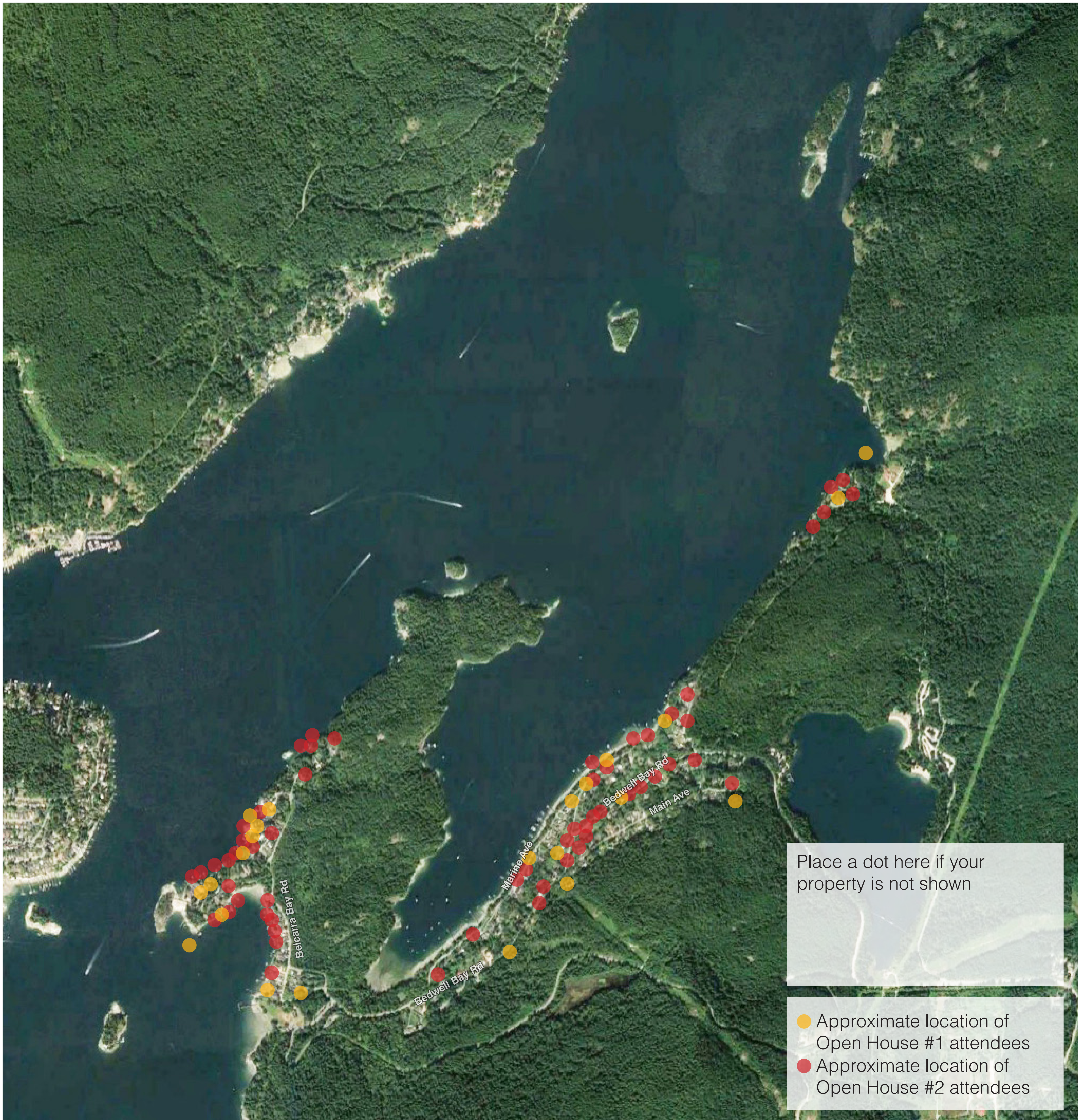


# Welcome to Open House #3

Thank you for joining us. Please let us know where you live by putting a sticky dot on the map below.





# Why are we here tonight?

**We are here this evening to present Phase 3 of our work: the ZAC's recommendations to Council.**

Since January 2017, the Zoning Advisory Committee has been participating in a collaborative process to review Belcarra's current Zoning Bylaw, identify strengths and weaknesses, and provide recommendations to Council on how the Bylaw can be improved.

**It is important to note that Council, not the Zoning Advisory Committee, has the legal responsibility to consider the Committee's recommendations and approve any changes to the Bylaw. If Council decides to move forward with updates to the Bylaw, the public will have another opportunity to provide input at that time.**

Please take a moment to [share your feedback with a member of the Committee](#) and to [fill out a comment form](#) before you leave.





# Frequently Asked Questions

## **1. Have you made any final decisions regarding updates to the Zoning Bylaw?**

No. The Committee has prepared a draft Zoning Bylaw to share with Council. The Committee is anticipated to present this draft Bylaw to Council in February 2018. The final decision related to any proposed changes to the Bylaw will be made by Council.

## **2. How did you determine the Maximum Gross Floor Area and Maximum Floor Area Ratio (FAR) figures you are recommending?**

Based on community feedback at the second open house, there was a strong preference for a Bylaw that permitted the same house sizes that are currently permitted under the existing Bylaw. The Committee has decided to introduce a number of exclusions to the Bylaw, meaning spaces like below-grade basement space and most garage space will be excluded from the calculation of Maximum Gross Floor Area and Maximum Floor Area Ratio. The numbers presented in the Draft Bylaw reflect the existing sizes permitted under the current Bylaw, but with adjustments to account for the estimated amount of excluded floor area.

## **3. Is the Committee recommending a reduction in permitted house sizes?**

No. The Committee is recommending permitted house sizes that are equivalent to the existing Bylaw. The numbers shown in the Draft Bylaw have been adjusted down by approximately 24% compared to the existing Bylaw to account for additional areas that are excluded from the calculation of Floor Area. For example, the Committee is proposing to exclude 1,000 sq ft of garage space and portions of basements that are below grade from the calculation of Floor Area.

## **4. Why are several different residential zones being considered? Why not just a single zone?**

The geography and existing conditions are different between the parts of Belcarra that have public road access and those that do not. The different zones under consideration are intended to respond to these varying conditions. For example, properties without public road access do not have minimum parking requirements and are permitted to build duplexes, as they are under the existing Bylaw.

## **5. What is the BC Energy Step Code? Why is it being considered?**

The BC Energy Step Code was recently introduced to the BC Building Code. It mandates a higher standard of energy efficiency in new buildings in British Columbia. Municipalities can choose to implement minimum requirements or require building to a higher “Step,” meaning a higher standard of energy efficiency. The Committee is recommending that all new construction in the Village be required to meet a higher Step that requires a 20% improvement in energy efficiency. This is intended to help the Village meet the Greenhouse Gas emission reduction targets set out in the Official Community Plan.

## **6. How does the Official Community Plan relate to the Zoning Bylaw?**

An Official Community Plan (OCP) is a comprehensive planning document that identifies goals, objectives, and policies to guide future growth and change in a municipality. An OCP establishes a Vision, as well as strategies and more detailed policies for achieving that Vision. A Zoning Bylaw is a regulatory tool that establishes permitted uses and regulations associated with a specific property (e.g., density, setback, height, lot coverage, parking, etc.). The Zoning Bylaw is intended to reflect the aspirations of the OCP. According to the Local Government Act, “all bylaws enacted or works undertaken by a council [...] after the adoption of an official community plan [...] must be consistent with the relevant plan.”





# Zoning Advisory Committee Roles

The role of the Zoning Advisory Committee (ZAC) is to make recommendations to Council regarding changes and updates to the current Zoning Bylaw (502).

## ZAC objectives:

1. Fairness to the existing residents in the Village;

2. Consistency with the Village’s Official Community Plan (OCP); and
3. Practicality – implementation will be practical, easily understood, and within the constraints the Local Government Act.

