

Zoning Bylaw No. 3166



1) Overview

Why a new Zoning Bylaw is needed:

- Current Zoning Bylaw enacted in 1988 and no longer reflects the objectives established in the OCP and other plans.
- To facilitate appropriate development that meets the needs of Duncan's current and future users.



Key Improvements

- Simple layout and concise content improves legibility
- Reduction in the number of zones from 16 to 8
- Move from units/Ha to FAR
- Incentives for desirable development (density bonusing)



Recent Changes

- ***Fabric Covered Structures*** – added a provision to Section 3.2 Uses Prohibited in All Zones.
- ***Mechanical Equipment*** – revised Section 3.14 Heat Pumps using the more general term ‘mechanical equipment’; created a ‘mechanical equipment’ definition; excluded front yards from permitted areas for locating equipment.
- ***Setbacks to Public Roads*** – revised Section 3.15 Setbacks to Public Roads from 2 m to 1.5 m.
- ***Below-Grade Parking Requirements*** – deleted the section requiring below-grade parking in the zone indicated; also deleted Schedule B – Below-Grade Parking Area map.
- ***Cash-in-Lieu of Parking Requirements*** – deleted the \$25,000 per structured parking space provision and added the Payment in Lieu of Parking Bylaw to Section 1.8 Repeal.



Recent Changes (Cont.)

- **Floor Area Ratio** – Added a maximum floor area ratio (0.5:1) to the Low Density Residential Zone.
- **Accessory Building Setbacks** – Increased the rear and interior side yard setbacks for accessory buildings in the Low Density Residential Zone to 1.5 m. Accessory buildings with a second storey must set the second storey back at least 3 m.
- **Accessory Building Regulations in DTC Zone** – added accessory buildings and structures regulations to the Downtown Comprehensive Zone.
- **Commercial and Stored Vehicles** – added measurement units (weight, length, number) to regulate vehicles in Section 3.35 Commercial and Stored Vehicles.
- **In-ground Swimming Pools** – added a provision to Section 3.13 Projections into Yards that includes a minimum parcel line setback of 1.5 m.

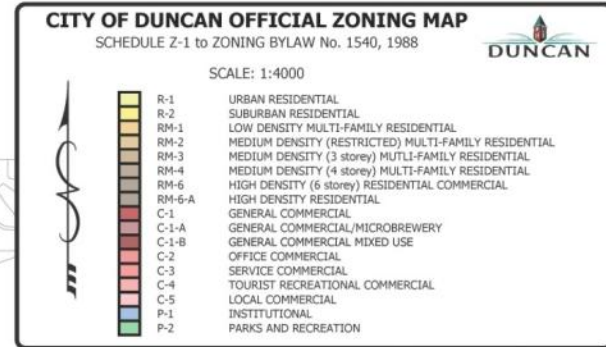




Public Consultation

- Online consultation via [PlaceSpeak](#) starting April 27th;
- Community Open House at the Duncan Pentecostal Church (931 Trunk Rd.) on Thursday, April 27th from 4-7 pm;
- Booth at the Farmers Market on Saturday, April 29th and Saturday, May 27th from 9 am – 2 pm;
- Community Open House at St. Andrew's Presbyterian Church (531 Herbert St.) on Wednesday, May 3rd from 4:30-7:30 pm;
- Open House at City Hall (invited the Chamber of Commerce, DBIA and real estate offices) on Wednesday, May 17th from 2-6 pm;
- Referrals to North Cowichan, CVRD and Cowichan Tribes.
- Created a Zoning Bylaw Information Sheet on the Downtown area, which was circulated to businesses and property owners by the DBIA and posted on the website in October 2017.
 - Invited downtown property owners to meet with staff .

