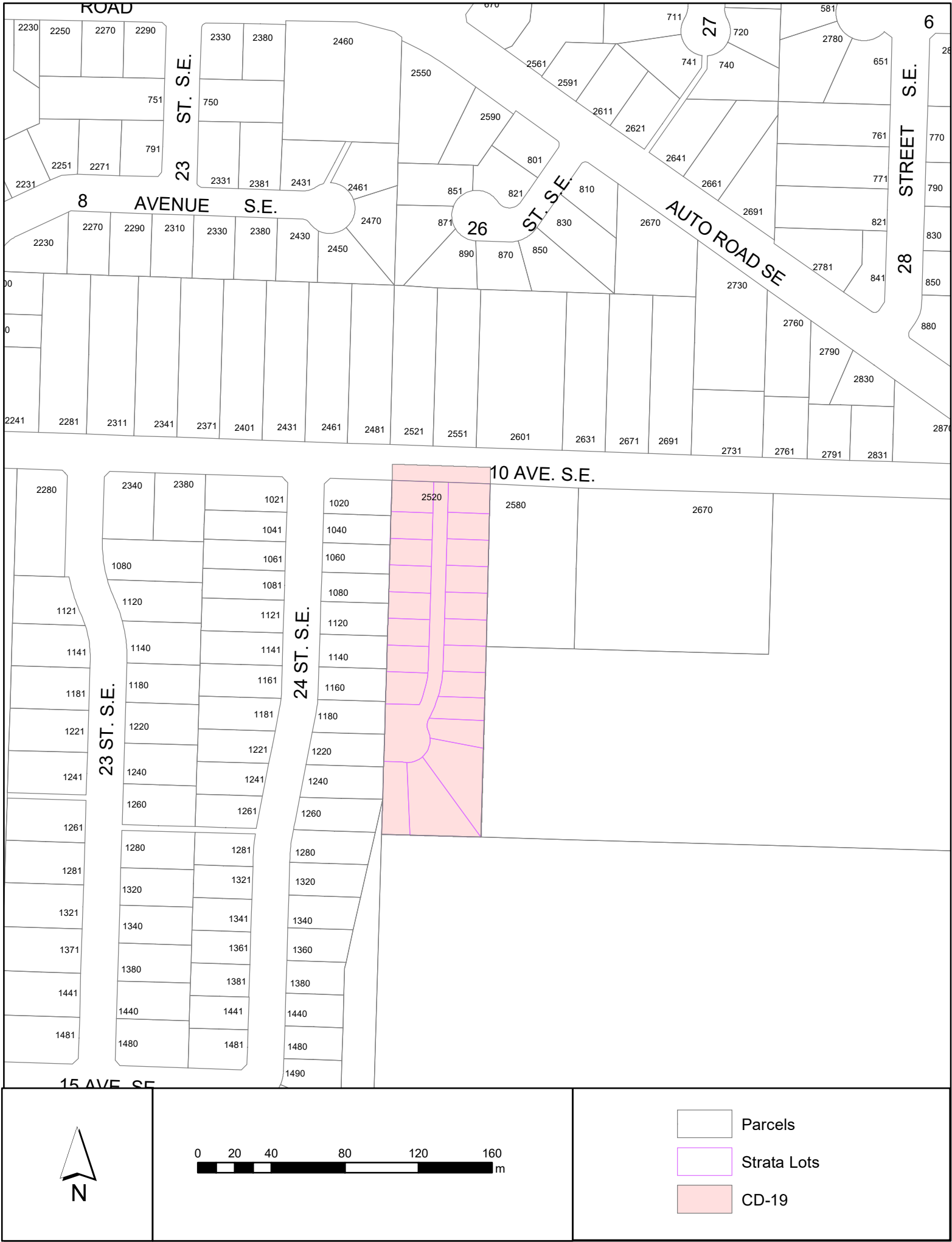
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| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special <i>setbacks</i> which may apply. | |

Maximum Floor Area Ratio

45.11 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

45.12 Parking shall be required as per Appendix I.



SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19

Purpose

57.1 The purpose of the CD-19 Zone is to provide for low density, small lot strata development consisting of *single-family dwellings* and *Accessory Dwelling Units* use on a relatively narrow parent *parcel*.

Regulations

57.2 On a *parcel* zoned CD-19, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-19 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

57.3 The following uses and no others are permitted in the CD-19 Zone:

- .1 *single family dwelling with or without secondary suite(s)*;
- .2 *duplex with or without secondary suite(s)*;
- .3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
- .4 *accessory use, including home occupation.*

Maximum Height of Principal Building

57.4 The maximum *height* of *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

57.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

57.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 50% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.

Minimum Parcel Area

57.7

- .1 The minimum *parcel area* for a *single family dwelling with or without a secondary suites* shall be 325.0 square metres (3,498 square feet).
- .2 The minimum *parcel area* for a *duplex with or without a secondary suite* shall be 650.0 square metres (6,996 square feet)

Minimum Parcel Width

57.8

- .1 The minimum *parcel width* for a *parcel* line common to a *highway* shall be 50.0 metres (164 feet).
- .2 The minimum *parcel width* for a bare land *strata lot* intended for a *single family dwelling* fronting an *access route* shall be 10.0 meters (32.8 feet).
- .3 The minimum *parcel width* for a bare land *strata lot* intended for a *duplex* shall be 20.0 meters (65.6 feet).

Minimum Setback of Principal Building

57.9 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line*
 - *adjacent to a highway* shall be 3.0 metres (9.8 feet)
 - *adjacent to an access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line*
 - *adjacent to a parcel zoned CD-19* shall be 1.2 metres (3.9 feet)
 - *all other cases* shall be 1.8 metres (5.9 feet)
 - not applicable to *dwelling units* within the same *duplex*
- .4 *Exterior side parcel line*
 - *adjacent to a highway* shall be 3.0 metres (9.8 feet)
 - *adjacent to an access route* shall be 2.0 metres (6.6 feet)

SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19 - CONTINUED

Minimum Setback of Accessory Buildings

57.10 The minimum *setback* of an *accessory building* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |

Parking

57.11 Parking shall be required as per Appendix I.

Screening & Landscaping

57.12 Parcel lines of the strata development adjacent to residential zoned parcels shall be screened with a combination of fencing and/or landscaping as per Appendix III.