## ZAC subject matter includes:

- ✓ architectural incentives and dis-incentives;

✓ clarification of existing definitions and adding new definitions;

✓ viewscapes and compatibility with the Community Wildfire Protection Plan;

✓ floor area exclusions, inclusions and inclusions with limitations;
- ✓ coach houses and accessory suites;

✓ compatibility with the Official Community Plan;

✓ lot placement, building setbacks and building feature setbacks; and

✓ environmental impacts including energy efficiency standards.

## Key groups involved in the Zoning Bylaw update process:

**ZAC:** The ZAC will explore potential changes to the Village of Belcarra Zoning Bylaw and make recommendations to Council. The ZAC consists of 16 Belcarra residents, including 1 Councillor assigned by Council.

**Committee Chairs:** John Stubbs is the Chair and Martin Greig is the Vice Chair. The Chair presides over Committee meetings, monitors debates, seeks agreement, assists members to word motions clearly and succinctly, and builds consensus. The Vice Chair chairs meetings in the absence of the Chair.

**Staff:** Village of Belcarra Staff support the ZAC process by serving as a resource to the Committee, a secretariat, and a liaison between Committee members, the Chair / Vice Chair, and the Planning Consultants.

**Mayor & Council:** Mayor and Council are observers of the process, provide resources to the Committee when needed, attend Open Houses, and will make the final decision on proposed changes to the Zoning Bylaw.

**Planning Consultants:** The Planning Consultants assist the ZAC in making recommendations to Council on the Zoning Bylaw; provide technical expertise, practical examples, and real/graphic illustrations of zoning regulations; and help produce a Zoning Bylaw that is more easily administered.



# Zoning Advisory Committee Process

The Zoning Advisory Committee process began in January 2017 and is expected to be complete this February. The process consists of 3 phases:

## Phase 1

### Phase 1: Introduction to Zoning (January 2017 - April 2017)

Phase 1 provided an introduction to Zoning Bylaw basics and fundamentals, including: components of a Zoning Bylaw, different approaches and considerations in zoning, and zoning in other municipalities.

### Open House #1 (April 12, 2017)



## Phase 2

### Phase 2: Belcarra's Zoning Bylaw Review (April 2017 - September 2017)

During Phase 2, the Committee conducted a detailed review of Belcarra's Zoning Bylaw, identifying gaps and areas for improvement. A first updated draft of the Zoning Bylaw was presented to the Community at Open House #2.

### Open House #2 (October 4, 2017)



## Phase 3

### Phase 3: Recommendations (October 2017 - February 2018)

During Phase 3, the Committee is revising and finalizing recommendations for revisions to Belcarra's Zoning Bylaw. These revisions are based on further Committee discussion and the feedback received to date from the Community.

### Open House #3 (January 24, 2018)

At tonight's open house, the Committee is seeking feedback on the draft Zoning Bylaw. The Committee will then review community feedback and finalize its recommendations to Council following the open house.

### Presentation to Council (early 2018)

*In progress*





# What we heard at Open House #1

**The Committee held an open house on April 12, 2017 to outline the Committee's process to date, provide an overview of material covered during Phase 1, and answer questions.**

Twenty-nine (29) members of the public attended the open house. Open house attendees were invited to provide feedback at the open house by speaking with a member of the Committee and by filling in a comment form. A total of 13 comment forms were received.

Attendees were asked the following question:

**In Phase 2, the ZAC will look at Belcarra's zoning bylaw in greater detail and identifying areas requiring updates. Is there anything you would like the Committee to know before we start Phase 2?**

**Responses to this question touched on a number of themes, including:**

- Desire for all homes to conform to the requirements of the updated bylaw
- Desire for viewsapes to be protected
- Recommendation to encourage energy efficiency and consider sustainability measures
- Desire to maintain current maximum home sizes
- Desire for apartment and duplex zones
- Suggestion to review Anmore's latest draft Zoning Bylaw
- Request to address criteria regarding short-term rentals
- Suggestion that short-term rentals should not be permitted
- Desire for multiple zones
- Desire for smaller minimum lot requirements
- Suggestion that owners be penalized for vacant homes
- Suggestion to increase setbacks to mitigate fire risk





# What we heard at Open House #2

**The Committee held an open house on October 4, 2017 to share draft recommendations with the community, to gather feedback and answer questions about the ideas the Committee was exploring.**

Over 100 members of the public attended the open house. Open house attendees were invited to provide feedback at the open house by speaking with a member of the Committee and by filling in a comment form. A total of 110 comment forms were received during and after the open house.

Comment form questions and responses are summarized below.

Attendees were asked whether they preferred the updated Bylaw to set maximum house sizes based on what is currently permitted in the existing Bylaw, or whether they preferred house sizes to be limited to a size more in line with the average size that currently exists in Belcarra.

A strong majority of responses, 80%, favoured the option that permitted house sizes in line with the current Bylaw. 12% of respondents preferred an option that would limit houses to a size more in line with the average size of existing homes in the village, while the remaining 8% indicated that they were unsure or did not answer.

Respondents were also asked which of these options they felt better aligned with Belcarra's Official Community Plan.

Responses to this question were similar. 75% of respondents said the "Current Bylaw" option was more aligned with the OCP, 15% chose the "Average Existing Homes" option, and 11% were unsure, did not answer, or wrote other responses.

Because changes to the permitted Maximum Gross Floor Area and Maximum Floor Area Ratio may impact a property's value, the Committee asked attendees about the importance of their home's value.

72% of respondents rated their home's value 10/10, and a total of 89% of respondents rated the importance of the value of their home to be 7/10 or greater.

Coach houses in Belcarra are currently permitted up to 800 sq ft. The Committee has decided to recommend increasing permitted coach house sizes, and Open House attendees were asked whether they preferred 1,000 sq ft or 1,200 sq ft coach houses.

Respondents favoured 1,200 sq ft coach houses over 1,000 sq ft coach houses; however, through discussion, the Committee has decided to recommend that Council increase permitted coach house sizes to 1,000 sq ft. This size was selected in order to mitigate view impacts, and to make coach houses large enough to accommodate families, while keeping costs more affordable. The Committee also felt that with additional excluded area being added elsewhere (e.g. up to 1,000 sq ft of garage space excluded), that a 1,000 sq ft coach house size was appropriate.

At Open House #2, the Committee had been considering introducing 6 residential zones to the Village, and attendees were asked to share their thoughts.

Responses were mixed, with comments suggesting that different zones and regulations made sense for different parts of the Village, and others suggesting that multiple zones should only be introduced as long as they did not make the Bylaw unnecessarily complicated. The Committee has recommended creating a distinct residential zone for the area including Farrer Cove South, in order to address the unique conditions of this area. Cosy Cove, Farrer Cove North, and Twin Island have also been included in their own zone. The Committee is recommending that the parts of Belcarra that are accessed by public roads (Belcarra Bay, Bedwell Bay, etc) be kept in the same zoning.





# The Official Community Plan

## What is an Official Community Plan and how does it relate to the Zoning Bylaw?

An **Official Community Plan (OCP)** is a comprehensive planning document that identifies goals, objectives, and policies to guide future growth and change in a municipality. An OCP establishes a Vision, as well as strategies and more detailed policies for achieving that Vision.

A **Zoning Bylaw** is a regulatory tool that establishes permitted uses and regulations associated with a specific property (e.g., density, setback, height, lot coverage, parking, etc.). The Zoning Bylaw falls under the umbrella of the OCP and must be consistent with it.