Current Zoning Map

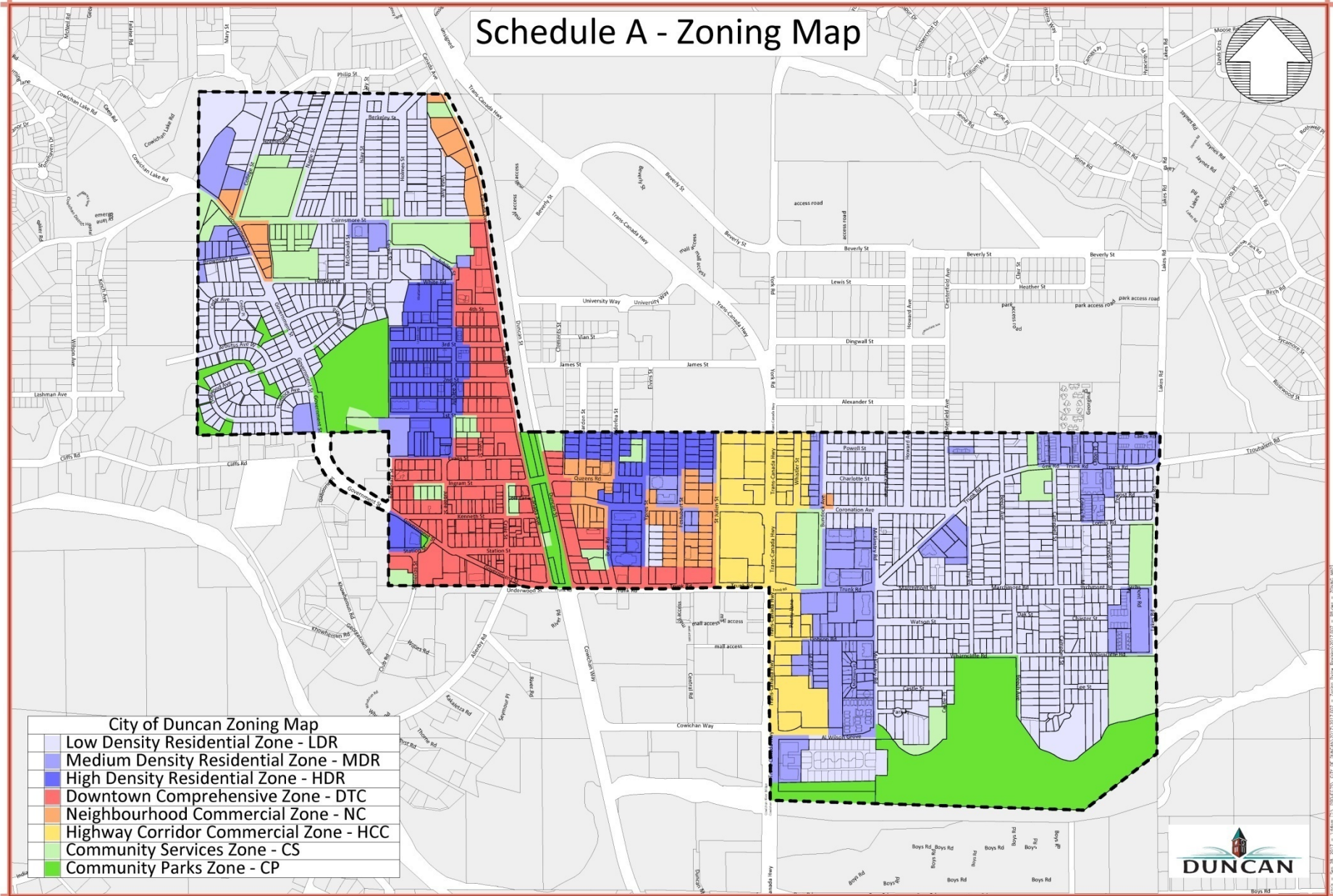


ZONING BYLAW 1540 MAP REVISIONS					
BYLAW NO. 1562	APRIL 25, 1999	BYLAW NO. 1562	TO SUBD. 11, 1999	BYLAW NO. 1563	11/04/07, 25, 2002
BYLAW NO. 1563	APRIL 25, 1999	BYLAW NO. 1563	TO SUBD. 12, 1999	BYLAW NO. 1564	11/04/07, 25, 2002
BYLAW NO. 1564	AUGUST 17, 1999	BYLAW NO. 1564	TO SUBD. 13, 1999	BYLAW NO. 1565	11/04/07, 25, 2002
BYLAW NO. 1565	APRIL 25, 1999	BYLAW NO. 1565	TO SUBD. 14, 1999	BYLAW NO. 1566	11/04/07, 25, 2002
BYLAW NO. 1566	TO SUBD. 15, 1999	BYLAW NO. 1566	TO SUBD. 16, 1998	BYLAW NO. 1567	11/04/07, 25, 2002
BYLAW NO. 1567	TO SUBD. 17, 1999	BYLAW NO. 1567	TO SUBD. 18, 1998	BYLAW NO. 1568	11/04/07, 25, 2002
BYLAW NO. 1568	TO SUBD. 19, 1999	BYLAW NO. 1568	TO SUBD. 20, 1998	BYLAW NO. 1569	11/04/07, 25, 2002
BYLAW NO. 1569	TO SUBD. 21, 1999	BYLAW NO. 1569	TO SUBD. 22, 1998	BYLAW NO. 1570	11/04/07, 25, 2002
BYLAW NO. 1570	TO SUBD. 23, 1999	BYLAW NO. 1570	TO SUBD. 24, 1998	BYLAW NO. 1571	11/04/07, 25, 2002
BYLAW NO. 1571	TO SUBD. 25, 1999	BYLAW NO. 1571	TO SUBD. 26, 1998	BYLAW NO. 1572	11/04/07, 25, 2002
BYLAW NO. 1572	TO SUBD. 27, 1999	BYLAW NO. 1572	TO SUBD. 28, 1998	BYLAW NO. 1573	11/04/07, 25, 2002
BYLAW NO. 1573	TO SUBD. 29, 1999	BYLAW NO. 1573	TO SUBD. 30, 1998	BYLAW NO. 1574	11/04/07, 25, 2002
BYLAW NO. 1574	TO SUBD. 31, 1999	BYLAW NO. 1574	TO SUBD. 32, 1998	BYLAW NO. 1575	11/04/07, 25, 2002
BYLAW NO. 1575	TO SUBD. 33, 1999	BYLAW NO. 1575	TO SUBD. 34, 1998	BYLAW NO. 1576	11/04/07, 25, 2002
BYLAW NO. 1576	TO SUBD. 35, 1999	BYLAW NO. 1576	TO SUBD. 36, 1998	BYLAW NO. 1577	11/04/07, 25, 2002
BYLAW NO. 1577	TO SUBD. 37, 1999	BYLAW NO. 1577	TO SUBD. 38, 1998	BYLAW NO. 1578	11/04/07, 25, 2002
BYLAW NO. 1578	TO SUBD. 39, 1999	BYLAW NO. 1578	TO SUBD. 40, 1998	BYLAW NO. 1579	11/04/07, 25, 2002
BYLAW NO. 1579	TO SUBD. 41, 1999	BYLAW NO. 1579	TO SUBD. 42, 1998	BYLAW NO. 1580	11/04/07, 25, 2002
BYLAW NO. 1580	TO SUBD. 43, 1999	BYLAW NO. 1580	TO SUBD. 44, 1998	BYLAW NO. 1581	11/04/07, 25, 2002
BYLAW NO. 1581	TO SUBD. 45, 1999	BYLAW NO. 1581	TO SUBD. 46, 1998	BYLAW NO. 1582	11/04/07, 25, 2002
BYLAW NO. 1582	TO SUBD. 47, 1999	BYLAW NO. 1582	TO SUBD. 48, 1998	BYLAW NO. 1583	11/04/07, 25, 2002
BYLAW NO. 1583	TO SUBD. 49, 1999	BYLAW NO. 1583	TO SUBD. 50, 1998	BYLAW NO. 1584	11/04/07, 25, 2002
BYLAW NO. 1584	TO SUBD. 51, 1999	BYLAW NO. 1584	TO SUBD. 52, 1998	BYLAW NO. 1585	11/04/07, 25, 2002
BYLAW NO. 1585	TO SUBD. 53, 1999	BYLAW NO. 1585	TO SUBD. 54, 1998	BYLAW NO. 1586	11/04/07, 25, 2002
BYLAW NO. 1586	TO SUBD. 55, 1999	BYLAW NO. 1586	TO SUBD. 56, 1998	BYLAW NO. 1587	11/04/07, 25, 2002
BYLAW NO. 1587	TO SUBD. 57, 1999	BYLAW NO. 1587	TO SUBD. 58, 1998	BYLAW NO. 1588	11/04/07, 25, 2002
BYLAW NO. 1588	TO SUBD. 59, 1999	BYLAW NO. 1588	TO SUBD. 60, 1998	BYLAW NO. 1589	11/04/07, 25, 2002
BYLAW NO. 1589	TO SUBD. 61, 1999	BYLAW NO. 1589	TO SUBD. 62, 1998	BYLAW NO. 1590	11/04/07, 25, 2002
BYLAW NO. 1590	TO SUBD. 63, 1999	BYLAW NO. 1590	TO SUBD. 64, 1998	BYLAW NO. 1591	11/04/07, 25, 2002
BYLAW NO. 1591	TO SUBD. 65, 1999	BYLAW NO. 1591	TO SUBD. 66, 1998	BYLAW NO. 1592	11/04/07, 25, 2002
BYLAW NO. 1592	TO SUBD. 67, 1999	BYLAW NO. 1592	TO SUBD. 68, 1998	BYLAW NO. 1593	11/04/07, 25, 2002
BYLAW NO. 1593	TO SUBD. 69, 1999	BYLAW NO. 1593	TO SUBD. 70, 1998	BYLAW NO. 1594	11/04/07, 25, 2002
BYLAW NO. 1594	TO SUBD. 71, 1999	BYLAW NO. 1594	TO SUBD. 72, 1998	BYLAW NO. 1595	11/04/07, 25, 2002
BYLAW NO. 1595	TO SUBD. 73, 1999	BYLAW NO. 1595	TO SUBD. 74, 1998	BYLAW NO. 1596	11/04/07, 25, 2002
BYLAW NO. 1596	TO SUBD. 75, 1999	BYLAW NO. 1596	TO SUBD. 76, 1998	BYLAW NO. 1597	11/04/07, 25, 2002
BYLAW NO. 1597	TO SUBD. 77, 1999	BYLAW NO. 1597	TO SUBD. 78, 1998	BYLAW NO. 1598	11/04/07, 25, 2002
BYLAW NO. 1598	TO SUBD. 79, 1999	BYLAW NO. 1598	TO SUBD. 80, 1998	BYLAW NO. 1599	11/04/07, 25, 2002
BYLAW NO. 1599	TO SUBD. 81, 1999	BYLAW NO. 1599	TO SUBD. 82, 1998	BYLAW NO. 1600	11/04/07, 25, 2002
