

CITY OF GREENWOOD

PUBLIC HEARING

Thursday, July 8, 2021

AGENDA

1. **Call to Order**
2. **Procedure for the Public Hearing**
3. **Adoption of Agenda**
4. **Agenda Items**
 - a. **Amendments to Land Use Designation and Zoning from R1 (Residential 1 – Single and Two Family) to R2 (Mobile Home Subdivision)**
 - i. Bylaw 968, 2021 to amend the “Corporation of the City of Greenwood Official Community Plan Bylaw No. 682, 1996” Schedule B Land Use Map.
(Location: Lot 6, Block 64, Plan 70, DL 711)
 - ii. Bylaw 969, 2021 to amend the “City of Greenwood Zoning Bylaw No. 683, 1997” Schedule A Zoning Map.
(Location: Lot 6, Block 64, Plan 70, DL 711)
 - b. **Carriage Homes and Secondary Suites**

Bylaw 970, 2021 to amend the “City of Greenwood Zoning Bylaw No. 683, 1997” to allow for the development of Carriage Homes and Secondary Suites in the R1 Zone (Residential 1 – Single and Two Family).
5. **Submissions From the Public / Speakers**
6. **Adjournment**

CORPORATION OF THE CITY OF GREENWOOD

BYLAW NO. 968, 2021

A BYLAW TO AMEND THE "CORPORATION OF THE CITY OF GREENWOOD OFFICIAL COMMUNITY PLAN DESIGNATION BYLAW NO. 682, 1996"

WHEREAS:

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established an Official Community Plan;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996"; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996, Amendment Bylaw No. 968, 2021".
2. The "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996" be amended as follows:

That the Schedule B Land Use Map be amended by re-designating Lot 6, Block 64, Plan 70, DL 711, SDYD from "Residential 1" to "Residential 2", as shown on Schedule A attached to and forming a part of this Bylaw.

3. A Public Hearing was held on July 8, 2021.

Read a first time this	14 th day of	June, 2021
Read a second time this	12 th day of	July, 2021
Read a third time this	12 th day of	July, 2021
Given a fourth and final reading and adopted this	day of	2021

