



**CITY OF WILLIAMS LAKE
BYLAW NO. 2385**

**BEING A BYLAW OF THE CITY OF WILLIAMS LAKE TO AMEND BYLAW NO. 1825
BEING THE "WILLIAMS LAKE ZONING BYLAW NO. 1825, 2002".**

WHEREAS the *Local Government Act* authorizes the Municipal Council to amend Zoning Bylaws after a Public Hearing;

AND WHEREAS Section 479 of the *Local Government Act* empowers the Council to regulate the use of land, buildings and structures within such zones;

NOW THEREFORE the Council of the City of Williams Lake in an open meeting assembled hereby enacts as follows:

1. Title

This Bylaw may be cited for all purposes as the "City of Williams Lake Zoning Amendment Bylaw No. 2385, 2023".

2. Text Amendments

Bylaw No. 1825, being the "Williams Lake Zoning Bylaw No. 1825, 2002", is hereby amended by:

a. Adding the following new Section 224 under DIVISION 200 – GENERAL REGULATIONS:

224 ACCESSORY DWELLING UNITS

(1) In any zone in which an **Accessory Dwelling Unit (ADU)** is permitted, the following conditions shall be satisfied:

(a) Only one ADU shall exist on the same parcel as the single-family dwelling;

- (b) An ADU shall be smaller than the principal dwelling, up to a maximum total floor area of 90 sq. m (969 sq. ft);
- (c) ADUs shall not be subdivided from the parent property under the Land Title Act or the Strata Property Act;
- (d) An ADU must provide a minimum distance of 3.0m (9.84ft) from the principal dwelling unit;
- (e) One off-street vehicle parking space must be provided for the exclusive use of the ADU and at least two off-street vehicle parking spaces for the Principal Dwelling Unit;
- (f) A Home Occupation Business within an ADU is not permitted;
- (g) Shall provide a 1.2m (3.9ft) wide path from the Street to the entrance of the ADU; and
- (h) Additional water and sewer utility fees will be charged for ADUs in accordance with the Waterworks Bylaw 1972, 2005 and Sewerage Works Management Bylaw 871, 1981, as amended from time to time.

b. Adding the following new bolded text to Section 302 of the Single Family Residential (R-1) zone:

302.1 Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
Accessory Dwelling Unit ⁽ⁱ⁾	n/a	n/a

(i) Accessory Dwelling Units shall be subject to the requirements of Section 224 of this Bylaw.

302.2 Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
Accessory Dwelling Units	1	90m² (968ft²)	7.5m

302.3 Minimum Building Setbacks

Type of Building	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Accessory Dwelling Unit	see (c)	1.5m	3m	1.5m

(c) Shall be sited to the rear of the principal building, except on corner lots the minimum front lot line setback shall be 5.5m.

302.4 Maximum Lot Coverage:

(a) Single Family with Accessory Dwelling Unit: 40%

c. Adding the following new bolded text to Section 304 of the Two Family Residential (R-2) zone:

304.1 Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
Accessory Dwelling Unit ^(f)	n/a	n/a

(f) Accessory Dwelling Units shall only be permitted on lots with single-family dwellings and shall be subject to the requirements of Section 224 of this Bylaw.

304.2 Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
Accessory Dwelling Units	1	90m² (968ft²)	7.5m

304.3 Minimum Building Setbacks

Type of Building	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Accessory Dwelling Unit	see (c)	1.5m	3m	1.5m

(c) Shall be sited to the rear of the principal building, except on corner lots the minimum front lot line setback shall be 5.5m.

304.4 Maximum Lot Coverage:

(a) Single Family with Accessory Dwelling Unit: 40%

d. Adding the following new bolded text to Section 310 of the South Lakeside Residential (R-8) zone:

310.1 Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
Accessory Dwelling Unit ^(g)	n/a	n/a

(g) Accessory Dwelling Units shall only be permitted on lots with single-family dwellings and shall be subject to the requirements of Section 224 of this Bylaw.

310.2 Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
Accessory Dwelling Units	1	90m² (968ft²)	7.5m

310.3 Minimum Building Setbacks

Type of Building	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Accessory Dwelling Unit	see (f)	1.5m	3m	1.5m

(f) Shall be sited to the rear of the principal building, except on corner lots the minimum front lot line setback shall be 5.5m.

e. Adding the following new bolded text to Section 324 of the Rural Residential (RR-1) zone:

324.1 Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
Accessory Dwelling Unit ^(f)	n/a	n/a

(f) Accessory Dwelling Units shall be subject to the requirements of Section 224 of this Bylaw.

324.2 Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
Accessory Dwelling Units	1	90m² (968ft²)	7.5m

324.3 Minimum Building Setbacks

Type of Building	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Accessory Dwelling Unit	see (c)	1.5m	3m	1.5m

(c) Shall be sited to the rear of the principal building, except on corner lots the minimum front lot line setback shall be 5.5m.

- f. Adding the following new bolded text to Section 325 of the Acreage Reserve (A-1) zone:

325.1 Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
Accessory Dwelling Unit ^(h)	n/a	n/a

- (g) **Accessory Dwelling Units shall be subject to the requirements of Section 224 of this Bylaw.**

325.2 Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
Accessory Dwelling Units	1	90m² (968ft²)	7.5m

325.3 Minimum Building Setbacks

Type of Building	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Accessory Dwelling Unit	(c)	1.5m	3m	1.5m

- (c) **Shall be sited to the rear of the principal building, except on corner lots the minimum front lot line setback shall be 5.5m.**

- g. Adding the following new text under Section 408 “Off-Street Parking Requirements” of DIVISION 400 – OFF-STREET PARKING & LOADING for Residential Land Use, to be included directly below “Secondary Suite”:

Accessory Dwelling Units 1 space/ADU

- h. Adding the following new text, in alphabetical order, under DIVISION 700 DEFINITIONS:

! **Accessory Dwelling Unit (ADU)** means a self-contained, detached dwelling unit that is accessory to the principal dwelling unit on the same parcel containing cooking, eating, living, sleeping and sanitary facilities and includes carriage home and carriage house.

3. **Adoption**

This Bylaw shall come into force and take effect upon the date of final adoption by the Council of the City of Williams Lake.

READ A FIRST TIME THIS	21st	DAY OF	March	, 2023.
READ A SECOND TIME THIS	21st	DAY OF	March	, 2023.
ADVERTISED THESE	6th & 13th	DAYS OF	April	, 2023.
A PUBLIC HEARING HELD THIS	18th	DAY OF	April	, 2023.
READ A THIRD TIME THIS	18th	DAY OF	April	, 2023.
APPROVED UNDER THE				
TRANSPORTATION ACT THIS	21st	DAY OF	April	, 2023
RECONSIDERED AND ADOPTED THIS	2nd	DAY OF	May	, 2023.



MAYOR



CORPORATE OFFICER