BYLAW NO. 1600	TO SUBD. 83, 1999	BYLAW NO. 1600	TO SUBD. 84, 1998	BYLAW NO. 1601	11/04/07, 25, 2002
BYLAW NO. 1601	TO SUBD. 85, 1999	BYLAW NO. 1601	TO SUBD. 86, 1998	BYLAW NO. 1602	11/04/07, 25, 2002
BYLAW NO. 1602	TO SUBD. 87, 1999	BYLAW NO. 1602	TO SUBD. 88, 1998	BYLAW NO. 1603	11/04/07, 25, 2002
BYLAW NO. 1603	TO SUBD. 89, 1999	BYLAW NO. 1603	TO SUBD. 90, 1998	BYLAW NO. 1604	11/04/07, 25, 2002
BYLAW NO. 1604	TO SUBD. 91, 1999	BYLAW NO. 1604	TO SUBD. 92, 1998	BYLAW NO. 1605	11/04/07, 25, 2002
BYLAW NO. 1605	TO SUBD. 93, 1999	BYLAW NO. 1605	TO SUBD. 94, 1998	BYLAW NO. 1606	11/04/07, 25, 2002
BYLAW NO. 1606	TO SUBD. 95, 1999	BYLAW NO. 1606	TO SUBD. 96, 1998	BYLAW NO. 1607	11/04/07, 25, 2002
BYLAW NO. 1607	TO SUBD. 97, 1999	BYLAW NO. 1607	TO SUBD. 98, 1998	BYLAW NO. 1608	11/04/07, 25, 2002
BYLAW NO. 1608	TO SUBD. 99, 1999	BYLAW NO. 1608	TO SUBD. 100, 1998	BYLAW NO. 1609	11/04/07, 25, 2002
BYLAW NO. 1609	TO SUBD. 101, 1999	BYLAW NO. 1609	TO SUBD. 102, 1998	BYLAW NO. 1610	11/04/07, 25, 2002
BYLAW NO. 1610	TO SUBD. 103, 1999	BYLAW NO. 1610	TO SUBD. 104, 1998	BYLAW NO. 1611	11/04/07, 25, 2002
BYLAW NO. 1611	TO SUBD. 105, 1999	BYLAW NO. 1611	TO SUBD. 106, 1998	BYLAW NO. 1612	11/04/07, 25, 2002
BYLAW NO. 1612	TO SUBD. 107, 1999	BYLAW NO. 1612	TO SUBD. 108, 1998	BYLAW NO. 1613	11/04/07, 25, 2002
BYLAW NO. 1613	TO SUBD. 109, 1999	BYLAW NO. 1613	TO SUBD. 110, 1998	BYLAW NO. 1614	11/04/07, 25, 2002
BYLAW NO. 1614	TO SUBD. 111, 1999	BYLAW NO. 1614	TO SUBD. 112, 1998	BYLAW NO. 1615	11/04/07, 25, 2002
BYLAW NO. 1615	TO SUBD. 113, 1999	BYLAW NO. 1615	TO SUBD. 114, 1998	BYLAW NO. 1616	11/04/07, 25, 2002
BYLAW NO. 1616	TO SUBD. 115, 1999	BYLAW NO. 1616	TO SUBD. 116, 1998	BYLAW NO. 1617	11/04/07, 25, 2002
BYLAW NO. 1617	TO SUBD. 117, 1999	BYLAW NO. 1617	TO SUBD. 118, 1998	BYLAW NO. 1618	11/04/07, 25, 2002
BYLAW NO. 1618	TO SUBD. 119, 1999	BYLAW NO. 1618	TO SUBD. 120, 1998	BYLAW NO. 1619	11/04/07, 25, 2002
BYLAW NO. 1619	TO SUBD. 121, 1999	BYLAW NO. 1619	TO SUBD. 122, 1998	BYLAW NO. 1620	11/04/07, 25, 2002
BYLAW NO. 1620	TO SUBD. 123, 1999	BYLAW NO. 1620	TO SUBD. 124, 1998	BYLAW NO. 1621	11/04/07, 25, 2002
BYLAW NO. 1621	TO SUBD. 125, 1999	BYLAW NO. 1621	TO SUBD. 126, 1998	BYLAW NO. 1622	11/04/07, 25, 2002
BYLAW NO. 1622	TO SUBD. 127, 1999	BYLAW NO. 1622	TO SUBD. 128, 1998	BYLAW NO. 1623	11/04/07, 25, 2002
BYLAW NO. 1623	TO SUBD. 129, 1999	BYLAW NO. 1623	TO SUBD. 130, 1998	BYLAW NO. 1624	11/04/07, 25, 2002
BYLAW NO. 1624	TO SUBD. 131, 1999	BYLAW NO. 1624	TO SUBD. 132, 1998	BYLAW NO. 1625	11/04/07, 25, 2002
BYLAW NO. 1625	TO SUBD. 133, 1999	BYLAW NO. 1625	TO SUBD. 134, 1998	BYLAW NO. 1626	11/04/07, 25, 2002
BYLAW NO. 1626	TO SUBD. 135, 1999	BYLAW NO. 1626	TO SUBD. 136, 1998	BYLAW NO. 1627	11/04/07, 25, 2002
BYLAW NO. 1627	TO SUBD. 137, 1999	BYLAW NO. 1627	TO SUBD. 138, 1998	BYLAW NO. 1628	11/04/07, 25, 2002
BYLAW NO. 1628	TO SUBD. 139, 1999	BYLAW NO. 1628	TO SUBD. 140, 1998	BYLAW NO. 1629	11/04/07, 25, 2002
BYLAW NO. 1629	TO SUBD. 141, 1999	BYLAW NO. 1629	TO SUBD. 142, 1998	BYLAW NO. 1630	11/04/07, 25, 2002
BYLAW NO. 1630	TO SUBD. 143, 1999	BYLAW NO. 1630	TO SUBD. 144, 1998	BYLAW NO. 1631	11/04/07, 25, 2002
BYLAW NO. 1631	TO SUBD. 145, 1999	BYLAW NO. 1631	TO SUBD. 146, 1998	BYLAW NO. 1632	11/04/07, 25, 2002
BYLAW NO. 1632	TO SUBD. 147, 1999	BYLAW NO. 1632	TO SUBD. 148, 1998	BYLAW NO. 1633	11/04/07, 25, 2002
BYLAW NO. 1633	TO SUBD. 149, 1999	BYLAW NO. 1633	TO SUBD. 150, 1998	BYLAW NO. 1634	11/04/07, 25, 2002
BYLAW NO. 1634	TO SUBD. 151, 1999	BYLAW NO. 1634	TO SUBD. 152, 1998	BYLAW NO. 1635	11/04/07, 25, 2002
BYLAW NO. 1635	TO SUBD. 153, 1999	BYLAW NO. 1635	TO SUBD. 154, 1998	BYLAW NO. 1636	11/04/07, 25, 2002
BYLAW NO. 1636	TO SUBD. 155, 1999	BYLAW NO. 1636	TO SUBD. 156, 1998	BYLAW NO. 1637	11/04/07, 25, 2002
BYLAW NO. 1637	TO SUBD. 157, 1999	BYLAW NO. 1637	TO SUBD. 158, 1998	BYLAW NO. 1638	11/04/07, 25, 2002