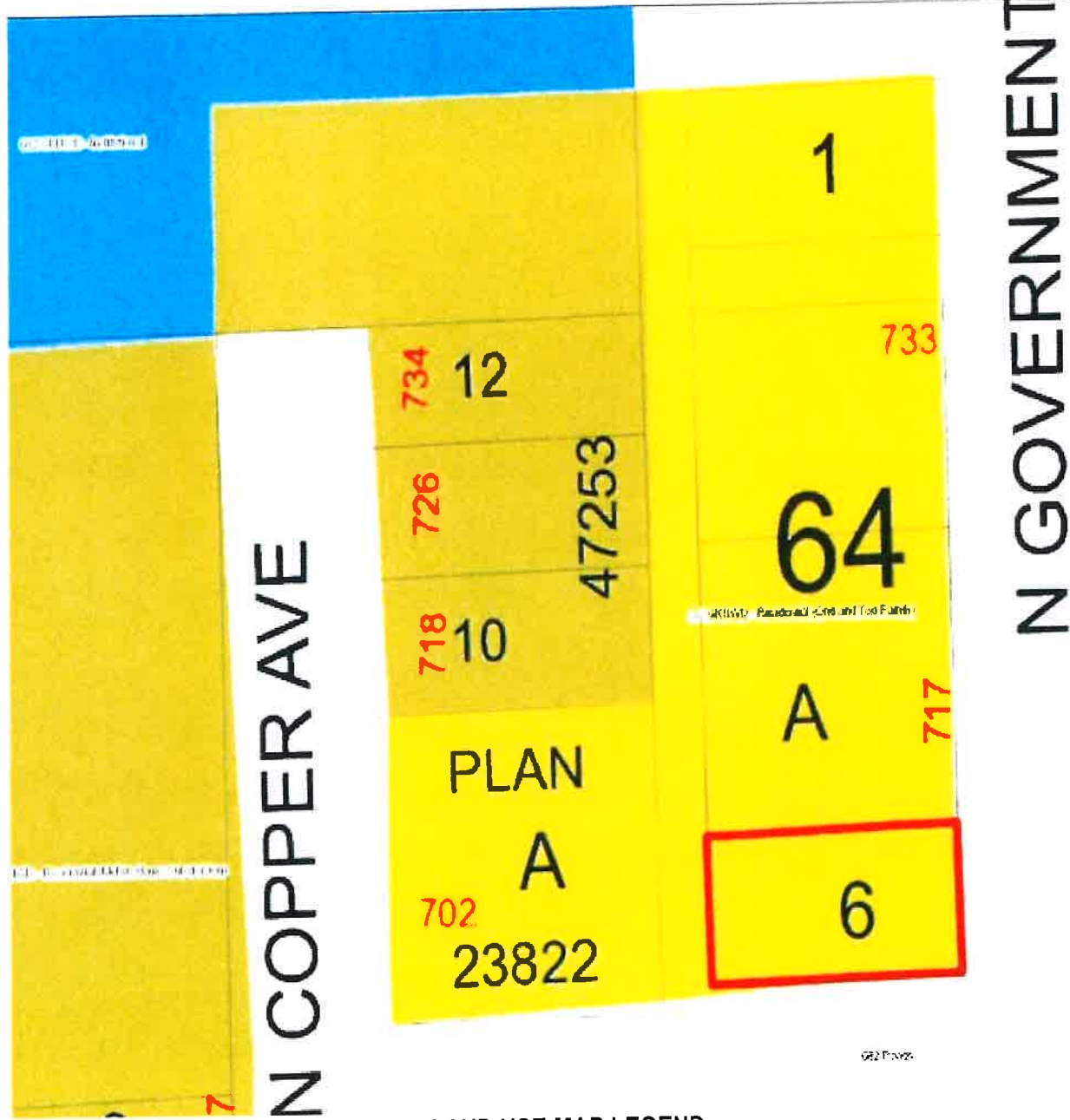
Mayor

Certified a true copy of Bylaw No. 968, 2021
On the day of , 2021.









Corporate Officer

LAND USE MAP

SCHEDULE A



LAND USE MAP LEGEND

- | | | | |
|---|---|---|------------------------|
|  | Residential 1 – Single and Two Family |  | Parks and Recreational |
|  | Residential 2 – Mobile Home Subdivision |  | Industrial |
|  | Commercial 1 – General Commercial |  | Light Industrial |
|  | Commercial 2 – Highway Commercial | | |
|  | Commercial 3 – Service Commercial | | |

CORPORATION OF THE CITY OF GREENWOOD

BYLAW NO. 969, 2021

A BYLAW TO AMEND THE "CITY OF GREENWOOD ZONING BYLAW NO. 683, 1997"

WHEREAS:

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established a Zoning Bylaw;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the "City of Greenwood Zoning Bylaw No. 683, 1997"; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "City of Greenwood Zoning Bylaw No. 683, 1997, Amendment Bylaw No. 969, 2021";
2. The "City of Greenwood Zoning Bylaw No. 683, 1997" be amended as follows:
 - a. That the following property is rezoned from "Residential 1" to "Residential 2":

707 Government Ave N, Greenwood, BC, V0H 1J0
Lot 6, Block 64, Plan 70, DL 711, SDYD
PID: 012-537-144
 - b. That the Schedule A Zoning Map be amended by re-designating designating Lot 6, Block 64, Plan 70, DL 711, SDYD from "Residential 1" to "Residential 2", as shown on Schedule A attached to and forming a part of this Bylaw.
3. A Public Hearing was held on July 8, 2021.

