

To: CAO for the Electoral Area Services Committee

Date: 2019-06-11

From: Katelyn Hipwell, Planner 1

File No: 6410-20-038

Subject: Policy - Secondary Dwellings in the Electoral Areas

RECOMMENDATION

THAT the Fraser Valley Regional District Board adopt the policy titled *Secondary Dwellings in the Electoral Areas*.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #1 Waste Management
Priority #2 Air & Water Quality
Priority #3 Flood Protection & Management

BACKGROUND

The FVRD undertook a study to gauge the level of community support for secondary dwellings in the Electoral Areas and to explore possible options and necessary changes to existing bylaws to allow the use.

A draft policy was developed, based on the outcomes of the study, to create a framework for the introduction of secondary dwellings into the Electoral Areas, with the intent of balancing the community and developer interest and acknowledging the cumulative effects to the both the environment and the character of the communities in which they exist.

DISCUSSION

A draft policy to assist the Board in pursuing bylaw amendments and evaluating applications to allow Secondary Dwellings as permitted use is attached as **Appendix 'A'** for consideration by the Electoral Area Directors. The policy considers the process of implementation, levels of service requirements, form and design requirements and other general considerations. A staff presentation from May 2019 is attached as **Appendix 'B'** for reference.

COST

The Secondary Dwellings Study and associated public consultation program is a priority project identified in the Electoral Area Planning work plan. Sufficient funds have been budgeted with in the Electoral Area Planning Budget.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development Reviewed and supported.

Margaret Thornton, Director of Planning & Development The proposed policy is based upon public consultation and technical review. The proposed policy provides direction for implementation, and clearly communicates the requirements to the general public. Reviewed and supported.

Mike Veenbaas, Director of Financial Services Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer Reviewed and supported.