HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

File No: 3900-20
Date: May 21, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Small-Scale Multi-Unit Housing Requirements

RECOMMENDATIONS

THAT Council direct staff to apply for an exemption on the prescribed number of housing units on a given Lot, commonly referred to as Site Standards B and C; and

THAT Council direct staff to post the required public notice for the adoption of the attached Zoning Amendment Bylaw No 1208, 2024.

SUMMARY

In the fall of 2023, the province introduced a suite of changes to the *Local Government Act* to accommodate changes to zoning regulations related to certain dwelling types. The focus of the required changes is to allow for small-scale, multi-unit housing (SSMUH) in land use zones that have traditionally been restricted to single-family or duplexes uses. These zones have been referred to as "restricted zones" in the legislation. Even though the legislation discusses the restricted zones, within the SSMUH standards guideline lot sizes are also considered when allowing the prescribed number of housing units that must be permitted on a given restricted zone lot. The lot sizes indicated in the SSMUH guideline ranges from less than 280 M^2 to 4,050 M^2. Within the Village, the restricted zones are limited to the R1, R2 zones and the occasional commercial zone that have either a single-family dwelling or duplex on them.

BACKGROUND

The focus of the changes to the provincial legislation is to require local governments to permit between 2 to 6 housing units in residential areas that are otherwise restricted to single family dwellings and duplexes. Harrison Hot Springs, and the other local governments across BC are required to update their Zoning Bylaws to permit the prescribed minimum SSMUH densities on single family and duplex lots. Secondary suites or Coach Houses, referred to as Additional Dwelling Units (ADU) will be permitted almost everywhere in the province and "more" urban areas will be required to permit three to six units on each of the restricted zones. For the Village the extra dwellings would apply to the R-1 and R-2 Zones, as outlined on the attached map. The new legislation would affect the following number of lots, as per the lot size requirements mandated by the province.

1. 494 lots – in the R-1 and R-2 zones (the parcel size ranges from 280 M^2 to 1215M^2)
2. 42 lots – in the R-1 and R-2 zones (the parcel size ranges from greater than 1215 M^2 to less than 4050 M^2).

As per the SSMUH Site Standards, as outlined on page 65, there are four standards that have been prepared for the different SSMUH unit requirements.

Site Standards Package	Lot Size	Units Required
A	All restricted zones	Either just a Secondary suite, Coach House or both
B	Less than 280M^2 to less than 1215 M^2	3 or 4
C	Greater than 1215M^2 to less than 4050 M^2	4
D[1]	At least 281M^2 in size	6

Notes:

1. Is wholly or partially within 400M of a prescribed bus stop (due to the definition of the term prescribed bus stop, this is not applicable to the Village)
2. Within a municipality with a population of 5,000 or greater (not applicable to the Village)

Listed below is a summary of the SSMUH dwelling unit requirements.

Minimum number of units	Characteristics of the lots to which the requirements apply
Minimum of **two** units	A minimum of one secondary suite and/or one Coach House (ADU) for each lot must be permitted in the *Restricted Zone*. (The Village can permit one or both. The Village's current Zoning Bylaw indicates this in the R2 zone but not in the R1 zone)
Minimum of **three** units	A minimum of three (3) units must be permitted on each lot 280 m^2 or less in a *Restricted Zone.*
Minimum of **four** units	A minimum of four (4) units must be permitted on each lot greater than 280 m^2 in a *Restricted Zone.*
Minimum of **six** units	A minimum of six (6) units must be permitted on each lot in a *Restricted Zone* that is: a) wholly or partly within 400 metres of a prescribed bus stop, and b) is 281 m^2 or greater in area. One of the six units that must be permitted may be required to be affordable or special needs housing.

The SSMUH requirements also prohibit the Village from doing the following:

1. Holding a public hearing on a zoning bylaw or any amendments proposed for the sole purpose of complying with the SSMUH legislation. Even with this requirement though, the Village must prepare a public notice of no public hearing before the first reading of the bylaw. The notice must follow the 3- and 10-day rule.

Steps Completed

To ensure compliance with the legislation before the June 30, 2024, deadline, staff have worked on and completed the work plan outlined below.

1. Reviewed the Zoning Bylaw to identify impacted zones.

2. Worked with the FVRD Mapping Department to identify exempted lots and lots to which the various density requirements will apply.

3. Need to consult with the public works and engineering staff to review infrastructure servicing capacity and identify any areas for which an extension should be requested on the basis of infrastructure upgrades underway that prevent compliance by June 30th, 2024.

4. Consulted the Province's Policy Manual and Site Standards to identify updates for the Zoning Bylaw that will allow the required number of housing units in selected zones. This work will require identifying appropriate setbacks, heights, parking regulations, and other technical requirements for the zones subject to SSMUH.

5. Identified other plans, policies, and regulations that may be impacted by the zoning bylaw changes and prioritized them for review and updates in consultation with relevant departments.

