



**Council Assessment of OCP/Zoning Public Meeting Options
June 5, 2017 Regular Council Meeting**

Summary of Direction for Consultant

Tiny Home Pocket Neighborhoods

55% Good Idea, 40% Has Potential, 5% Bad Idea

OCP Policy Direction Options:

- Encourage tiny homes as infill development on existing developed lots where space permits and on vacant lots
- Encourage new planned tiny home neighbourhoods

Zoning Bylaw Options:

- Allow moveable tiny homes and clarify the nature of sewer, water, and electrical hook ups
 - Allow permanent tiny homes
 - Permit tiny home neighbourhoods anywhere residential land use is identified in the OCP
 - Create a new tiny home zone district with its own unique standards
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Float Home Subdivisions

31% Good Idea, 27% Has Potential, 42% Bad Idea

- No change
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Secondary Suites

91% Good Idea, 6% Has Potential, 3% Bad Idea

OCP Policy Direction Options:

- Clearly state that secondary suites are supported

Zoning Bylaw Options:

- Allow secondary suites in the following zones (select all that you feel would be appropriate):
 - Low Density Residential
 - Rural Residential
 - Multiple Family Residential
 - Rural Oceanfront (new)
 - Central Commercial
 - Commercial Blended
 - Set conditions on the following:
 - Can be either in the principal residence or in a separate accessory building
 - Minimum and maximum size
 - Require separate entrances
 - Minimum parking of 1 space per secondary suite in addition to parking for two principal residences
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Rental Standards

50% Good Idea, 35% Has Potential, 15% Bad Idea

- No change

Vacation Cottages and B&Bs in Separate Buildings
85% Good Idea, 16% Has Potential, 0% Bad Idea

- No change

Private Property Camping

48% Good Idea, 27% Has Potential, 25% Bad Idea

OCP Policy Direction Options:

- Expand policy to allow for private property camping under certain conditions

Zoning Bylaw Options:

- Permit private property camping subject to a permit, insurance, and appropriate site conditions

Accessory Building Siting in front, or side yard

65% Good Idea, 27% Has Potential, 8% Bad Idea

OCP Policy Direction Options:

- Allow for siting in front, rear or side yards

Zoning Bylaw Options:

- Establish setbacks for accessory building in front or side yards

Accessory Building Height increase to 15 feet

45% Good Idea, 31% Has Potential, 24% Bad Idea

- No change

Conservation Style Subdivisions

74% Good Idea, 24% Has Potential, 3% Bad Idea

OCP Policy Direction Options:

- Support clustered conservation style subdivision

Zoning Bylaw Options:

- Modify Rural Residential zone to make density the prime directive and lot sizes flexible subject to a conservation set aside percentage

Rural Oceanfront Zone (smaller than 2.4 acres)

29% Good Idea, 29% Has Potential, 42% Bad Idea

- No change

Bicycle Parking for new/expanded Commercial/Industrial

43% Good Idea, 45% Has Potential, 12% Bad Idea

OCP Policy Direction Options:

- Encourage bike racks as communal and individual facilities when conditions warrant

Zoning Bylaw Options:

- Require bike racks for new or expanded business where no communal facilities exist

Living in Commercial/Industrial Zones

95% Good Idea, 2% Has Potential, 2% Bad Idea

- No change

Marijuana Legalization: Dispensaries

OCP Policy Direction Options:

- Support for marijuana dispensaries
- Support for marijuana production facilities

Zoning Bylaw Options:

- Subject to security considerations, distance to schools, and distance to each other, permit dispensaries in:
 - Central Commercial
 - General Industrial
- Subject to security considerations, distance to schools, and distance to each other, permit production facilities in:
 - General Industrial

Riparian Setbacks

OCP Policy Direction Options:

- Establish a Development Permit area guidelines as 5 m for Residential and 15 m for Commercial/Industrial and potentially vary based on professional advice
- Establish a Development Permit area guidelines that rely on professional assessment for new development of a particular size, e.g. subdivision of more than three lots, institutional, commercial, and industrial development of a hectare or greater

Composting Toilets

80% Good Idea, 17% Has Potential, 3% Bad Idea

OCP Policy Direction Options:

- Proceed with policy supportive of composting toilets

Bicycle Network Plan

80% Good Idea, 20% Has Potential, 0% Bad Idea

OCP Policy Direction Options:

- If more than one cycle path will be created, clarify as a 'network' in Green House Gas section

Climate Change

OCP Policy Direction Options:

- Undertake risk mitigation planning

Agricultural Use and Zoning

OCP Policy Direction Options:

- No change

Zoning Bylaw Options:

Note: An exemption is not an option because a development variance permit may not vary use

- Define livestock and urban farming and clarify what type of animals may live in different zones