### Belcarra's Official Community Plan Vision



*The Official Community Plan is underpinned by the “character of the Village” as a frame of reference or lens for examining specific components involving our land use requirements and pattern. Our village character, or cultural identity, stems from long-standing traditions that encompass historical values found in all of our previous OCP documents. It has been important to examine the semi rural nature of our village, including our appreciation for the trees and greenery, our spectacular scenery, our recreational and community opportunities, and what it feels like to be a member of this special community in our small corner of the Lower Mainland.*

*Belcarra is a community that blends in with its natural settings, a community that values its viewscales and open spaces, a community that promotes a friendly social spirit, and a community that prides itself in being financially sustainable.*

- *People who live in Belcarra do so because of the natural environment, viewscales and opportunities to enjoy the outdoors. Protection of the area's natural amenities, watershed, and views is essential for maintaining the quality of life for its residents.*
- *Belcarra is a proud and unique community that gains its strength through active engagement with its citizens, encouraging and supporting residents who offer their skills as volunteers for the benefit of Belcarra and all its residents.*
- *We reflect the needs of our citizens by ensuring social, environmental and economic sustainability, and community autonomy through sound fiscal and governance decisions.*

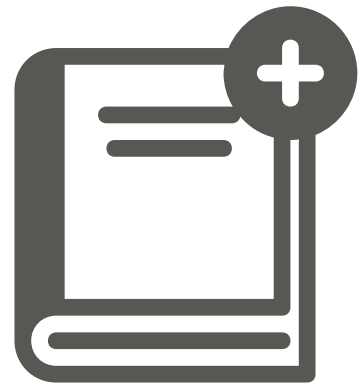
*All attempts are made to maintain the Village as a unique semi-rural waterfront “Village” and avoid the character of a typical “suburb.”*





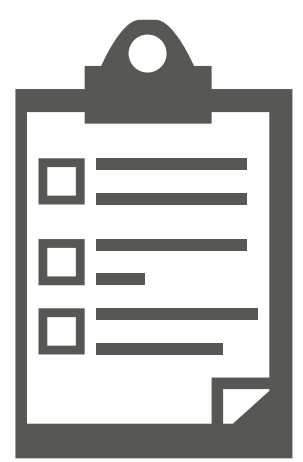
# What Changes are Proposed?

The Zoning Advisory Committee's draft recommendations to Council represent the culmination of 12 months' work. Below is a summary of the ZAC's recommendations.



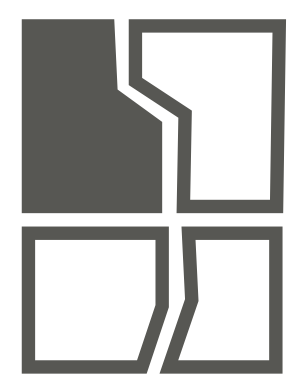
## Definitions

- New definitions **not included in the current Zoning Bylaw**
- To **clarify** existing definitions



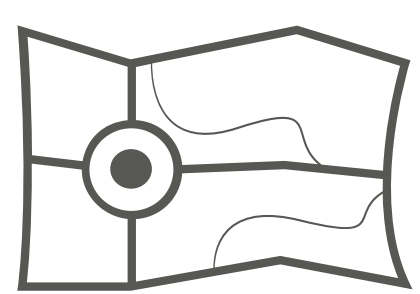
## General Regulations

- To provide more **clarity** regarding the implementation of the Zoning Bylaw
- To **clarify how key definitions are measured and/or calculated**, including: Gross Floor Area and Gross Floor Area Ratio, Height, and Average Grade
- To outline regulations for **Accessory Coach House Use and Accessory Secondary Suite Use**
- To outline **landscaping and permeability** requirements



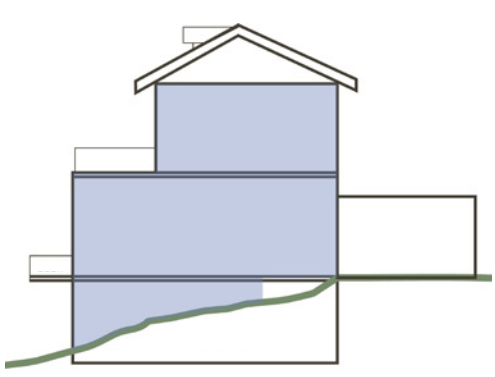
## Residential Zones

- Zones have been modified based on different conditions throughout the village
- At Open House #2, the Committee had been contemplating up to 6 residential zones; the Committee is now proposing 4 residential zones
- The Committee is recommending the introduction of a new zone for Farrer Cove South to address the unique conditions of this area



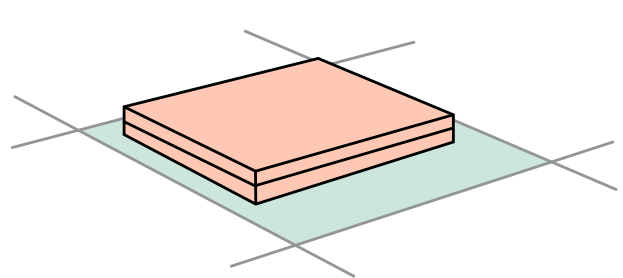
## Zoning Map (Residential Zones Only)

- A **revised** Zoning Map to correspond to the Draft Residential Zones



## Exclusions

- A list of **spaces and / or areas** that should be excluded from Floor Area Ratio and Maximum Home Size calculations



## Maximum Floor Area Ratio and Maximum Home Size

- The Committee is recommending Maximum Floor Area Ratios and Maximum Gross Floor Areas that are **based on the existing Bylaw**. As new exclusions have been introduced, the maximums being proposed have been reduced by approximately 24% to account for additional spaces that do not count toward a building's floor area (such as most garage space and basement space below grade).



## Sustainability Requirements

- The Committee is recommending a requirement for a **20% improvement to energy efficiency of new buildings** based on the new BC Energy Step Code. This is intended to help achieve the sustainability targets outlined in the Official Community Plan.





# Proposed Definitions

The Zoning Advisory Committee is recommending the addition or revision of **8 definitions**. Each new or revised definition, as well as the reason for including it, is summarized below. **No final decisions have been made yet.**

Coach House



**Accessory Coach House Use** introduced to provide clarity regarding a Coach House and its intended use and to refine the “Accessory Suite” definition in the current Zoning Bylaw. Definition not included in current Zoning Bylaw.

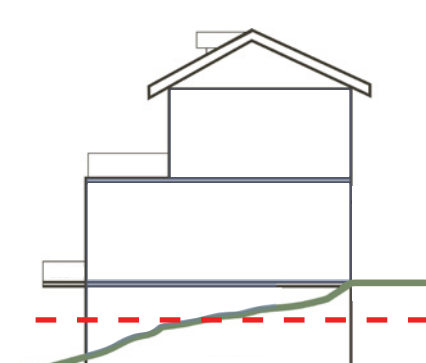
Secondary Suite



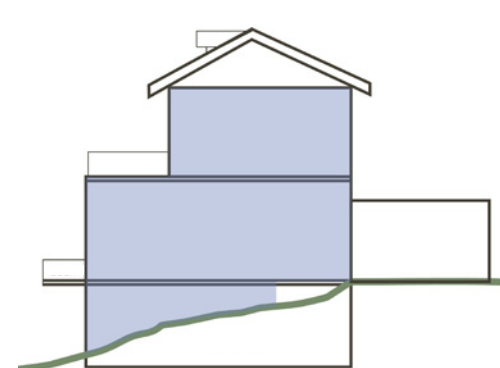
**Accessory Secondary Suite Use** introduced to provide clarity regarding a Secondary Suite and its intended use and to refine the “Accessory Suite” definition in the current Zoning Bylaw. Definition not included in current Zoning Bylaw.



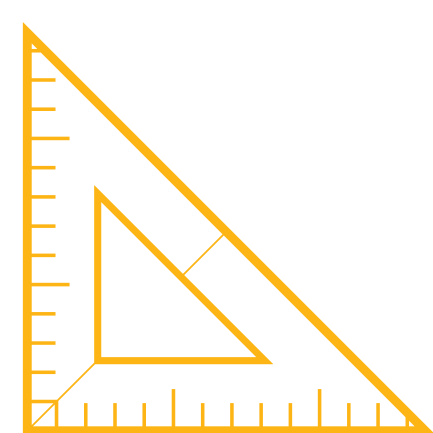
**Accessory Structure** introduced to provide clarity regarding an Accessory Structure and its intended use (e.g. fences, pools, storage sheds). Definition not included in current Zoning Bylaw.