BYLAW NO. 1638	TO SUBD. 159, 1999	BYLAW NO. 1638	TO SUBD. 160, 1998	BYLAW NO. 1639	11/04/07, 25, 2002
BYLAW NO. 1639	TO SUBD. 161, 1999	BYLAW NO. 1639	TO SUBD. 162, 1998	BYLAW NO. 1640	11/04/07, 25, 2002
BYLAW NO. 1640	TO SUBD. 163, 1999	BYLAW NO. 1640	TO SUBD. 164, 1998	BYLAW NO. 1641	11/04/07, 25, 2002
BYLAW NO. 1641	TO SUBD. 165, 1999	BYLAW NO. 1641	TO SUBD. 166, 1998	BYLAW NO. 1642	11/04/07, 25, 2002
BYLAW NO. 1642	TO SUBD. 167, 1999	BYLAW NO. 1642	TO SUBD. 168, 1998	BYLAW NO. 1643	11/04/07, 25, 2002
BYLAW NO. 1643	TO SUBD. 169, 1999	BYLAW NO. 1643	TO SUBD. 170, 1998	BYLAW NO. 1644	11/04/07, 25, 2002
BYLAW NO. 1644	TO SUBD. 171, 1999	BYLAW NO. 1644	TO SUBD. 172, 1998	BYLAW NO. 1645	11/04/07, 25, 2002
BYLAW NO. 1645	TO SUBD. 173, 1999	BYLAW NO. 1645	TO SUBD. 174, 1998	BYLAW NO. 1646	11/04/07, 25, 2002
BYLAW NO. 1646	TO SUBD. 175, 1999	BYLAW NO. 1646	TO SUBD. 176, 1998	BYLAW NO. 1647	11/04/07, 25, 2002
BYLAW NO. 1647	TO SUBD. 177, 1999	BYLAW NO. 1647	TO SUBD. 178, 1998	BYLAW NO. 1648	11/04/07, 25, 2002
BYLAW NO. 1648	TO SUBD. 179, 1999	BYLAW NO. 1648	TO SUBD. 180, 1998	BYLAW NO. 1649	11/04/07, 25, 2002
BYLAW NO. 1649	TO SUBD. 181, 1999	BYLAW NO. 1649	TO SUBD. 182, 1998	BYLAW NO. 1650	11/04/07, 25, 2002
BYLAW NO. 1650	TO SUBD. 183, 1999	BYLAW NO. 1650	TO SUBD. 184, 1998	BYLAW NO. 1651	11/04/07, 25, 2002
BYLAW NO. 1651	TO SUBD. 185, 1999	BYLAW NO. 1651	TO SUBD. 186, 1998	BYLAW NO. 1652	11/04/07, 25, 2002
BYLAW NO. 1652	TO SUBD. 187, 1999	BYLAW NO. 1652	TO SUBD. 188, 1998	BYLAW NO. 1653	11/04/07, 25, 2002
BYLAW NO. 1653	TO SUBD. 189, 1999	BYLAW NO. 1653	TO SUBD. 190, 1998	BYLAW NO. 1654	11/04/07, 25, 2002
BYLAW NO. 1654	TO SUBD. 191, 1999	BYLAW NO. 1654	TO SUBD. 192, 1998	BYLAW NO. 1655	11/04/07, 25, 2002
BYLAW NO. 1655	TO SUBD. 193, 1999	BYLAW NO. 1655	TO SUBD. 194, 1998	BYLAW NO. 1656	11/04/07, 25, 2002
BYLAW NO. 1656	TO SUBD. 195, 1999	BYLAW NO. 1656	TO SUBD. 196, 1998	BYLAW NO. 1657	11/04/07, 25, 2002
BYLAW NO. 1657	TO SUBD. 197, 1999	BYLAW NO. 1657	TO SUBD. 198, 1998	BYLAW NO. 1658	11/04/07, 25, 2002
BYLAW NO. 1658	TO SUBD. 199, 1999	BYLAW NO. 1658	TO SUBD. 200, 1998	BYLAW NO. 1659	11/04/07, 25, 2002
BYLAW NO. 1659	TO SUBD. 201, 1999	BYLAW NO. 1659	TO SUBD. 202, 1998	BYLAW NO. 1660	11/04/07, 25, 2002
BYLAW NO. 1660	TO SUBD. 203, 1999	BYLAW NO. 1660	TO SUBD. 204, 1998	BYLAW NO. 1661	11/04/07, 25, 2002
BYLAW NO. 1661	TO SUBD. 205, 1999	BYLAW NO. 1661	TO SUBD. 206, 1998	BYLAW NO. 1662	11/04/07, 25, 2002
BYLAW NO. 1662	TO SUBD. 207, 1999	BYLAW NO. 1662	TO SUBD. 208, 1998	BYLAW NO. 1663	11/04/07, 25, 2002
BYLAW NO. 1663	TO SUBD. 209, 1999	BYLAW NO. 1663	TO SUBD. 210, 1998	BYLAW NO. 1664	11/04/07, 25, 2002
BYLAW NO. 1664	TO SUBD. 211, 1999	BYLAW NO. 1664	TO SUBD. 212, 1998	BYLAW NO. 1665	11/04/07, 25, 2002
BYLAW NO. 1665	TO SUBD. 213, 1999	BYLAW NO. 1665	TO SUBD. 214, 1998	BYLAW NO. 1666	11/04/07, 25, 2002
BYLAW NO. 1666	TO SUBD. 215, 1999	BYLAW NO. 1666	TO SUBD. 216, 1998	BYLAW NO. 1667	11/04/07, 25, 2002
BYLAW NO. 1667	TO SUBD. 217, 1999	BYLAW NO. 1667	TO SUBD. 218, 1998	BYLAW NO. 1668	11/04/07, 25, 2002
BYLAW NO. 1668	TO SUBD. 219, 1999	BYLAW NO. 1668	TO SUBD. 220, 1998	BYLAW NO. 1669	11/04/07, 25, 2002
BYLAW NO. 1669	TO SUBD. 221, 1999	BYLAW NO. 1669	TO SUBD. 222, 1998	BYLAW NO. 1670	11/04/07, 25, 2002
BYLAW NO. 1670	TO SUBD. 223, 1999	BYLAW NO. 1670	TO SUBD. 224, 1998	BYLAW NO. 1671	11/04/07, 25, 2002
BYLAW NO. 1671	TO SUBD. 225, 1999	BYLAW NO. 1671	TO SUBD. 226, 1998	BYLAW NO. 1672	11/04/07, 25, 2002
BYLAW NO. 1672	TO SUBD. 227, 1999	BYLAW NO. 1672	TO SUBD. 228, 1998	BYLAW NO. 1673	11/04/07, 25, 2002
BYLAW NO. 1673	TO SUBD. 229, 1999	BYLAW NO. 1673	TO SUBD. 230, 1998	BYLAW NO. 1674	11/04/07, 25, 2002
BYLAW NO. 1674	TO SUBD. 231, 1999	BYLAW NO. 1674	TO SUBD. 232, 1998	BYLAW NO. 1675	11/04/07, 25, 2002
BYLAW NO. 1675	TO SUBD.				



