

## Provincial Considerations

April 11, 2024

Note: although the vast majority of rural and agricultural properties already allow for two dwelling units, there are a few zones that do need amending. Consideration of the provincial recommendations is required under s. 481.3(7) of the *Local Government Act*. Two zones where permitting a second dwelling is required are the A-6 Veterinary zone and the RE-5 Rural Estate zone (Island/Beach View).

	Provincial Recommendations	Staff Recommendations for Rural and Agricultural Lands
<b>Regulation</b>		
<b>Front Lot Line Setback</b>	5-6 m	7.5
<b>Comment</b>	Retain current regulations of 7.5 m Setbacks are not a limitation on these larger properties	
<b>Rear Lot Line Setback</b>	6 m for main buildings 1.5 for ADU's	7.5
<b>Comment</b>	Retain current regulations of 7.5 m Setbacks are not a limitation on these larger properties	
<b>Side Lot Line Setback</b>	1.2m	1.5
<b>Comment</b>	Retain current regulations of 1.5 m Setbacks are not a limitation on these larger properties and 1.5 m still allows for projecting features and room for mechanical equip such as HVAC systems	
<b>Maximum Height</b>	11m 8 m for accessory dwellings	8 for principal And 6.5 m for ADU's with no portion above 7.5 m
<b>Comment</b>	Retain current regulations Height has not been a limiting factor and a slightly lower regulation for carriage houses helps to ensure they remain diminutive in nature to the principal dwelling	
<b>Maximum No. Storeys</b>	3 for principal dwellings 2 for accessory dwellings	n/a
<b>Comment</b>	Continue to regulate through max. building height without specifying storeys	
<b>Maximum Lot Coverage</b>	25-40%	
<b>Comment</b>	Currently lot coverage in Rural Estate zones range from 2% to 30%, which excludes detached accessory dwellings. The size of detached accessory dwellings is limited to 90m <sup>2</sup> . Retain this approach until a comprehensive review of agricultural and rural housing is undertaken.	
<b>Off-street Parking</b>	1/unit	2 per principal dwelling and 1 for accessory dwelling
<b>Comment</b>	Retain as is since parking is not a limitation on these larger properties	