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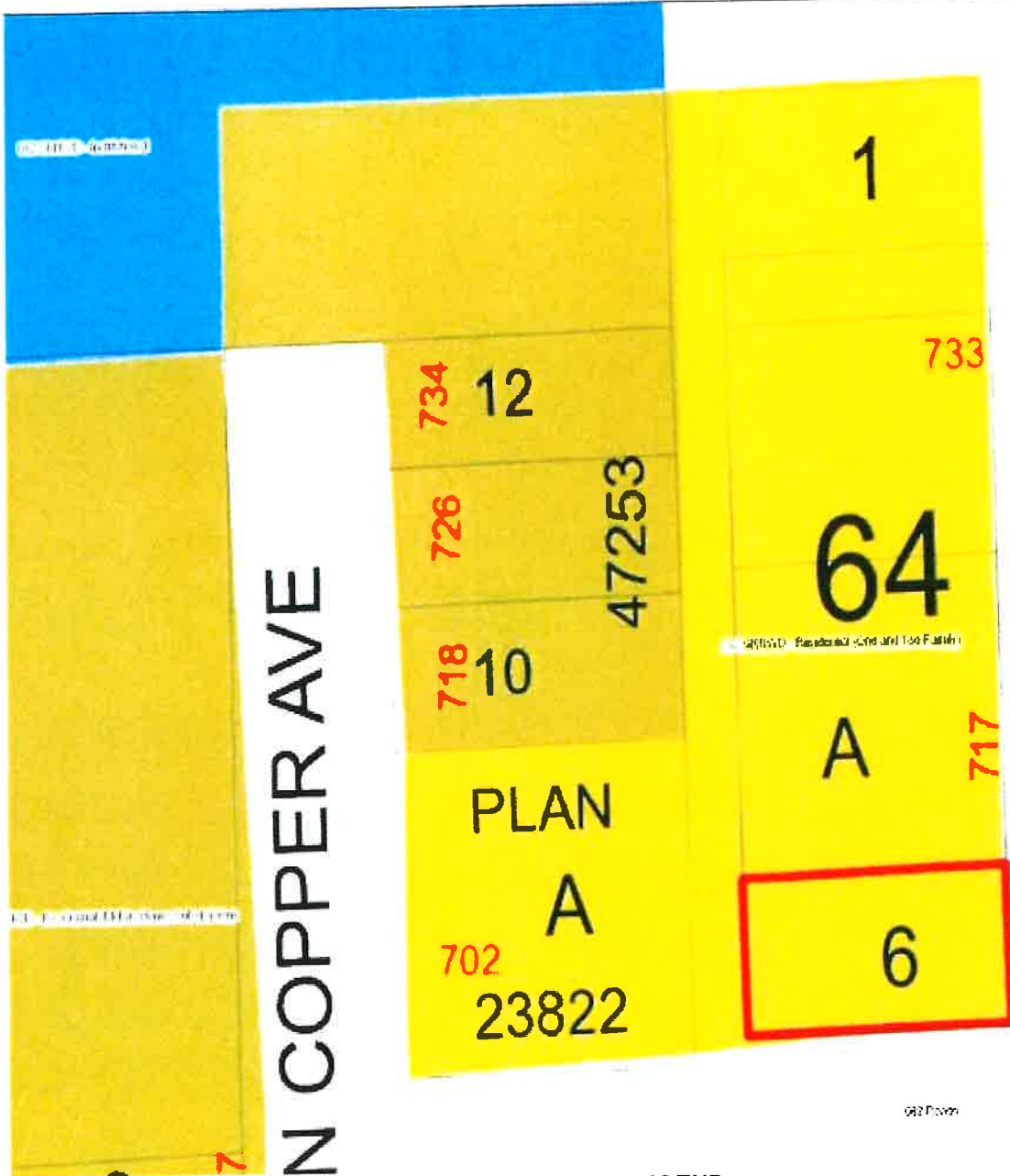
Mayor

Certified a true copy of Bylaw No. 969, 2021
On the day of , 2021.









Corporate Officer

BYLAW NO. 969, 2021
 AMENDMENT TO THE CITY OF GREENWOOD ZONING BYLAW
 ZONING MAP

SCHEDULE A



ZONING MAP LEGEND

- | | | | |
|---|---|---|------------------------|
|  | Residential 1 – Single and Two Family |  | Parks and Recreational |
|  | Residential 2 – Mobile Home Subdivision |  | Industrial |
|  | Commercial 1 – General Commercial |  | Light Industrial |
|  | Commercial 2 – Highway Commercial | | |
|  | Commercial 3 – Service Commercial | | |

CORPORATION OF THE CITY OF GREENWOOD

ZONING AMENDMENT BYLAW NO. 970, 2021

A BYLAW TO AMEND THE "CITY OF GREENWOOD ZONING BYLAW NO. 683, 1997"

WHEREAS:

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established a Zoning Bylaw;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the "City of Greenwood Zoning Bylaw No. 683, 1997"; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the Zoning Amendment Bylaw No. 970, 2021;
2. The "City of Greenwood Zoning Bylaw No. 683, 1997" be amended as follows:

Amend Section 103. Definitions to include:

Carriage House means a secondary Dwelling constructed in an Accessory Building. Specific Use regulations for Carriage Houses are in Section **316**.