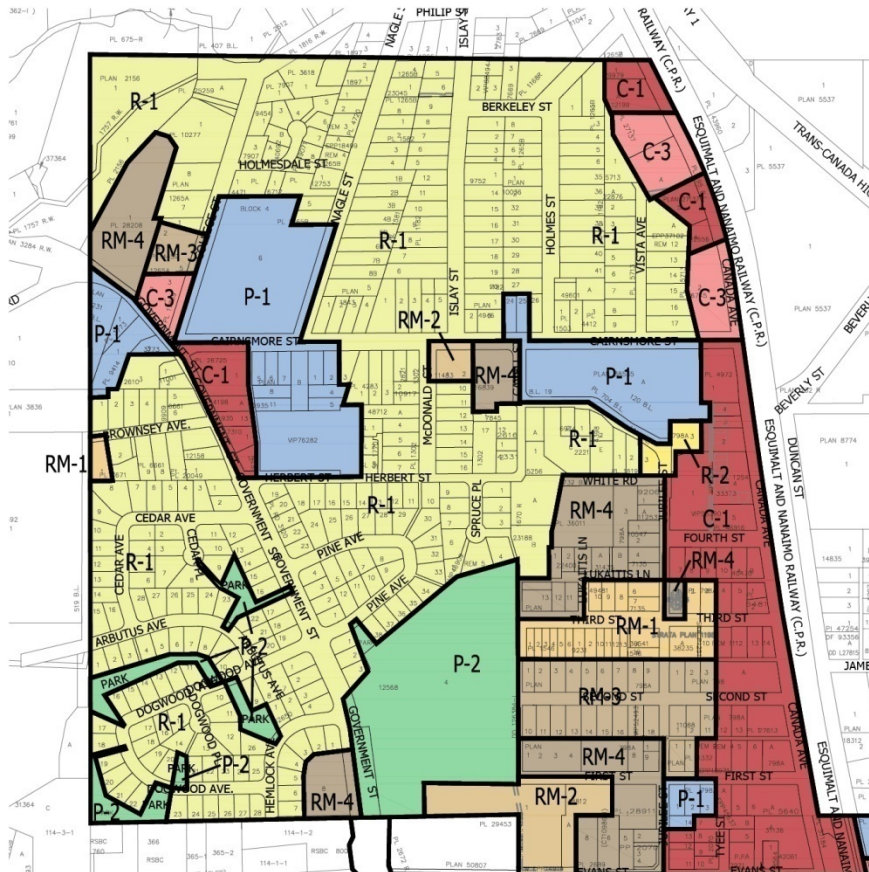
New Zoning Map

Schedule A - Zoning Map

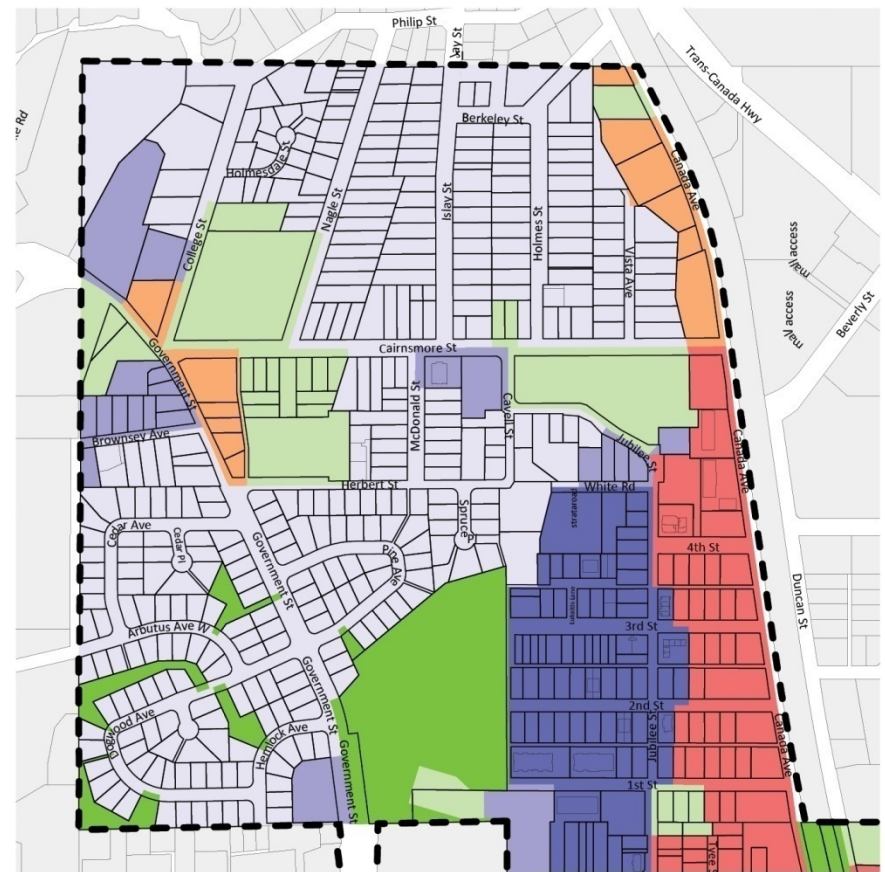


Zoning Map Inset A

Current Zoning Bylaw

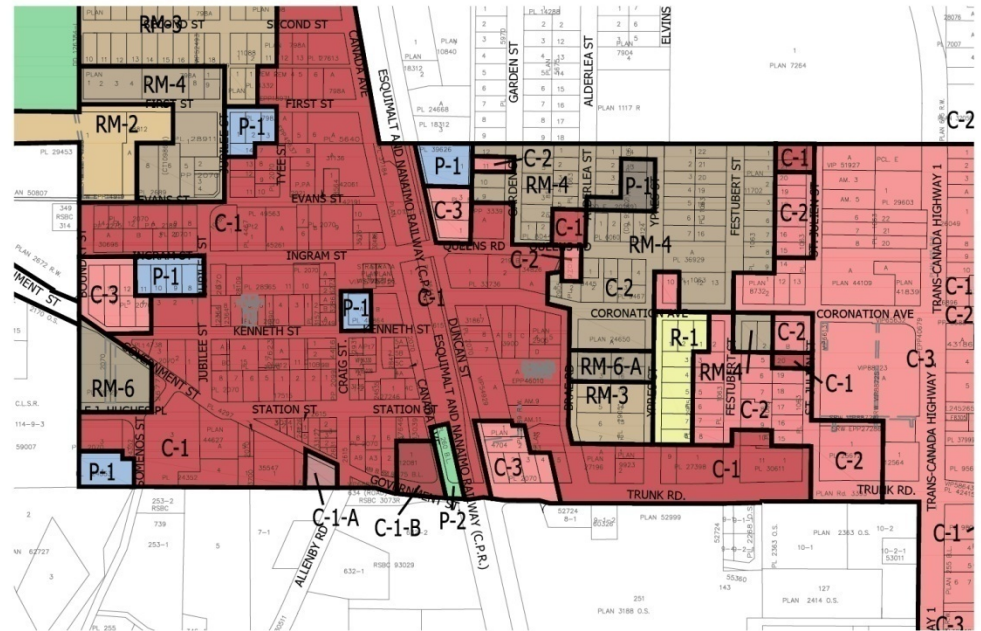


New Zoning Bylaw



Zoning Map Inset B

**Current
Zoning Bylaw**

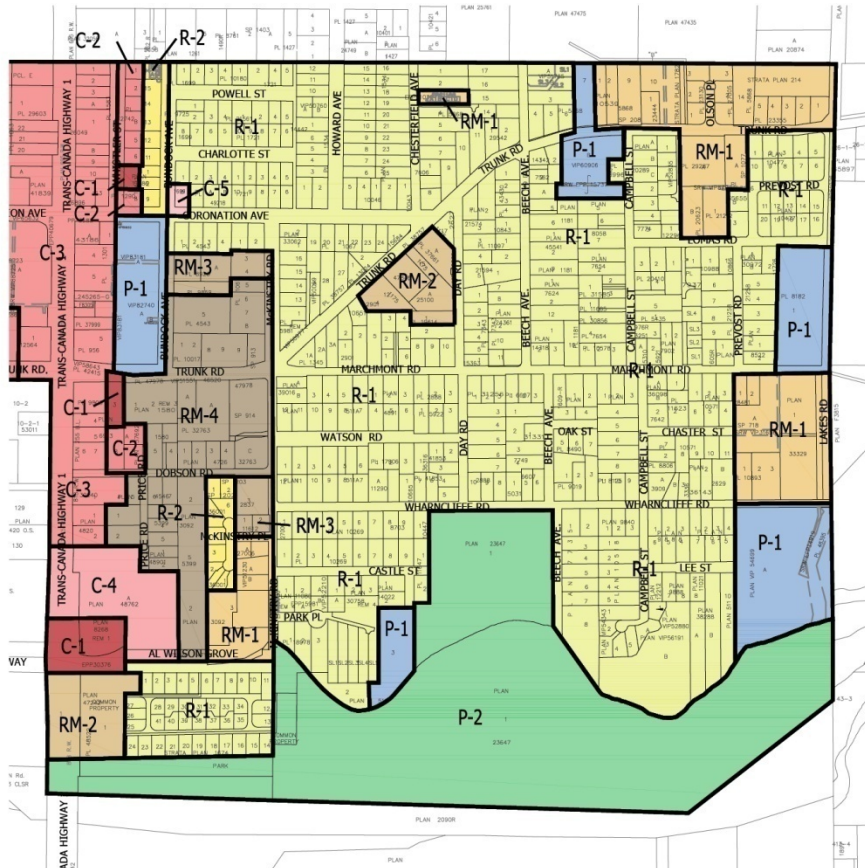


**New
Zoning Bylaw**