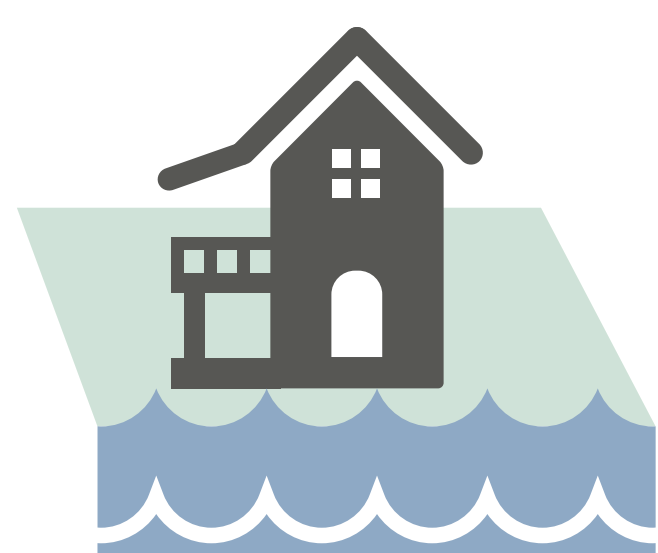
**Average Natural Grade** introduced to provide clarity regarding what constitutes average natural grade and how to measure it. Definition not included in current Zoning Bylaw.



**Gross Floor Area** updated to account for areas that are now excluded from maximum building size and floor area ratio calculations. Excluded spaces are not accounted for in current Zoning Bylaw.



**Height (of a building or structure)** updated to account for the new approach to height measurement (from Average Natural Grade).



**Front Waterfront Lot Line** introduced for water access only properties that share a front lot line with the high water mark. Definition not included in current Zoning Bylaw.

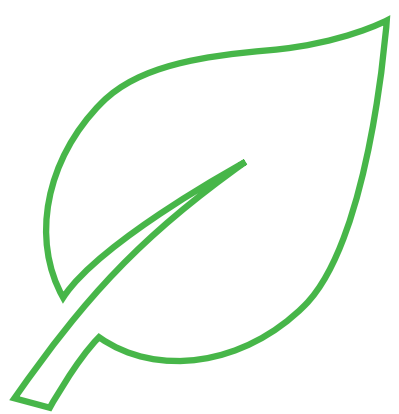


**Rear Waterfront Lot Line** introduced for properties with road access that share a rear lot line with the high water mark. Definition not included in current Zoning Bylaw.

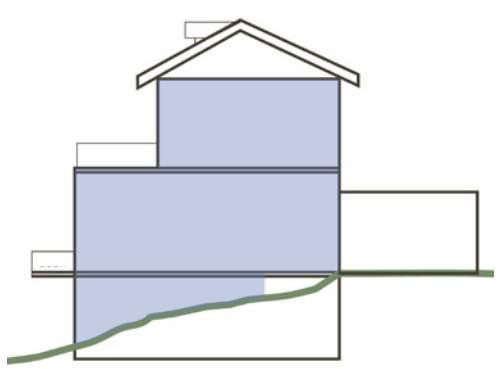


# Proposed General Regulations

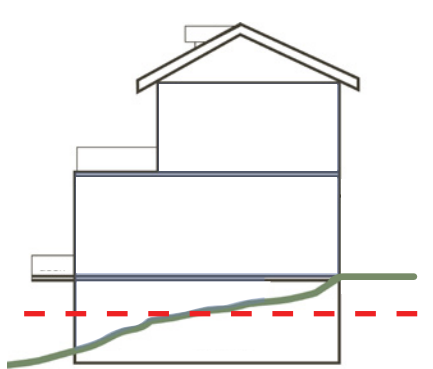
The Committee is recommending the addition of **6 general regulations**. Each new general regulation, as well as the reason for including it, is summarized below. **No final decisions have been made yet.**



**Landscaping & Permeability Requirements** introduced for new construction to support the preservation of natural features and habitat, to limit runoff, and to support stormwater retention.



**Floor Area Exclusions** introduced to clarify which areas of the building will and will not be included in the calculation of Floor Area Ratio and maximum building size. Proposed excluded spaces include garages up to 1,000 sq ft, basement area below Average Finished Grade, decks, and floors with a ceiling height of less than 2.1 metres.



**Average Grade (Natural and Finished) Calculations** introduced to clarify how to measure height and Floor Area Ratio.

Secondary Suite

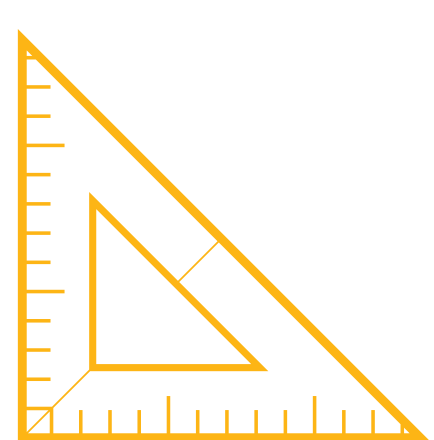


**Accessory Secondary Suite Use** regulations introduced to provide clarity on what constitutes an Accessory Secondary Suite and increase the maximum allowable size from 800 ft<sup>2</sup> to 968 ft<sup>2</sup> (maximum size permitted by the Building Code).

Coach House



**Accessory Coach House Use** regulations introduced to provide clarity on what constitutes an Accessory Coach House and to increase the maximum Accessory Coach House size to 1,000 ft<sup>2</sup>. The current Bylaw permits 1-storey garages in front of Principal Buildings (i.e. between the front of the house and the street). **The Committee is recommending that 1-storey Accessory Coach Houses (max. 4 metres tall) be permitted in front of the Principal Building as well.**



**Height** regulations introduced to provide a clear and standard approach to height measurement.





# Defintion: Derelict Vehicles

**The Zoning Advisory Committee would like your feedback on a proposed change to the definition of Derelict Vehicles.**

**The definition currently reads:**

*“Derelict Vehicle means a car, boat, truck or similar vehicle that has not been licensed for a period of one (1) year, or has been abandoned, and is not enclosed within a structure of building.”*

**As many residents of the Village have boats and cars that they may not keep licensed or enclosed, the Committee is considering a definition that reads:**

*“Derelict Vehicle means a car, boat, truck or similar vehicle that has been abandoned or affects the Village in a negative way.”*

Using a post-it note below, please share your thoughts on the proposed revision.





# General Regulation: Home-Based Business Use

**The Zoning Advisory Committee would like your feedback on a proposed change to the regulation of automobile, boat, and machinery repair in Home-Based Businesses.**

**The current regulation for Home-Based Business Uses states:**

*“No automobile, boat, or other machinery servicing or repair is permitted as a Home-Based Business Use.”*

**The Committee is considering removing this clause, as many residents prefer to have their vehicles and boats serviced within the Village, and there is no other land in Belcarra zoned for this use.**

Using a post-it note below, please share your thoughts on removing this clause.





# Proposed Residential Zones

The Zoning Advisory Committee is recommending **4 residential zones, including 1 single-family zone, 2 zones that allows duplexes or two houses, and 1 zone that allows duplexes or up to four houses.** A summary of each draft zone is provided below and corresponds to the map on the following board.

## RS-1: One Family Residential Zone

**Intention:** intended solely for single family housing, as well as up to one accessory coach house and one secondary suite per lot.

**Difference From Other Zones:** Addresses properties with public road access. Minimum lot size for subdivision is 0.5 acres, per OCP. Under the existing Bylaw, the minimum lot size for subdivision is 1 acre.

**Permitted Principal Uses:** Single Family Residential Use, Duplexes permitted where they already exist at the time of adoption of the proposed Bylaw.

**Permitted Accessory Uses:** Accessory Home-Based Business Use, Accessory Coach House Use, Accessory Secondary Suite Use, Accessory Parking Use.

## RM-1: Duplex or One Or Two-House Zone

**Intention:** for properties currently zoned RS-1A and in Cosy Cove with direct water access and no public road access.

**Difference From Other Zones:** no parking requirements (because primary access is from the water); minimum lot size for subdivision is 1 acre, per OCP; minimum lot size for Duplex or Two Single Family Homes is 2 acres.

