

Summerland Zoning Bylaw Technical Review

Working Session

November 23, 2010

Grade & Height

Grade and Height

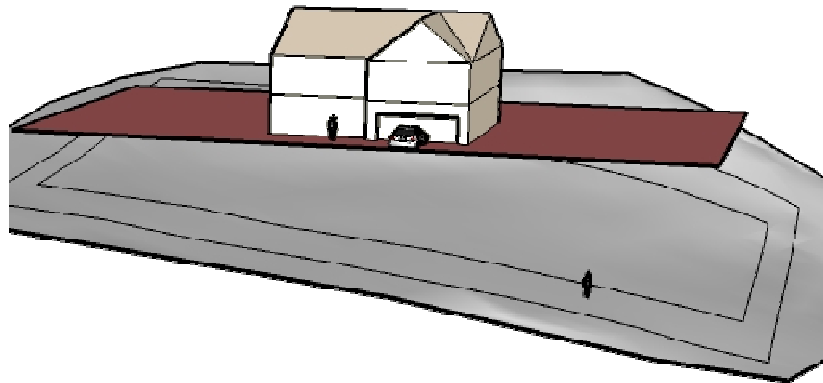
District of Summerland

- **“NATURAL GRADE”** means the undisturbed ground elevation prior to site preparation.
- **“GRADE, NATURAL”** means the elevation of the ground surface in its natural state, before man-made alterations.
- **"HEIGHT"** means when used with reference to a building or structure, the vertical distance measured from natural grade to the higher of:
 - highest point of a flat roof; or
 - the mean level between the eaves and ridge of a pitched roof provided the ridge does not extend more than 2.4 meters above the mean level; or
 - in the case of a structure without a roof, the highest point of that structure.

A basement shall not be considered in calculating the number of storeys or the height on the exposed elevation side of a single detached house, or duplex house.

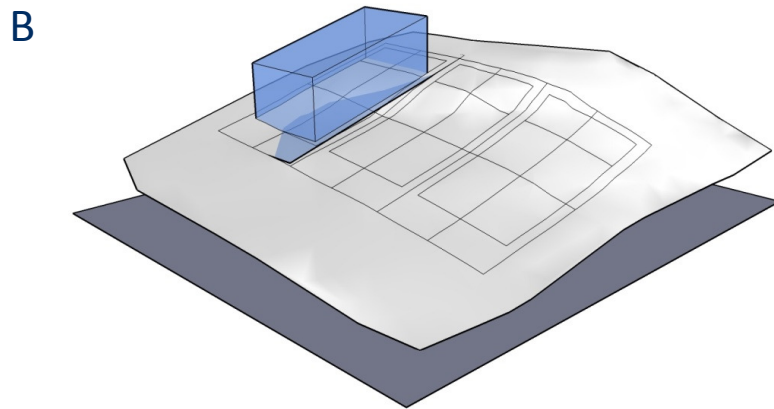
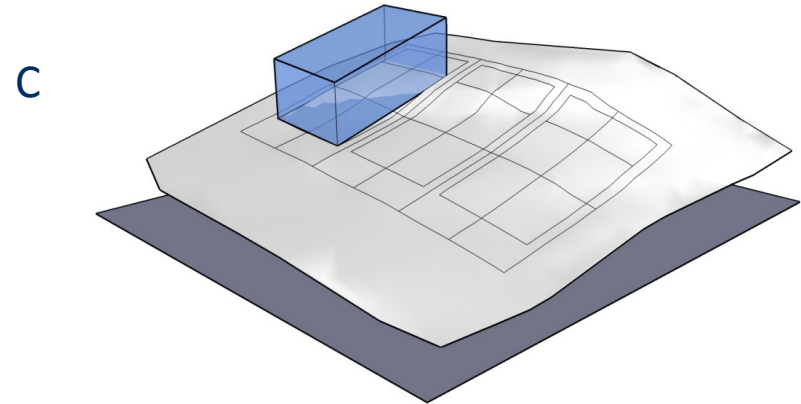
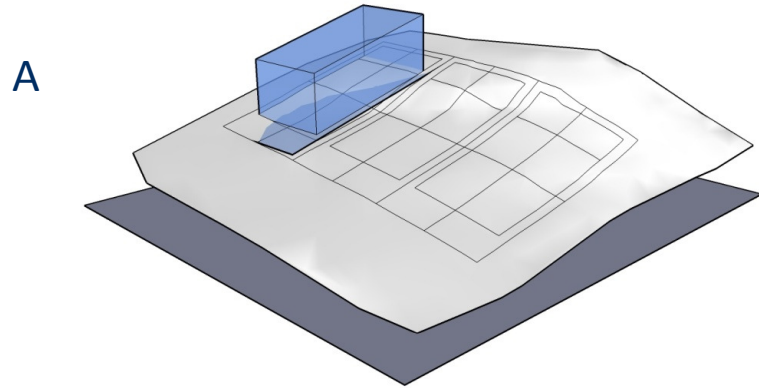
Grade and Height