Zoning Map Inset C

Current Zoning Bylaw

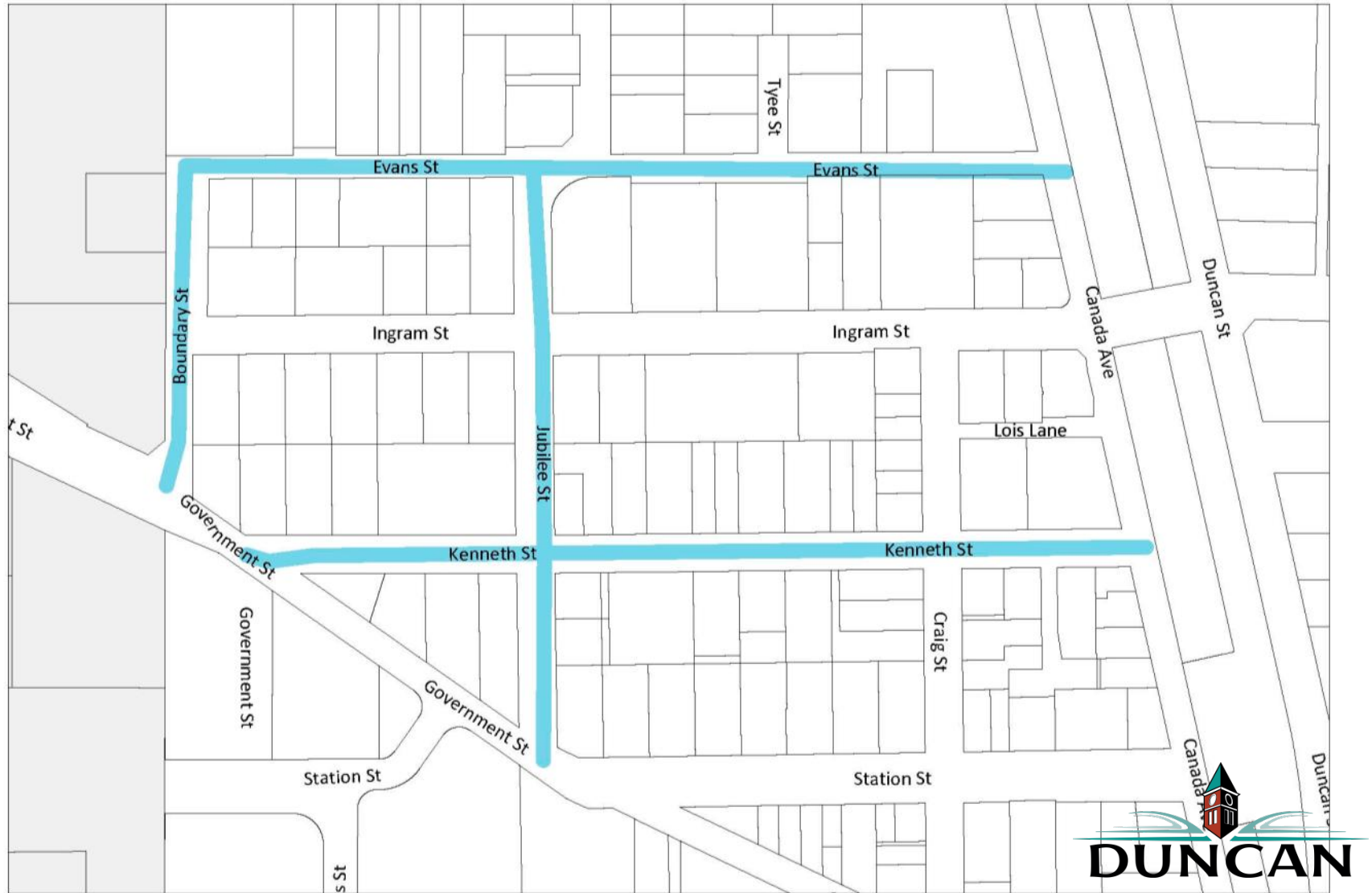


New Zoning Bylaw



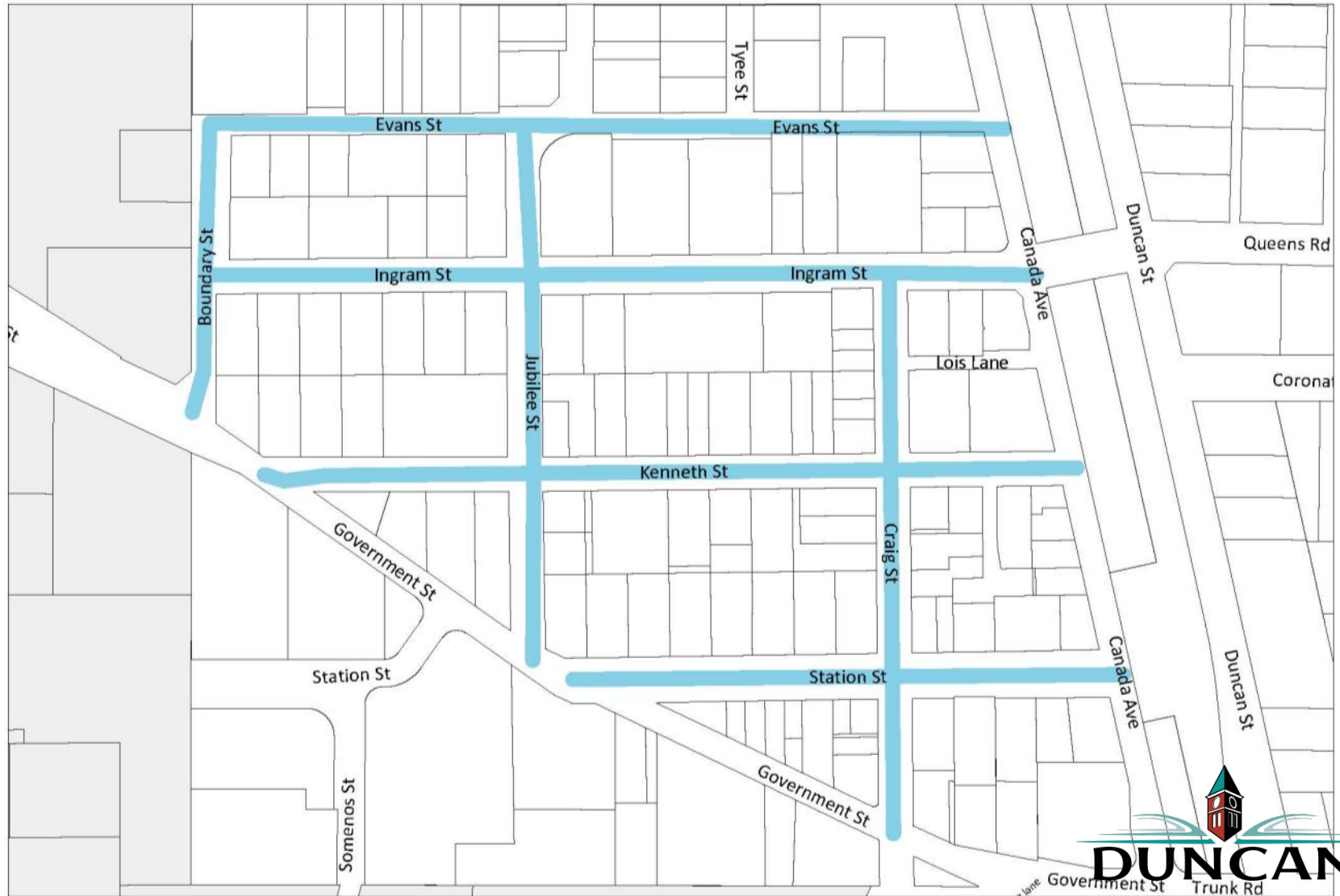
Additional Front Setback Map

- 1.5 m additional setback required from front and exterior side parcel lines



Shared Access Map

- New driveway accesses not permitted on frontages < 40 m unless shared.