**Permitted Principal Uses:** One Single Family Residential Use, one Duplex Use, or two buildings for Single Family Residential Uses.

**Permitted Accessory Uses:** Accessory Home-Based Business Use, Accessory Coach House Use, Accessory Secondary Suite Use, Accessory Parking Use.

## RM-2: Farrer Cove South Zone

**Intention:** for properties currently zoned RS-1A that are located in Farrer Cove South.

**Difference From Other Zones:** no parking requirements (because primary access is from the water); minimum lot size for subdivision is 1 acre, per OCP; minimum lot size for Duplex or Two Single Family Homes is 2 acres.

**Permitted Principal Uses:** One Single Family Residential Use, one Duplex Use, or two buildings for Single Family Residential Uses.

**Permitted Accessory Uses:** Accessory Home-Based Business Use, Accessory Coach House Use, Accessory Secondary Suite Use, Accessory Parking Use.

## RM-3: Duplex or Four-House Zone (*not prezoned*)

**Intention:** for properties wishing to build up to four single family homes on a one-acre property. This zone has been introduced in response to direction in the Official Community Plan. No properties on the have been zoned RM-3 yet. Implementing this zone would require a landowner to apply to the Village for a rezoning.

**Difference From Other Zones:** Allows up to four homes on a 1-acre lot.

**Permitted Principal Uses:** One Duplex Use, two to four buildings for Single Family Residential Uses.

**Permitted Accessory Uses:** Accessory Home-Based Business Use, Accessory Coach House Use, Accessory Secondary Suite Use, Accessory Parking Use.

### Changes applied in all zones:

**Height:** The Committee is recommending an increase in height to 9.6 m (31.5 ft) in all residential zones. The current maximum height is 8.6 m (28.2 ft).

**Accessory Uses:** The Committee is recommending permitting both Accessory Suites and Coach Houses in all zones (one additional parking space is required for each use in the RS-1 zone and RM-3 zone. As the RM-1 and RM-2 zones do not have public road access, there are no parking requirements in these zones).

**Gross Floor Area and Floor Area Ratio:** Gross Floor Areas and Maximum Gross Floor Area Ratio in all zones are based on the existing Bylaw, with a reduction of approximately 24% to account for additional exclusions that are proposed to be introduced.

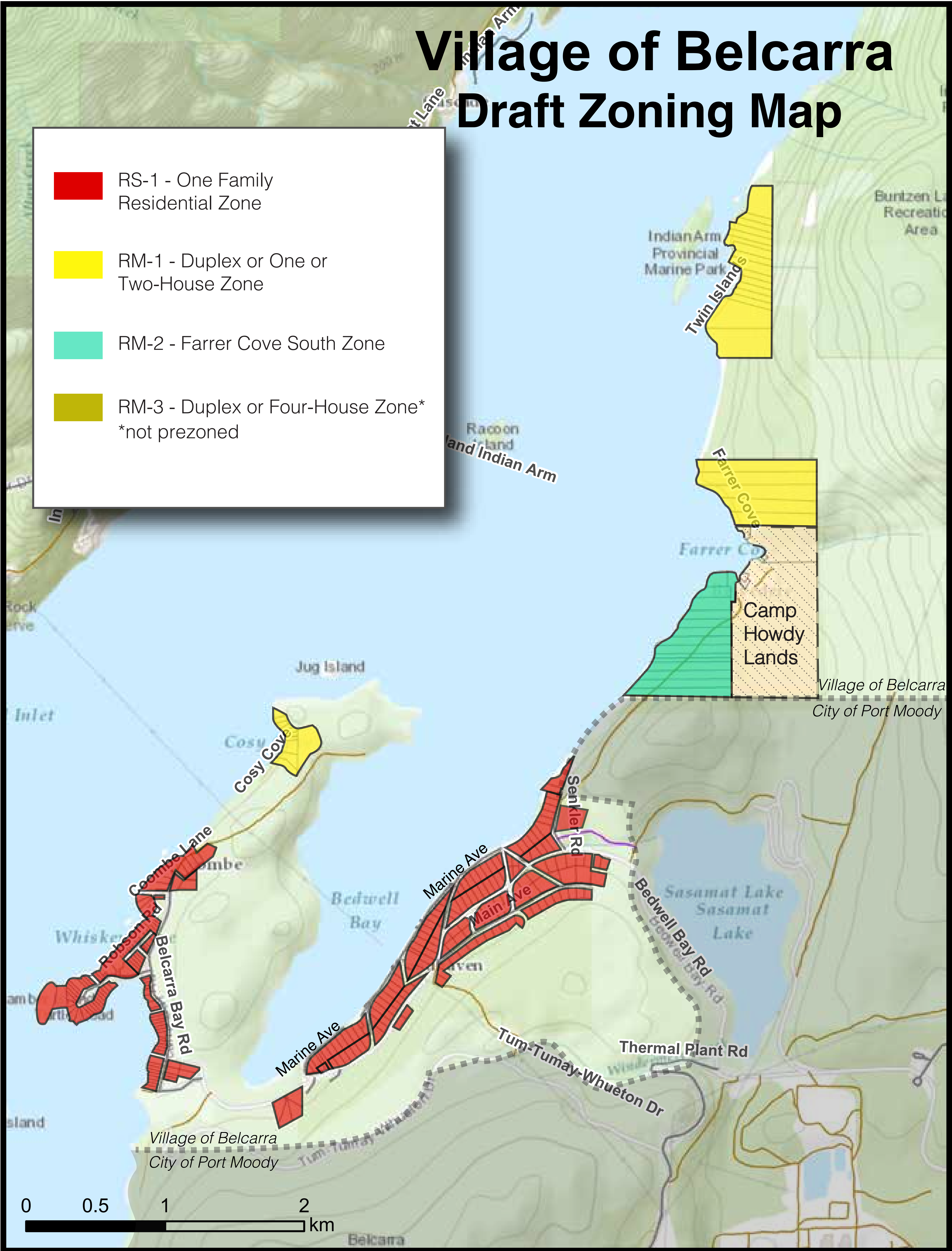
**Setbacks:** Rear lot line waterfront setback increased to 7.5 m to align with watercourse setback requirements (where applicable).

**Sustainability:** Requirement for new construction to improve energy efficiency by 20%, based on new BC Energy Step Code.