- Current situation:
 - Natural grade can be calculated at any point on the site
 - Max height then calculated from potentially the highest point on the site
- Potential adjustments:
 - Define natural grade with clearly identified points of reference (parcel corners, setbacks, curb face, etc...)
 - Ensure max height is related to specific siting area, parcel terrain +/- adjacent properties



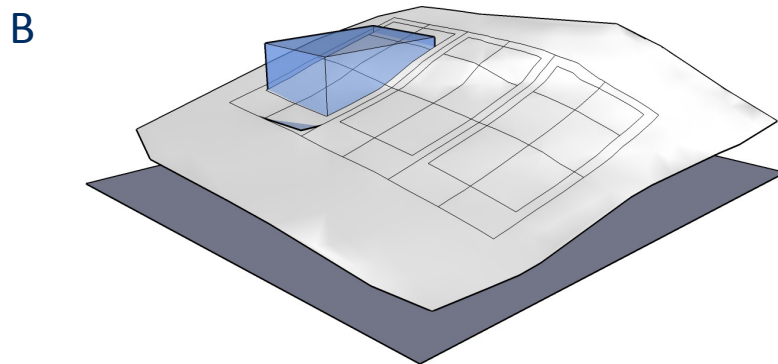
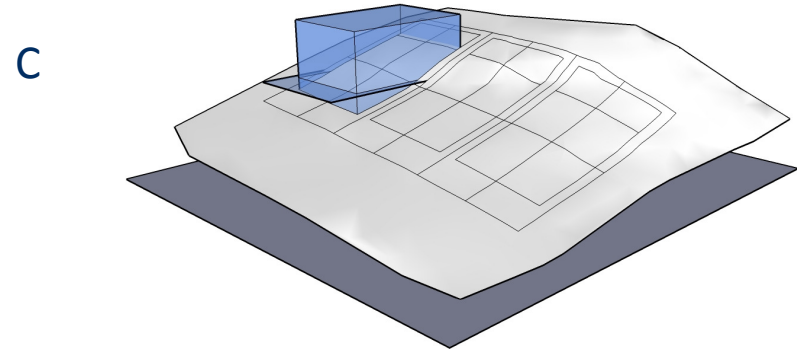
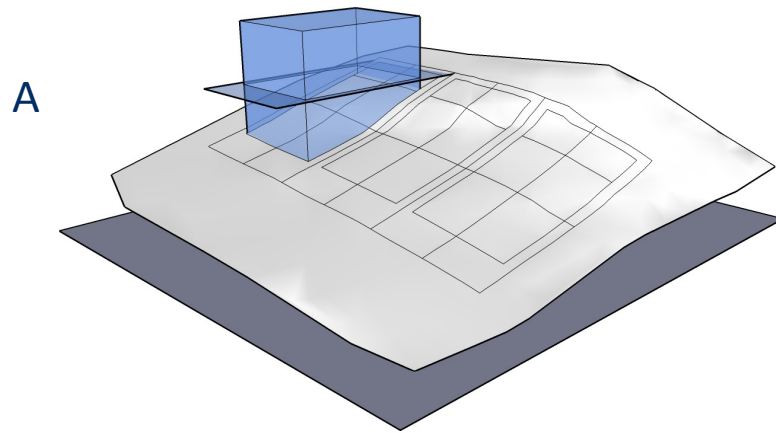
Grade = Highest point