2) Residential Zones

Current Residential Zones

- **R-1** – Urban Residential
- **R-2** – Suburban Residential
- **RM-1** – Low-density Multi-family Residential

- **RM-2** – Medium Density (Restricted) Multi-family Residential
- **RM-3** – Medium Density (3 Storey) Residential
- **RM-4** – Medium Density (4 Storey) Residential

- **RM-6** – High Density (6 Storey) Residential Commercial
- **RM-6-A** – High Density (6 Storey) Residential Commercial (Bonus)

New Consolidated Zoning

LDR – Low Density Residential

MDR – Medium Density Residential

HDR – High Density Residential



Low Density Residential

LDR

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Min. Setback	Front	7.5 m	4.0 m
	Side (Interior)	1.5 m	1.5 m
	Side (Exterior)	4.5 m	3.0 m
	Rear	7.5 m	6.0 m
Accessory Building Min. Setback	Front	17.5 m	6.0 m
	Side (Interior)	0.5 m	1.5 m – 3.0 m
	Side (Exterior)	3.0 m	3.0 m
	Rear	1.5 m	1.5 m – 3.0 m
Principal Building Max. Height		7.5 m	7.5 m – 9.0 m
Accessory Building Max. Height		4.0 m	5.0 m – 7.5 m
Max. Parcel Coverage		35%	40%

Additional Changes:

- *Dwelling, Two-unit* and *Dwelling, Two-unit Rowhouse* added as *Principal Uses*
- *Detached Secondary Suites* permitted to be larger



Floor Area Ratio (FAR)

- Gives the developer freedom to control the size and number of units within a development, as well as the form of the building.
- Limits the size of a building based on the size of the lot.

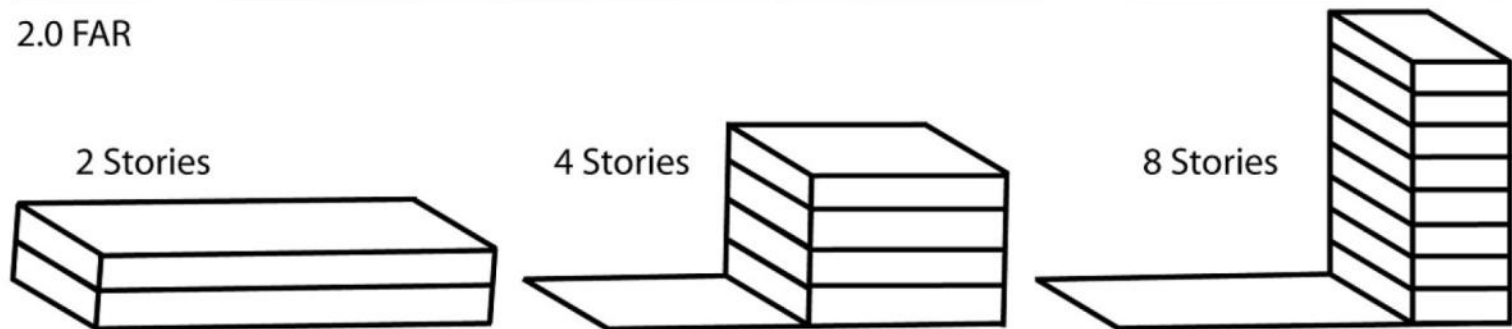
0.5 FAR



1.0 FAR



2.0 FAR



Entire Lot Area

Half Lot Area

Quarter Lot Area

Density Bonusing

- Gives the developer the option of increasing the density of their development in exchange for providing an amenity contribution.
- Two levels of density bonusing are offered:

Level I :

- The developer enters a *housing agreement* with the City to ensure that a minimum of 30% of the *dwelling units* are rental units or *affordable housing* units for a period of at least five years.

Level II:

- The developer enters a *housing agreement* with the City to ensure that a minimum of 75% of the *dwelling units* are rental units or *affordable housing* units for a period of at least ten years;
- 100% of the required parking is located underground or within a parking structure incorporated into the design of the building; or
- The development achieves or exceeds BCBC Energy Step Code Level 3 energy efficiency requirements.

Example of Density Bonusing within the new Zoning Bylaw:

Maximum Floor Area Ratio	Base Density	Bonus Density I	Bonus Density II
	1.2	1.4	1.6

Medium Density Residential

MDR

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setbacks	Front	7.5 m	3.0 m
	Side (Interior)	3.0 m	1.5 m
	Side (Exterior)	6.0 m	3.0 m
	Rear	7.5 m	10.0 m w/ rear parking, 4.0 m w/ all parking below building
Principal Building	Max. Height	13.5 m	14.0 m (4 storeys)
	Min. Height	n/a	2 storeys
Max. Parcel Coverage		40%	50%
Density		100 units/ha	Min. Density – 0.75 FAR
			Max. Density – 1.2 FAR
			Bonus Density I – 1.4 FAR
			Bonus Density II – 1.6 FAR



High Density Residential

HDR

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	7.5 m	3.0 m
	Side (Interior)	3.0 m	1.5 m
	Side (Exterior)	6.0 m	3.0 m
	Rear	7.5 m	10.0 m w/ rear parking, 4.0 m w/ all parking below building
Principal Building	Max Height	20.0 m	17.0 m (5 storeys)
	Min Height	n/a	3 storeys
Max. Parcel Coverage		50%	70%
Density		100-180 units/ha	Min. Density – 1.2 FAR
			Max. Density – 2.4 FAR
			Bonus Density I – 2.7 FAR
			Bonus Density II – 3.0 FAR

Additional Changes:

- No required *minimum gross floor area per dwelling*
- No required *maximum density of dwelling units per hectare*



3) Commercial Zones

Current Commercial Zones

New Consolidated Zoning

- **C-1** – General Commercial
- **C-1-A** General Commercial/Microbrewery
- **C-1-B** – General Commercial Mixed Use



DTC – Downtown Comprehensive

- **C-2** – Office Commercial
- **C-5** Local Commercial



NC – Neighborhood Commercial

- **C-3** – Service Commercial
- **C-4** Tourist Recreational Commercial



HCC – Highway Corridor Commercial

Downtown Comprehensive

DTC

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front or Exterior Side	0.0 m	1.0 m, 0.0 m if abutting Station St. or Craig St. 2.5 m if abutting a road in the Additional Setback map
	Interior Side or Rear	0.0 m, 4.5 m if abutting a residential zone	0.0 m
Principal Building	Max. Height	18.0 m	20.0 m (6 storeys) for Mixed-use, 14.0 m (4 storeys) for other uses
	Min. Height	n/a	2 Storeys
Max. Parcel Coverage		100%	95%
Density		150 units/ha (residential)	Min. Density – 1.75 FAR
			Max. Density – 3.0 FAR
			Bonus Density I – 3.3 FAR
			Bonus Density II – 3.6 FAR



Neighbourhood Commercial

NC

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	7.5 m	4.0 m
	Side (Interior)	1.5 m	0.0 m, 4.0 m on opposite side, 5.0 m if abutting a residential zone
	Side (Exterior)	4.5 m	4.0 m
	Rear	7.5 m	0.0 m, 8.0 m if abutting a residential zone
Principal Building	Max. Height	12.0 m	14.0 m (4 storeys)
	Min. Height	n/a	2 storeys
Max. Parcel Coverage		50%	70%
Density		70 units/ha	Min. Density – 1.0 FAR
			Max. Density - 1.9 FAR
			Bonus Density I – 2.1 FAR
			Bonus Density II – 2.4 FAR



Highway Corridor Commercial

HCC

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	4.5 m	4.0 m
	Side (Interior)	0.0 m	0.0 m, 4.0 m on opposite side, 5.0 m if abutting a residential zone
	Side (Exterior)	4.5 m	4.0 m
	Rear	0.0 m	0.0 m, 8.0 m if abutting a residential zone
Principal Building	Max. Height	12 .0 m	14. 0 m (4 storeys)
	Min. Height	n/a	2 storeys
Max. Parcel Coverage		50%	40%
Density		1 Single Family Accessory Use	Min. Density – 0.5 FAR
			Max. Density – 1.5 FAR

Additional Changes:

- *Cheque Cashing* and *Pawn Shop* are newly defined and regulated uses
- *Motor Vehicle Sales* removed as a *Permitted Use*