Secondary Suites means an additional dwelling unit that has been issued an Occupancy Permit, located within a residential building that has a total floor space of no more than 90m² in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal dwelling unit and is a single real estate entity. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses. Specific Use regulations for Secondary Suites are in Section **317**.

Amend PART THREE GENERAL PROVISIONS to include:

306. Buildings Per Lot, to be deleted

309. Parking Requirements

Add: Carriage Houses and Secondary Suites to **Residential A Use**

ADD: 316. Carriage Houses (Secondary Dwelling within an Accessory Building)

316.1 Carriage Houses, where permitted in this Bylaw as an Accessory Use, shall comply with the following regulations:

1. A Carriage House must comply with all regulations for Accessory Buildings and Structures prescribed in this Bylaw, except for that which is provided for in this section. Should a conflict arise, the regulations in this section shall take precedence.

2. A Carriage House shall only be considered an Accessory Use to the Single Detached Housing Use.
3. A Carriage House is not permitted on a Lot where a Secondary Suite is located.
4. All Carriage Houses must be connected to the Municipal water and sanitary sewer systems.
5. Notwithstanding Section 7.4.1(d) where the Lot is 1200m² or greater in area a Carriage House may be connected to an onsite sanitary sewer system that has been installed in accordance with the Sewerage System Regulation under the Public Health Act.
6. A Carriage House shall have a maximum floor area of 90m² or 75% of the floor area of the Principal Dwelling, whichever is less.
 1. A Carriage House shall have a minimum floor area of 11m².
 2. When calculating maximum floor area of the Carriage House the following shall not be included in the calculation:
 - i. Indoor parking space up to 46m², with direct access to the Dwelling unit.
 - ii. Indoor parking space with no direct access to the Dwelling unit.
 - iii. Interior stairways.
 - iv. Unenclosed Balconies and Decks.
 - v. Floor areas devoted exclusively to mechanical or electrical equipment.
7. The maximum Height of a Carriage House shall be:
 1. 4.5 metres; or
 2. 7.5 metres, where located above a detached garage: and
 3. for Lots less than 1200m², shall not exceed the Height of the principal Dwelling on the Lot.
8. The distance between a Principal Dwelling and a Carriage House in any zone shall be a minimum of 3.0 metres.
9. An unobstructed pathway at least 1.5 metres wide shall be provided between the front, exterior side, or rear (when abutting a land) property line and the Carriage House.
10. A Carriage House cannot be subdivided under the Strata Property Act.
11. A Carriage House shall be sited on a permanent foundation.

317. Secondary Suite Regulations

317.1 A Secondary suite is to be located only in single detached housing.

317.2 No secondary suite will be allowed without connection to a community sanitary sewer unless the lot is at least 1,200m² and meets the requirements of the City and the Medical Health Officer for septic disposal capacity.

317.3 The maximum floor area of a secondary suite shall not exceed the lesser of 90m² or 40% of the total floor area of the principal building.

317.4 Parking and signs shall be in conformance with the regulations of this Bylaw

317.5 Secondary dwelling units shall comply with all relevant City Bylaws, and the Building Code.

317.6 A bed and breakfast home, a boarding or lodging house and/or group home shall not be permitted to operate within a secondary suite.

317.7 Where a secondary suite is permitted, a minimum area of 30m² of private open space shall be provided per dwelling unit. The private open space shall have

- i. a direct connection to a secondary suite entrance; and
- ii. be defined from other private open space and yard with the use of landscaping.

317.8 A lighted pathway is required from the on-site secondary suite parking stall(s) to the suite entrance.

Amend PART FOUR ESTABLISHMENT OF ZONES to include:

Amend 402.2 Residential 1 Zone (single and Two Family) Permitted Uses to include:

(11) Carriage Houses subject to Section 316

(12) Secondary Suites subject to Section 317.

