

**CITY OF DUNCAN**

**BYLAW NO. 3166.05, 2024**

**A BYLAW TO AMEND THE CITY OF DUNCAN ZONING BYLAW NO. 3166, 2017**

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The Council of the City of Duncan enacts as follows:

**1. CITATION**

1.1 This Bylaw may be cited as “Zoning Bylaw Amendment Bylaw No. 3166.05, 2024”.

**2. AMENDMENT**

2.1 The “City of Duncan Zoning Bylaw No. 3166, 2017” is hereby amended, as follows:

(a) by replacing Section 3.20.3 with the following:

*“3.20.3 A bed and breakfast is only permitted in a single-unit dwelling on a parcel containing no other dwelling units.”*

(b) by replacing Section 3.21.2 with the following:

*“3.21.2 A residential daycare is only permitted in a single-unit dwelling, an accessory building, or an outdoor play space, on a parcel containing no other dwelling units.”*

(c) in Section 3.31.1, by deleting the minimum number of off-street parking spaces regulations for “Single-Unit Dwelling” and “Attached or Detached Secondary Suite” from the table and adding a new regulation for residential use in the Low Density Residential Zone in the table, as follows:

Permitted Use	Minimum Number of Off-Street Parking Spaces
Residential	
Residential Use in the LDR Zone	1 per dwelling unit

(d) by replacing Sections 4.1 to 4.4 (“Low Density Residential Zone”) with the new Low Density Residential Zone in Schedule A of this Bylaw.

PASSED FIRST READING

PASSED SECOND READING

PASSED THIRD READING

ADOPTED

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Michelle Staples,  
Mayor

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Paige MacWilliam,  
Director of Corporate Services

## Schedule 'A' to Bylaw No. 3166.05, 2024

### Low Density Residential Zone

LDR

#### 4.1 Intent

4.1.1 The intent of the Low Density Residential (LDR) zone is to permit up to four *dwelling units* on *parcels* in a variety of *building forms*, including *attached and detached secondary suites, single-unit dwellings, two-unit dwellings, multi-unit rowhouse dwellings, and multi-unit dwellings*.

#### 4.2 Permitted Uses

4.2.1 The *uses* permitted in the LDR *zone* are as follows:

Principal Uses	Accessory Uses
<i>Dwelling, Multi-Unit</i>	<i>Bed and Breakfast</i>
<i>Dwelling, Multi-Unit Rowhouse</i>	<i>Home-Based Business</i>
<i>Dwelling, Single-Unit</i>	<i>Residential Daycare</i>
<i>Dwelling, Two-Unit</i>	<i>Secondary Suite, Attached</i>
<i>Dwelling, Two-Unit Rowhouse</i>	<i>Secondary Suite, Detached</i>

#### 4.3 Development Regulations

4.3.1 Development in the LDR *zone* is subject to the following:

Development Criteria		Regulations
Maximum <i>Density</i>		4 <i>dwelling units per parcel</i>
Maximum <i>Parcel Coverage</i>		50%
Driveway Access		Where a <i>parcel</i> abuts a dedicated <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .
Principal Building		Regulations
Maximum <i>Height</i>		11 m (3 <i>habitable storeys</i> )
Minimum <i>Parcel Line Setback</i>	Front	3 m
	Rear	4 m
	Side, Interior	1.5 m
	Side, Exterior	3 m
Minimum <i>Garage Setback</i>		6 m where the garage door is facing a <i>highway</i> .

Accessory Buildings and Structures		Regulations
Maximum Height		5 m for <i>buildings</i> without a <i>detached secondary suite</i> on the second storey.
		7.5 m for <i>buildings</i> with a <i>detached secondary suite</i> on the second storey.
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m
	Side, Interior	1.5 m
	Side, Exterior	3 m

#### 4.4 Subdivision Regulations

4.4.1 *Subdivision* in the LDR zone is subject to the following:

Subdivision Criteria	Conditions
Minimum Parcel Area	600 m <sup>2</sup>
Minimum Parcel Frontage	15 m