4) Community Service Zones

Current Community Service Zones

New Zoning

- **P-1** – Institutional



CS – Community Service

- **P-2** – Parks and Recreation



CP – Community Park

Community Service

CS

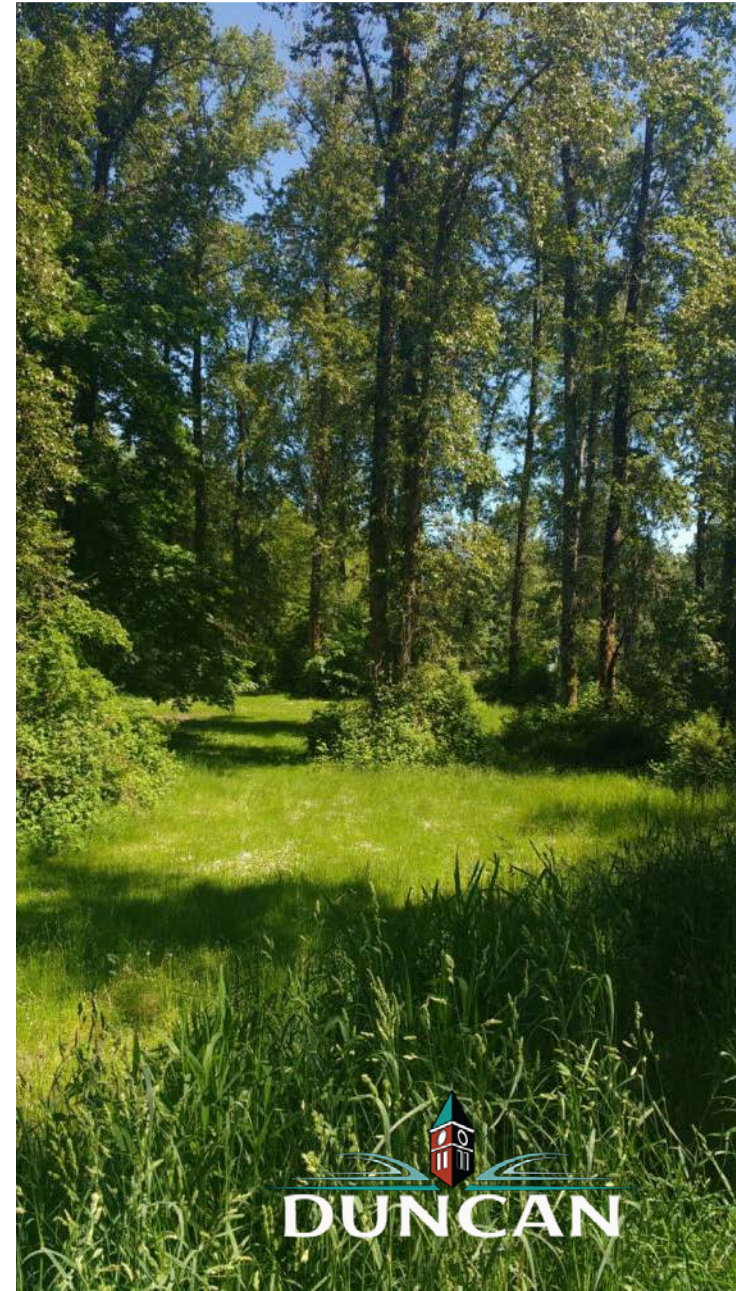
Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	6.0 m	5.0 m
	Side (Interior)	6.0 m	3.0 m
	Side (Exterior)	6.0 m	5.0 m
	Rear	6.0 m	3.0 m
Principal Building Max. Height		12.0 m	14.0 m
Parcel Coverage for all Buildings and Structures		50%	40%



Community Park

CP

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	6.0 m	5.0 m
	Side (Interior)	6.0 m	5.0 m
	Side (Exterior)	6.0 m	5.0 m
	Rear	6.0 m	5.0 m
Principal Building Max. Height		12.0 m	14.0 m
Parcel Coverage for all Buildings and Structures		15%	30%



5) Summary

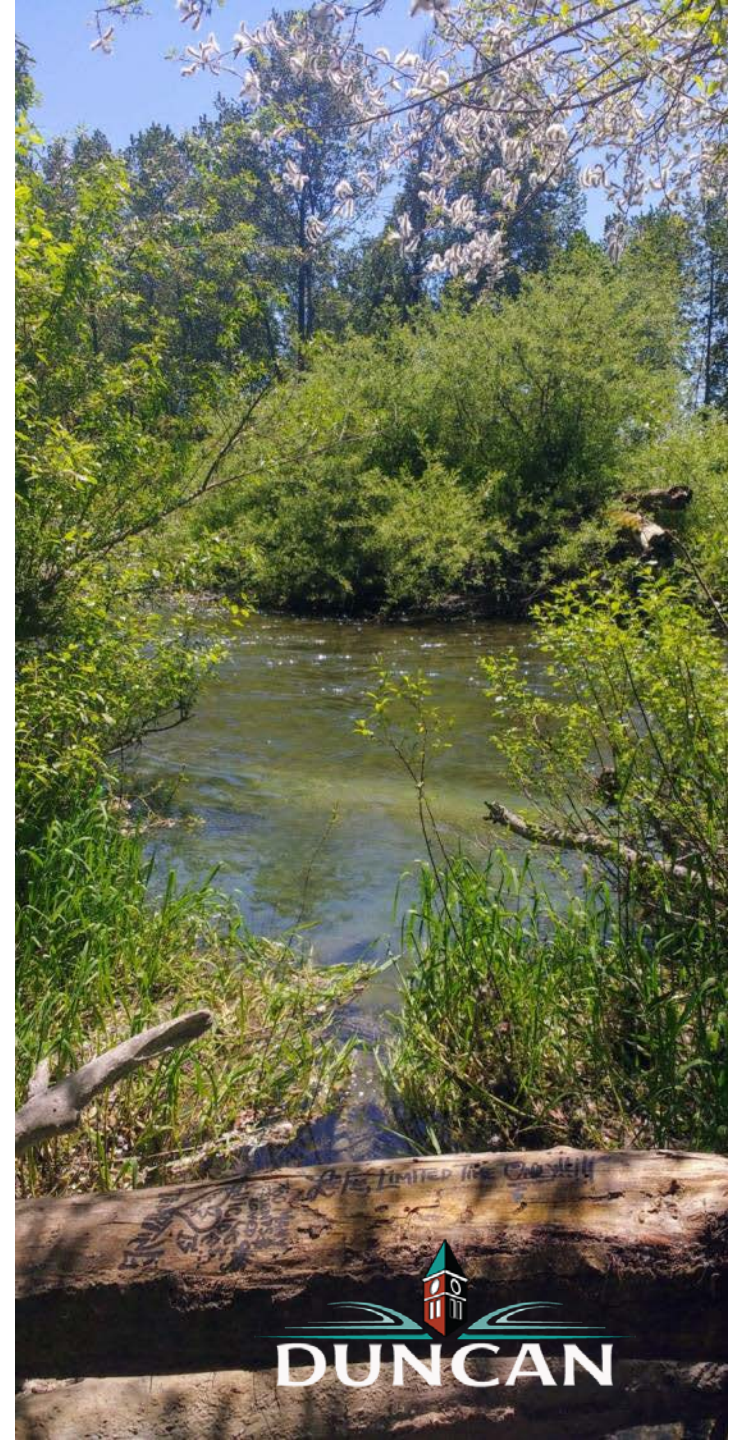
The New Zoning Bylaw:

- Implements the OCP
- Is more user friendly due to consolidated zoning and concise, clear layout and definitions
- Will positively guide Duncan's future growth by fostering desirable development



6) Remaining Steps Before Bylaw Adoption

- 1) First and Second Reading
 - November 20th, 2017
- 2) Public Hearing
 - November 27th, 2017
- 3) Third Reading
 - To be determined (possibly November 27th, 2017)
- 4) Ministry of Transportation approval
 - Will be referred after Third Reading
- 5) Final Adoption
 - Subject to Ministry approval



Questions?