Grade and Height – Measuring from Base Line Angled Plane



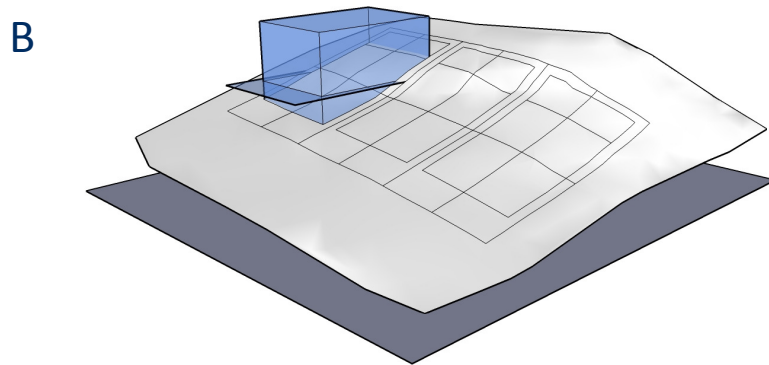
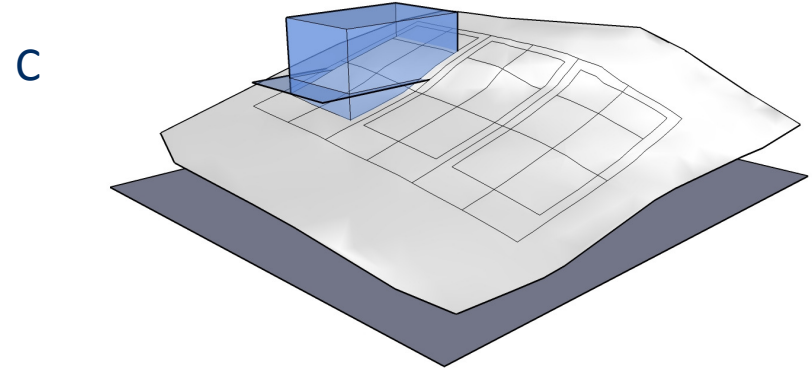
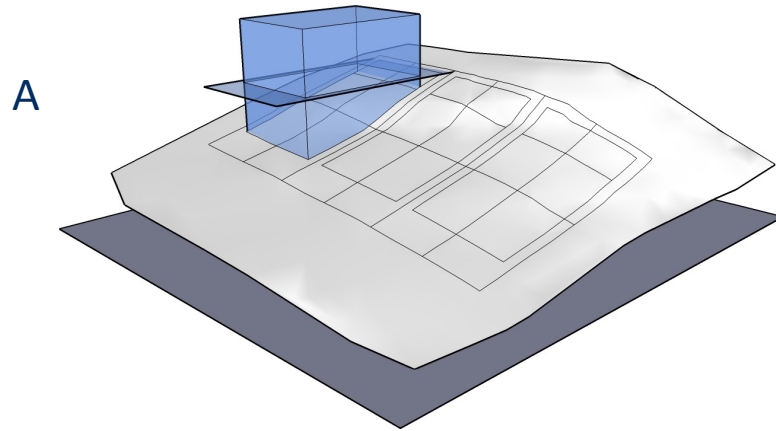
Front Right Corner	Elevation
A) Front + Rear P/L's	10.5
B) Front + Rear Setbacks	10.1
C) Four Setback Corners	9.5

Grade and Height – Measuring from Base Line Flat Plane (1)



Front Right Corner	Elevation
A) Highest Point (status quo)	18.5
B) Front lot line	8.8
C) Front lot line + rear setback	12.8

Grade and Height – Measuring from Base Line Flat Plane (2)



Front Right Corner	Elevation
A) Highest point (status quo)	18.5
B) Four lot corners	13.8
C) Four setback corners	13.4