# Proposed Residential Zones Map



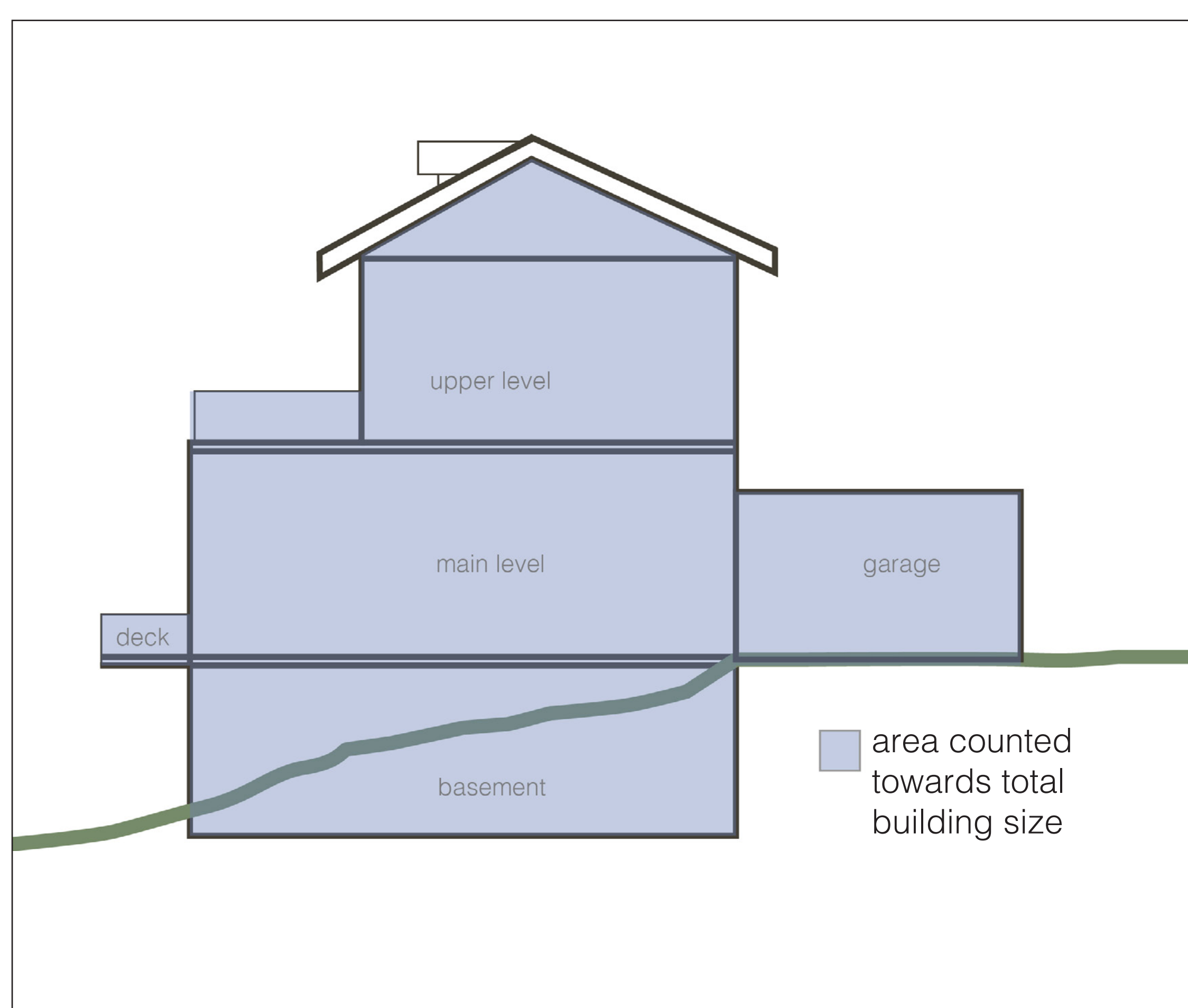


# Exclusions: What are they?

**Exclusions or excluded spaces are spaces in a home that do not count toward the calculation of Maximum Gross Floor Area (house size) or Maximum Floor Area Ratio.**

## Current Zoning Bylaw (502)

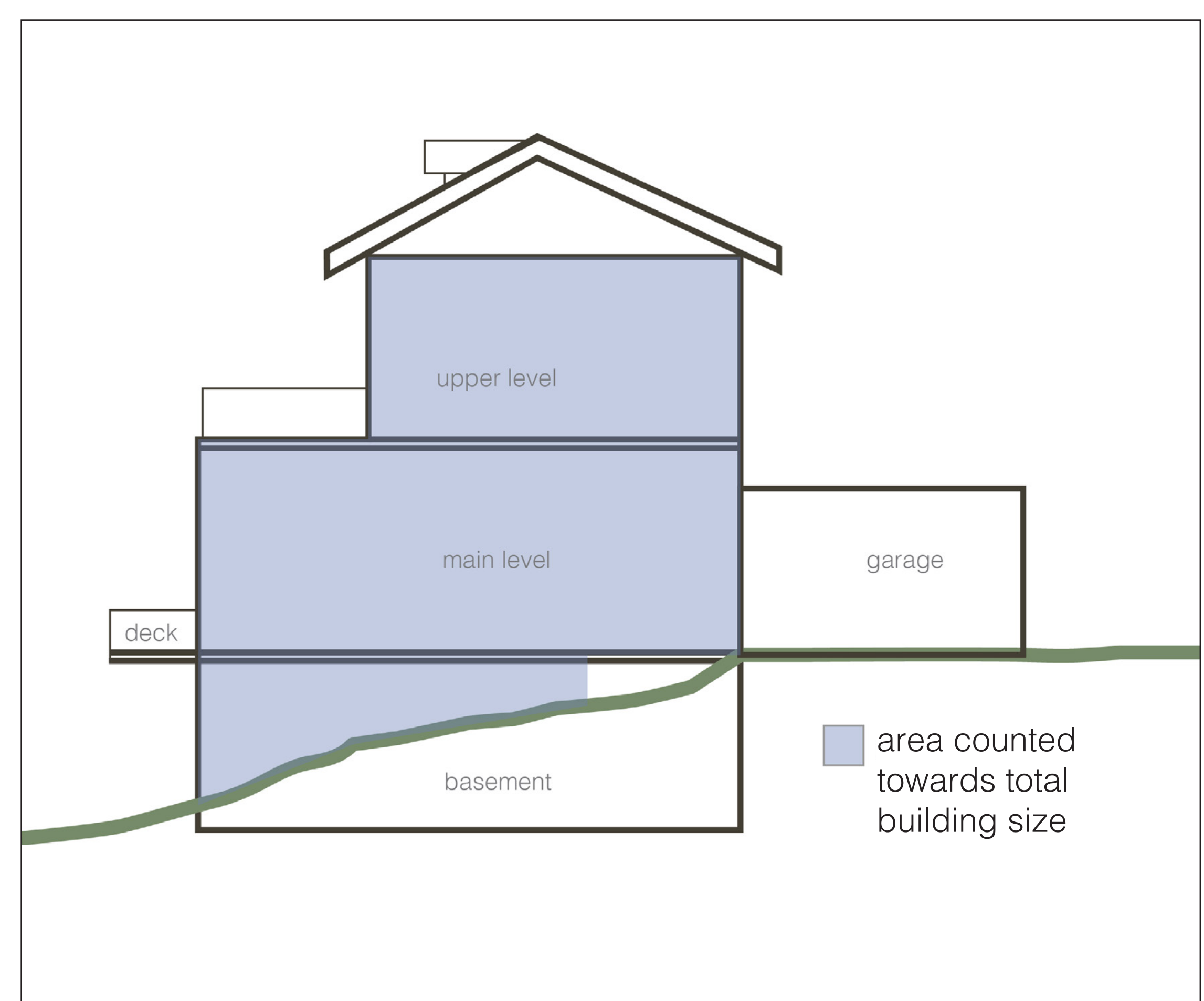
- ✓ All building components are counted towards home size
- ✓ Spaces excluded from home size calculations: none
- ✓ Sample home size without excluded spaces: 7,000 ft<sup>2</sup>



- ✓ Overall building size, bulk, and massing is the same

## Proposed Bylaw Update

- ✓ Most building components are counted towards home size
- ✓ Examples of spaces excluded from home size calculations: garages (up to 1,000 ft<sup>2</sup>), portions of basements, open balconies, decks and other appurtenances, floors less than 2.1 m (e.g. crawl spaces and attics), Accessory Building used for sewage disposal components, and floor areas open to above are only counted once
- ✓ Sample home size with excluded spaces: 5,400 ft<sup>2</sup>



- ✓ Overall building size, bulk, and massing is the same
- ✓ In this example, excluded spaces account for approximately 24% of the total building area