4. Public Hearing

A Public Hearing was advertised on June 24, 2021, and July 1, 2021.

A Public Hearing was held on July 8, 2021.

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Read a second time this	12 th	day of	July, 2021
Read a third time this	12 th	day of	July, 2021
Given a fourth and final reading and adopted this		day of	

Zoning Amendment Bylaw No. 970, 2021

Mayor

Certified a true copy of Bylaw No. 970, 2021
On the ____ day of _____, 2021.

Corporate Officer

Zoning Amendment Bylaw No. 970, 2021



PRESENT

Mayor B. Noll
Councillors: C. Lang, J. Nathorst, J. Bolt, M. Seymour

ALSO PRESENT

Marcus Lebler, CAO/CFO via Zoom
Andrea Sherstobitoff, via Zoom

CALL TO ORDER

Mayor B. Noll called the meeting to order at 6:00 pm.

**PROCEDURE FOR THE
PUBLIC HEARING**

Mayor B. Noll outlined the procedure for the Public Hearing.

ADOPTION OF AGENDA

The Public Hearing Agenda was adopted as presented. (J. Bolt / J. Nathorst)

AGENDA ITEMS

a. Amendments to Land Use Designation and Zoning from R1 (Residential 1 – Single and Two Family) to R2 (Mobile Home Subdivision)

- i. Bylaw 968, 2021 to amend the “Corporation of the City of Greenwood Official Community Plan Bylaw No. 682, 1996” Schedule B Land Use Map.
(Location: 707 N. Government Avenue / Lot 6, Block 64, Plan 70, DL 711)
- ii. Bylaw 969, 2021 to amend the “City of Greenwood Zoning Bylaw No. 683, 1997” Schedule A Zoning Map.
(Location: 707 N. Government Avenue / Lot 6, Block 64, Plan 70, DL 711)

b. Carriage Homes and Secondary Suites

Bylaw 970, 2021 to amend the “City of Greenwood Zoning Bylaw No. 683, 1997” to allow for the development of Carriage Homes and Secondary Suites in the R1 Zone (Residential 1 – Single and Two Family).

SUBMISSIONS FROM THE PUBLIC / SPEAKERS

Notice of this Public Hearing was advertised, in accordance with the *Local Government Act*, as follows:

- a. In two editions of the Boundary Creek Times, on June 24, 2021 and July 1, 2021.
- b. On the City of Greenwood’s social media on June 30, 2021.
- c. Letters were sent to adjacent landowners of 707 N. Government Avenue on June 30, 2021.

The Corporate Officer advised that no correspondence was received regarding the application and amendments.

The following members of the public provided comments:

Name: Laurie Tritschler (Reporter, Boundary Creek Times)

- Requested information on the location of the re-zoning application from R1 to R2, and whether the application applied to only a single parcel of land.
- Requested a copy of Bylaw 970, 2021 (including the bylaw's definition for "carriage house"). Requested a zoning map of the City to determine which areas would allow carriage houses and secondary suites.

Name: Derek Lemoine (656 N. Copper Avenue)

- Requested information on the location of the re-zoning application from R1 to R2, and indicated that he did not have any objections to this application.
- Requested information on whether a carriage house could be sold.
- Requested information on the limit of how many carriage houses could be developed on a parcel of land.

Name: Leonard Lobsinger (400 N. Copper Avenue)

- Requested information on whether a carriage house could be constructed before a primary residence on a parcel of land.

The Corporate Officer provided the following information:

- Clarification on the location of the re-zoning application from R1 to R2.
- Carriage houses and secondary suites would be permitted in the R1 zone only.
- The definition for "carriage house" included in Bylaw 970, 2021.
- Parcels with carriage houses would not be permitted to subdivide under the Strata Property Act.
- Only one carriage house would be permitted on a parcel of land.
- The development of a carriage house would be permitted only after the primary residence on a parcel of land (the carriage house is a secondary use to the primary residence).

ADJOURNMENT The Public Hearing was adjourned at 6:19 pm. (J. Nathorst)



Mayor

Certified Correct



Corporate Officer