Residential – Zone Comparison and Review

Residential Zone Review

Comparison of typical residential zones from throughout BC

Zone	Lot Area (m ²)	Frontage (m)	Depth (m)	Fr Yard (m)		Side Yard (m)		Rr Yard (m)		Coverage (%)		Height		Density	
				Setback	Lot	Int Side	Ex Side	Setback	Lot	(m)	(storeys)	FSR	Units/Ha		
Typical Single Unit															
Average	573.40	14.88	28.09	6.52		1.72	3.72	7.30	0.38	9.01	2.30	0.47	18.00		
Mode	555	15	30	6		1.5	1.5	7.5	0.4	9	2	0.35			
Summerland	RSD1	650	18	30	6	1.5	4.5	7.5	0.4	9.5	2	0.4	0		
Typical Two Unit															
Average	664.09	16.57	27.67	6.37		1.60	3.19	7.43	0.41	9.00	2.25	0.53	11.76		
Mode		18	30	6		1.5	3.5	7.5	0.4	9	2	0.6			
Summerland	RDH	850	25	30	6	1.5	4.5	7.5	0.4	9.5	2	0.5	11.76		
Typical Town/Rowhouse															
Average	757.85	22.23	29.60	6.23		3.26	4.39	7.04	0.39	9.57	2.42	0.58	34.00		
Mode	1000	18	30	6		6	6	7.5	0.3	7.62	2	0.6			
Summerland	RMD	1100	30	30	6	4	6	7.5	0.4	9.5	2	0.5	25		
Typical Low Density Multi															
Average	1184.28	24.82	30.50	6.29		4.19	4.94	7.09	0.41	10.21	2.25	0.70	53.50		
Mode	1100	30	30	6		3	3	7.5	0.4	12	2	0.45			
Summerland	RMD	1100	30	30	6	4	6	7.5	0.4	9.5	2	0.5	25		
OK Average	948.00														
Typical Medium Density Multi															
Average	1369.19	25.70	30.50	5.96		4.19	4.51	7.15	0.44	15.19	3.06	1.09	79.75		
Mode	1400	30	30	6		4.5	4.5	7.5	0.4	9	3	1			
Summerland	RHD	1400	30	30	6	4	6	9	0.5	11	2	0.65	60		
OK Average	1035.00														
Typical High Density Multi															
Average	1283.24	28.73	31.25	6.09		4.09	4.99	6.82	0.43	32.76	9.50	1.46	134.50		
Mode	670	20	30	7.5		7.5	7.5	7.5	0.3	10.7		1.2			

Residential Zone Review

- Residential zones throughout BC, the Lower Mainland, and the Okanagan
 - RSD1 and RDH min. lot sizes are larger than average
 - Frontage and exterior side setback requirements tend to be higher than average
 - No ‘townhouse’ specific zone (RMD is roughly in line with most ‘townhouse’ zones in BC, excepting larger frontage requirement)
 - Multi-family zones (RMD/RHD) are in line with most low/medium multi-unit zones in BC, but with lower densities (UpH); lot sizes are larger than Okanagan average
- Options to consider
 - Could reduce RSD1 min. lot size and/or introduce a ‘small lot’ zone
 - RSD1 and RSD2 are very similar: is lot size distinction beneficial?
 - RSD3 and RSD4 are very similar: are density + parcel size distinctions beneficial?
 - Could expand RSH permitted uses to accommodate more diversity
 - Cottage clusters, duplexes, row housing - while maintaining density cap
 - Ensure minimum frontage corresponds to Summerland subdivision patterns

Commercial/Industrial - Zone Review

Commercial/Industrial Review

Comparison of Summerland's Commercial, Industrial, and Ag. Zones

Principal Uses	C1	CT1	CT2	CT3	CB1	CB2	CM	M1	M2	M3	M4	A1	A2
Amusement establishments			■		■								
Animal shelter													
Art galleries and museums		■			■								
Auction													
Auto and equipment repair			■		■			■	■	■			
Auto sales and rentals			■					■	■	■			
Autobody and painting								■	■	■			
Boat sales and rentals			■										
Bulk fuel depot													
Business support services					■	■							
Campgrounds				■									
Canneries							■						
Car washes			■										
Child care	■				■								
Churches					■	■							
Commercial schools					■	■							
Commercial storage								■	■	■			
Community recreation	■												
Contractor services					■			■	■	■			
Convenience stores	■		■		■								
Crematorium													
Dwelling units	■				■	■						■	■
Eating and drinking establishments		■	■		■	■		■	■	■			
Emergency services			■		■	■							
Equipment rental								■	■	■			
Farm equipment supply and rental								■	■	■			
Farm supply							■	■	■	■			
Financial services					■	■							
Fleet service									■	■			
Funeral homes					■								
Garden centres							■		■	■			