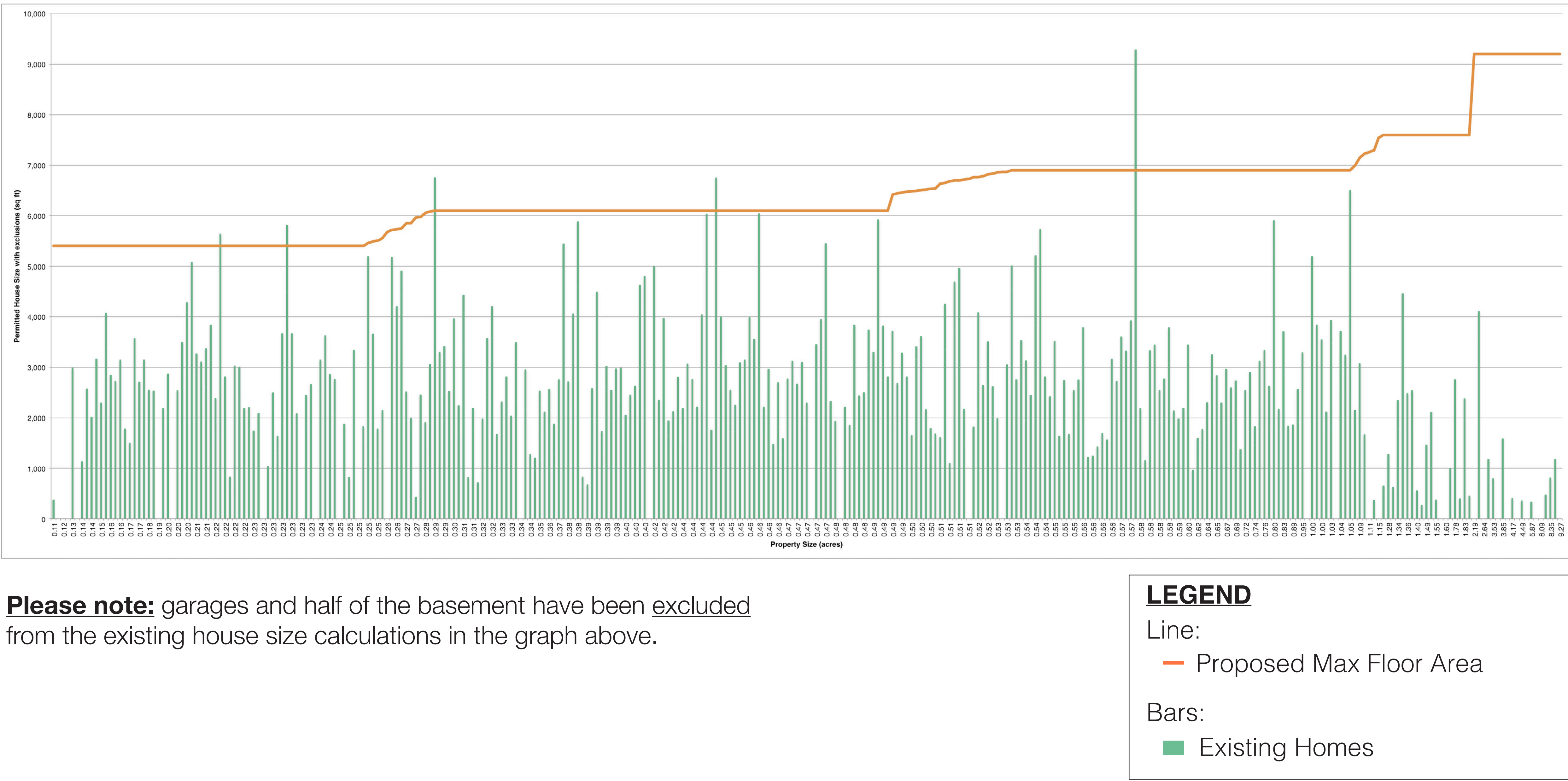


# FAR and Maximum Home Size

The graph below illustrates the **Maximum Floor Area proposed** compared to **existing homes in the village**.

- FAR and Home Size:** based on the same FARs and maximum home sizes that can be achieved in the current Zoning Bylaw. Maximum sizes have been reduced by approximately 24% to account for additional exclusions proposed by the Committee.
- Exclusions:** the graph below accounts for excluded areas as described on the previous board. This means that while the numbers appear lower than what is permitted in the current Zoning Bylaw (502), the overall permitted home size remains the same.
- Non-Conforming:** A Bylaw provision is proposed wherein no existing home will be non-conforming as to floor area under the new Bylaw.

**Graph: Maximum Home Size Permitted vs. Existing Built House Sizes**



**Please note:** garages and half of the basement have been excluded from the existing house size calculations in the graph above.



# FAR and Maximum Home Size

The table below illustrates the difference between home sizes measured with and without exclusions for the **Proposed Maximum Floor Areas**.

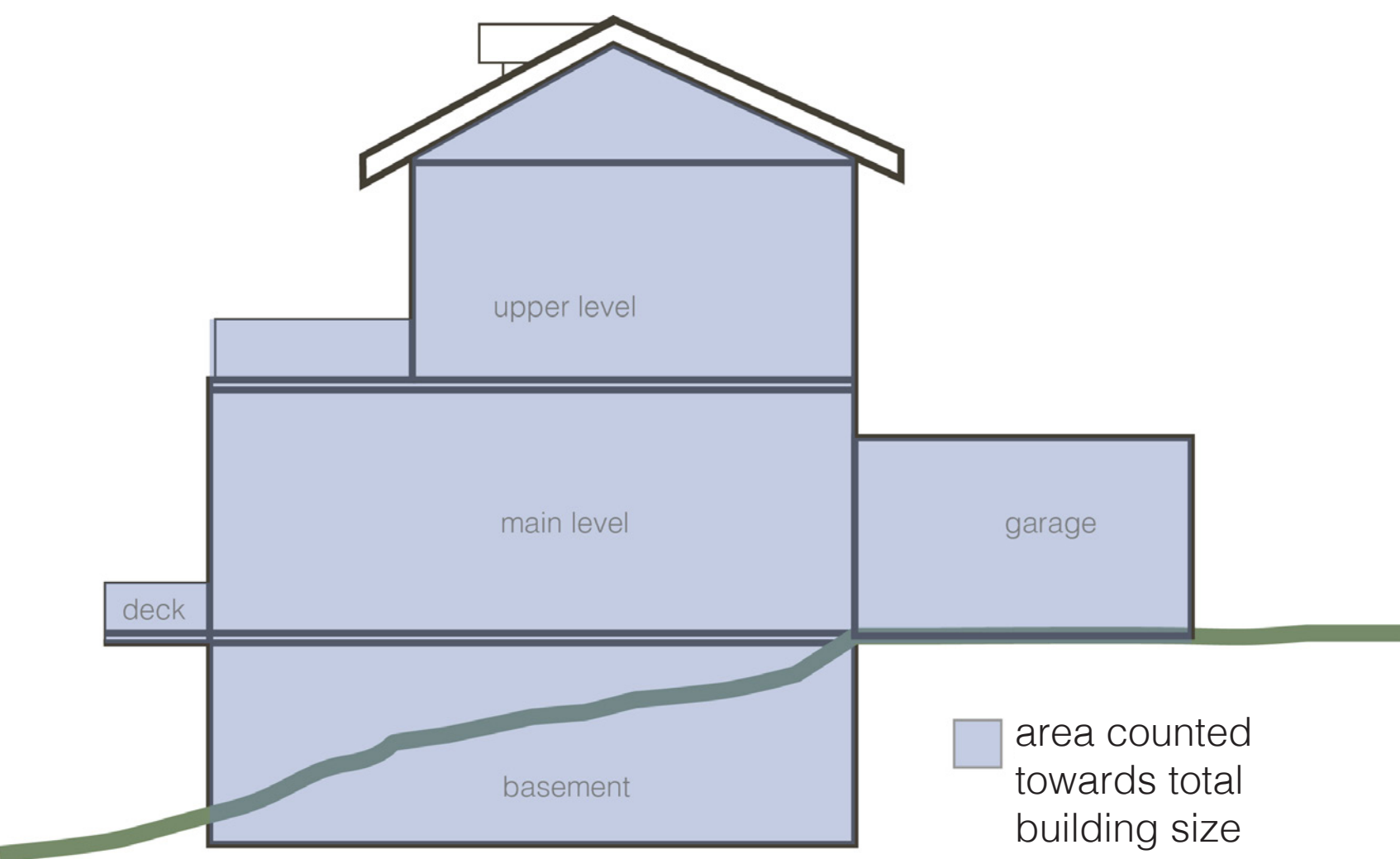
Example Home Sizes in Relation to Lot Size