Commercial/Industrial Review

Comparison of Summerland's Commercial, Industrial, and Ag. Zones

Principal Uses	C1	CT1	CT2	CT3	CB1	CB2	CM	M1	M2	M3	M4	A1	A2
Gas bars	█		█		█	█							
General industrial					█	█			█	█			
Health services					█	█							
Hotels		█	█		█	█							
Indoor manufacturing		█	█					█	█	█			
Indoor recreation		█	█			█							
Libraries					█	█							
Lumberyards							█						
Marinas		█											
Motels			█	█									
Offices					█	█							
Outdoor recreation		█											
Packing/processing							█	█	█	█			
Parking (principal use)					█	█							
Personal services	█	█	█	█	█	█							
Plant nursery										█	█		█
Private Clubs		█	█	█	█	█							
Recycling drop-off	█	█			█	█		█	█	█			
Retail stores, general		█	█		█	█							
RV sales and service			█	█									
Sawmill									█	█			
Service stations			█	█	█	█			█	█			
Storage yards									█	█	█		
Theatres		█	█		█	█							
Tourism information stations		█	█	█									
Tourist railway		█	█										
Veterinary clinics					█	█							
Warehouse sales							█		█	█			
Wine and beer stores		█	█		█	█							
Wineries and cideries								█	█	█	█		
Wrecking yards									█	█			
Agriculture											█	█	█
Concrete and asphalt											█		
Resource extraction												█	
Waste and composting													█

Commercial Review

- Comparison of Summerland's Commercial Zones
 - Principal uses are similar to those observed in other BC municipalities
 - CB1 and CB2 are very similar, location seems to be key distinction
 - Zone names do not always reflect intent (replace 'Tourist')
- Options to Consider
 - Maximum lot frontage (18m?) in CT1 and CB1 zones to preserve a 'fine grain' pattern of frequent storefronts
 - Clarify intent and permitted uses for CB2 to lessen competition with CB1 (i.e. offices, theatres, financial services, libraries, commercial schools, art galleries/museums) and to accommodate area specific needs
 - Likewise, reduce the range of uses in CT2
 - Rename CT3 or potentially include campground as a conditional use in CT1, subject to a higher minimum lot size
 - Refine distinction between Food Primary and Liquor Primary establishments and expand beer and wine store to include public/BCL and sale of all types of alcohol
 - Enhance mixed use requirements; Clarify residential ground-level entry/lobby requirements & allow ground-floor residential where rear or exterior side access is available
 - Limit auto-oriented and general contractor services to industrial zones
 - Eliminate CM and fold into M1 (noting large minimum lot size may be limiting factor)
 - Any undesirable uses? (i.e. pawnshops, adult entertainment)

Industrial Review

- Comparison with other BC Municipalities
 - Categorization is broadly similar to other municipalities
 - Limited nuisance regulations
 - Screening requirements (Section 5) are in line with other municipalities, yet limited direction on fencing
 - Restricted commercial activity in industrial zones (limited secondary uses; restrictions on GFA for restaurants and sales areas): good for preserving industrial land
- Options to Consider
 - Zone names do not always reflect intent (light/heavy/ag./extraction)
 - Consider more explicit nuisance regulations (decibel limit at property line, restrictions on glare, heat, vibration, dust, fumes) with reference to appropriate provincial legislation
 - restrictions could be more severe for M1 than for M2, thereby limiting heavy industry to appropriate locations
 - Consider adding limitations on electric fencing: either an all-out ban; restriction to agricultural properties; etc.

Industrial/Agricultural Review

- M3 Industrial
 - M3 appears to exist as a means for allowing limited, agriculture-related industrial activity on ALR/A1 land - historical rationale?
 - M3 is somewhat analogous to agriculture/industrial zones in Surrey and Pitt Meadows, but with fewer permitted uses
- Agro-Industrial Zoning
 - Surrey (IA Agro-Industrial)
 - Bottling; packaging/canning/freezing/manufacturing/processing; cold storage; agriculture; soil processing, sales, and storage; outdoor recreation; government offices
 - Pitt Meadows (AF Agricultural and Farm Industrial)
 - Agricultural use and buildings; Farm industrial use and buildings; one family dwellings; Two family residential where the second use is maintained for farm worker use; home occupations
 - ‘Farm Industrial’ includes: “processing, storing, distributing, wholesaling, grading, sorting and packaging of farm produce, animal and fish products, feed and seed”
 - All uses and buildings in ALR lands are subject to the ALC act
- Options to Consider
 - Accommodate agro-industrial and clean agro-innovation uses in M1 and M2
 - Continue with M3 with the understanding that it is subject to the ALC act
 - Include research and development, laboratories

Agricultural – Zone Review

Agricultural Review

- Review of Agricultural Zones
 - Purpose statements include accommodation of rural use
 - Permitted uses do not permit accessory/farm based retail
 - Additional dwelling provision is unclear about temporary or permanent nature of farm help
 - Limited provisions to ensure housing is not rented to non-workers
 - No Farm Home Plate restrictions
- Options to Consider - Agricultural Worker Temporary Accommodation
 - Develop a seasonal ‘accessory farm worker accommodation’ use to regulate the housing of farm workers
 - The ALC allows one single family dwelling per land registry parcel within the ALR along with an accessory secondary suite and one manufactured home.
 - Temporary housing presents the potential misuse of additional housing (e.g. as rental housing for non-farm use); can generate an impact on agricultural land (e.g. through loss of farmland or subdivision); and can impact the agricultural character of an area (e.g. increased residential presence)

Agricultural Review

- Agricultural Worker Temporary Accommodation Possible Provisions
 - The farm must be classified as ‘farm’ under the BC Assessment Act.
 - Place a minimum ceiling of 40 workers per farm (The minimum ceiling cap criteria should be reviewed annually for the first three years after the standard is approved)
 - It should be either an existing building or a manufactured home, constructed or manufactured to be moved from one place to another and installed on a temporary foundation with no basement.
 - A statutory declaration should be filed with the local government annually stating that the building will be used only for temporary farm worker housing for a specified period.
 - A restrictive covenant should state that the temporary housing will only be used by temporary farm workers and that the owner will remove the dwelling and restore the land to agricultural use if the dwelling is vacant for two consecutive years.
 - A deposit sufficient to either remove the housing should be provided to the local government upon approval.
 - Temporary housing should meet the BC Health Act, the BC Building Code and the “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC”.
 - Local governments or farmers may wish to request amenity space for workers (either indoor or outdoor).
 - All types of housing should strive to minimize the building footprint

Agricultural Review

- Options to Consider - Home Plate Provisions
 - Develop a Farm Home Plate (FHP) requirement to minimise the impact of residential uses on farmland by confining all residential uses to one part of an agricultural lot
 - Delta, Abbotsford, Surrey and Pitt Meadows have all recently considered or implemented a FHP provision focusing on limiting non agricultural activity using setbacks and capping house floor area
 - The Summerland Agricultural Plan recommends that a farm residential foot print be established.
 - See attached sheets:
 - “Table 1: A Comparison of Proposed Farm Home Plate (FHP) Regulations”
 - “Delta’s A1 Agricultural Zone”

Agricultural Review

- Options to Consider - Agricultural Buffer/Setback
 - Insert a landscape buffer provision into either the general regulations or as part of any adjacent rural/urban zone
 - Currently, landscaped screening of 3.0 m in width (or 1.6 m wide screen + 1.8 m high screen) along lot lines adjacent to a ALR lands is required
 - Common urban-related impact on farms include: Trespass, Vandalism, Crop damage, Litter & Harassment of livestock
 - Common impacts stemming from farms include: Odour, Noise, Truck traffic, Spray drift & Dust
 - The ALC's Landscaped Buffer Specifications recommends a 15-20 m buffer to minimise noise, airborne particle, & visual screen
 - A Ministry of Agriculture recent study suggests that buffers approximately 10-12 m high and more than 12 m wide at maturity are best
 - Summerland's Agricultural Plan recommends a buffer a minimum of 4.6 m in height and 4.6 m in width