Lot Size	Garage and basement <u>excluded</u> from calculations (reflects 24% reduction)	Garage and basement <u>included</u> in calculations
0.15 acre (6,534 ft <sup>2</sup> )	5,400 ft <sup>2</sup>	7,000 ft <sup>2</sup>
0.25 acre (10,890 ft <sup>2</sup> )	5,400 ft <sup>2</sup>	7,000 ft <sup>2</sup>
0.5 acre (21,780 ft <sup>2</sup> )	6,534 ft <sup>2</sup>	8,712 ft <sup>2</sup>
0.75 acre (32,670 ft <sup>2</sup> )	6,900 ft <sup>2</sup>	9,000 ft <sup>2</sup>
1 acre (43,560 ft <sup>2</sup> )	6,900 ft <sup>2</sup>	9,000 ft <sup>2</sup>
2 acre (87,120 ft <sup>2</sup> )	7,600 ft <sup>2</sup>	10,000 ft <sup>2</sup>
2 + acres	9,200 ft <sup>2</sup>	12,002 ft <sup>2</sup>

## Reminder about exclusions:

### Current Zoning Bylaw

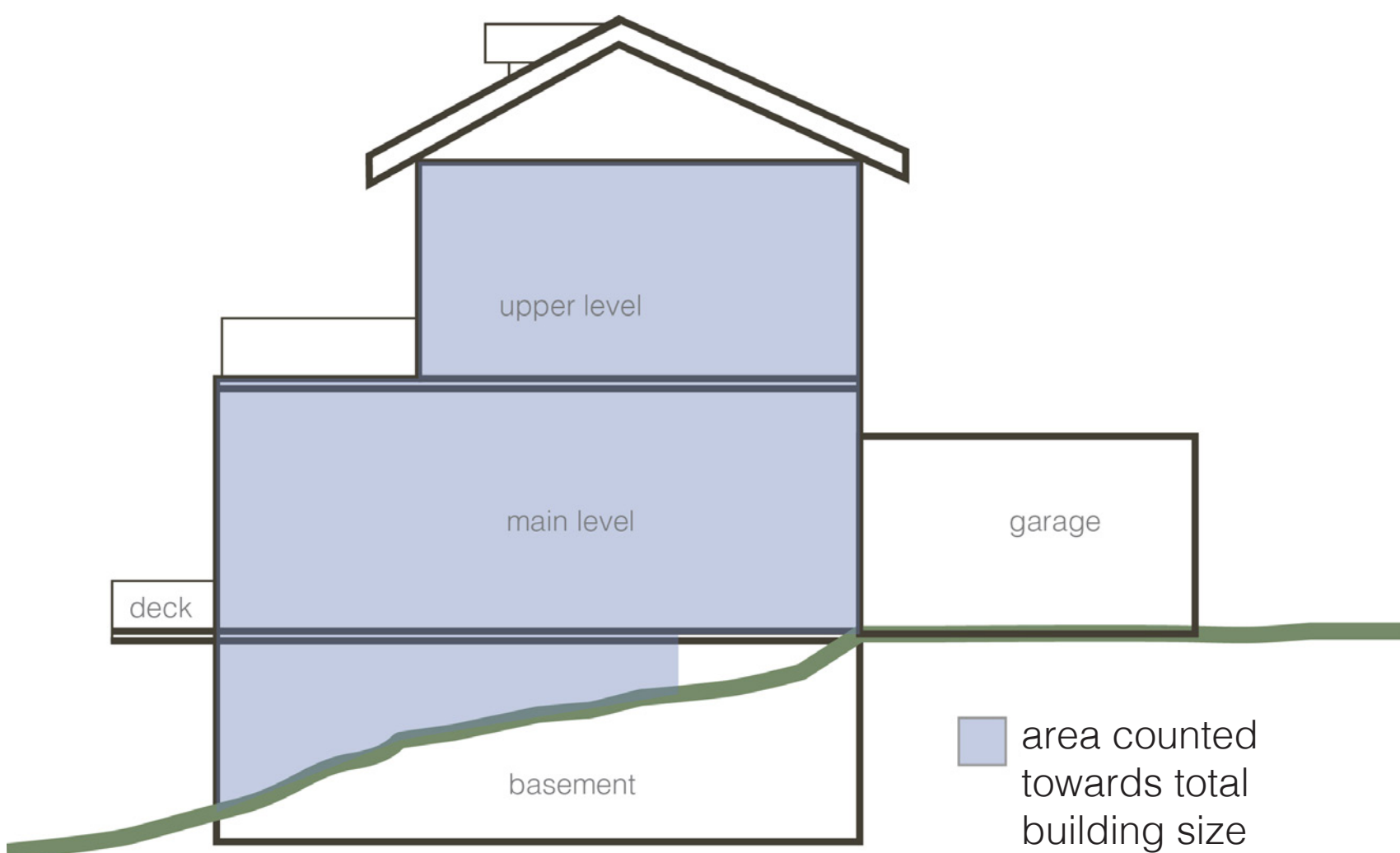
- ✓ All building components are counted towards home size
- ✓ Spaces excluded from home size calculations: none
- ✓ Sample home size without excluded spaces: 7,000 ft<sup>2</sup>



✓ Overall building size, bulk, and massing is the same

### Proposed Bylaw Update

- ✓ Most building components are counted towards home size
- ✓ Examples of spaces excluded from home size calculations: garages (up to 1,000 ft<sup>2</sup>), portions of basements, open balconies, decks and other appurtenances, floors less than 2.1 m (e.g. crawl spaces and attics), Accessory Building used for sewage disposal components, and floor areas open to above are only counted once
- ✓ Sample home size with excluded spaces: 5,400 ft<sup>2</sup>



✓ Overall building size, bulk, and massing is the same  
✓ In this example, excluded spaces account for approximately 24% of the total building area





# Energy Step Code

The new BC Energy Step Code provides standardized metrics for municipalities to require higher energy efficiency standards in new construction. The Committee is proposing to introduce a requirement for a **20% improvement or better in energy efficiency in new construction** from current requirements. For most new construction in Belcarra, this will mean meeting **“Step 3”** of the BC Energy Step Code.

The Energy Step Code is a performance-based program that evaluates **building envelope, equipment and systems, and airtightness** to determine the **energy efficiency performance of new houses**. The level of efficiency is determined by each “Step.” The Building Code currently mandates “Step 1,” but municipalities can choose to introduce higher standards.

These Steps are summarized for typical residential homes in the graphic below



*Note: Most homes in Belcarra are built under Part 9 of the BC Building Code, which corresponds to the diagram above. Part 9 of the BC Building Code primarily deals with single-family houses.*

*Some buildings may be built under Part 3 of the Building Code, which primarily deals with larger buildings. For those buildings, “Step 2” will be required. In both cases, the energy efficiency improvement is 20%. This is because the Step numbers correspond to different levels of energy efficiency under Parts 3 and 9 of the Building Code.*



# Next Steps

## Presentation to Council

After today's open house the Committee will meet again to consider community feedback and finalize its recommendations to Council. The Committee will then present its recommendations to Council. Council will consider the recommendations and make a decision on the proposed changes to the Zoning Bylaw at a future Council meeting. If Council proceeds with changes to the Zoning Bylaw, there will be further opportunities for public input at that time.

## Want to know more?

Please visit <http://www.belcarra.ca/vob-committees.htm> to review Zoning Advisory Committee meeting materials and Open House content. If you have questions or would like to share feedback, please email **Lorna Dysart, C.A.O.**, at [ldysart@belcarra.ca](mailto:ldysart@belcarra.ca) with 'Zoning Feedback' in the Subject Line.





# Please Share Your Input

**Thank you for taking the time to attend today's open house.** Please share your comments and feedback with us in person and on the comment forms provided. We look forward to hearing your input.



## Want to know more?

Please visit **<http://www.belcarra.ca/vob-committees.htm>** to review Zoning Advisory Committee meeting materials and Open House content. If you have questions or would like to share feedback, please email **Lorna Dysart, C.A.O., at [ldysart@belcarra.ca](mailto:ldysart@belcarra.ca)** with 'Zoning Feedback' in the Subject Line.