6. Consulted as and when required throughout the process with legal counsel.

7. Presented a Zoning Amendment Bylaw to Council with sufficient lead time for its adoption prior to June 30, 2024.

DISCUSSION

Based on preliminary analysis of the SSMUH legislation, the requirements for three to four units will apply to various Lots, as outlined on the attached map, within the Village of Harrison Hot Springs.

Exemption to the SSMUH requirements

If required, the Village can apply for an exemption to the addition of three to six units. The criterion for the exemption is outlined below:

- Land protected by the *Heritage Conservation Act;*
- Land, which is designated as heritage, under Part 15 of the *Local Government Act*, prior to the legislation coming into force;
- Land that is not connected to water and sewer system provided by a local government; and
- Land that is larger than 4,050 m^2

Additionally, regulations which came into force on December 7, 2023, establish further exemptions for areas from SSMUH:

- Areas captured within a Transit Oriented Area (TOA), as noted by *Housing Statutes (Transit-Oriented Areas) Amendment Act,* 2023, S.B.C. 2023, c. 48, are exempted

from the 3, 4, 6-unit requirements as the TOA regulation will allow higher densities of housing. (Please note that the Village has not been designated as a TOA)

- Land which is subject to:

  a. hazardous conditions;
  b. the threat or risk from the hazardous conditions would increase if the density permitted under this legislation is achieved; and
  c. the hazardous condition cannot be practically mitigated, is exempt from the SSMUH legislative requirements.

In order to be granted a hazardous exemption, the Village must have a report prepared by a qualified professional which certifies either a. or b. above. For a hazardous exemption, the Village is required to provide a written notice to the Province.

FINANCIAL CONSIDERATIONS

Additional costs associated to this bylaw include the hiring of a geotechnical professional to complete a review on the placement of extra dwelling units on a floodplain and the potential impact.

POLICY CONSIDERATIONS

Short Term Rental Accommodations Act
Housing Statues (Residential Development) Amendment Act
Housing Statues (Transit-Oriented Areas) Amendment Act
Small-Scale, Multi-Unit Housing Policy Manual and Site Standards

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachments (2): 1. SSMUH Map, dated May 2024
2. Draft Zoning Amendment Bylaw No. 1208, 2024
3. Excerpt from Draft Consolidated Zoning Bylaw No. 1115, 2017 showing proposed amendments

Harrison Lake
Rendall Park
Beachfront Park
Esplanade Ave
St. Alice St
Hot Springs Rd
Maple St
Lillooet Ave
Cedar Ave
Spring Park
Spruce St
Echo Ave
Miami Creek
Miami Slough
Walnut Ave
Poplar St
Miami River Dr
Naismith Ave
Eagle St
Driftwood Ave
Mount St
Woods Park
Cottonwood Ave
Balsam Ave
Chestnut Ave
Pine Ave
Schooner Pl
Hot Springs Rd
Alder Ave
Aspen Lane
Diamond St
McCombs Dr
Emerald Ave
Ramona Pl
Hadway Dr
Myng Cres
Hope Pl
East Sector Recreation Area
Hot Springs Rd
McPherson Rd

Legend

- R1 & R2 Zoned Properties between 1215m2 - 4050m2
- R1 & R2 Zoned Properties between 280m2 - 1215m2
- Parks and Recreation Areas
- Properties

Harrison Residential Zoning

- R-1
- R-2

Map produced by the FVRD GIS Dept. May 2024
This map is for information purposes only.

0 60 120 240
Meters

VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1208, 2024

A bylaw to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

NOW THEREFORE in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1208, 2024**".

2. **TEXT AMENDMENT**

That:

(a) Under section 4.3 (a) the following is deleted in its entirety;

"Accessory Residential Suites will be permitted for all uses, except in a Duplex Dwelling, a Townhouse, Apartments and Mobile Homes."

The following is inserted in its place:

"R-1 and R-2 Zones are the only zones where Residential Suites are permitted."

(b) Under Section 4.10 (a)(i) the following is deleted in its entirety;

"Coach Houses will be allowed in the following Zone Only:

i) Residential 2 (Duplex Zone) R2"

The following is inserted in its place:

"Coach Houses will be allowed in both the R-1 and R-2 Zones."

(c) Under section "6.1.1 Residential Parking Requirements", and under the categories of Detached Dwelling and Duplex Dwellings, the required Number of On-site Parking Stalls the following; "2 per Dwelling Unit" are deleted in their entirety.

The following is inserted in their place:

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"1 per Dwelling Unit"

(d) Under section "7.1.1 Residential Uses", in the subsection titled "Accessory Uses", in the row titled "Accessory Residential Suite or a Coach House, but not both", a diamond is inserted in the R-1 Zone column and the following sentence is inserted after "Accessory Residential Suite or a Coach House, but not both":

"The Accessory Residential Suite or the Coach House must be above the 14.55M FCL"

(e) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Minimum Front Setback number of "7.5" is deleted in its entirety.

The following is inserted in its place:

"6"

(f) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Minimum Rear Setback number of "7.5" is deleted in its entirety.

The following is inserted in its place:

"The Rear Setback is 6 M for the Principal Building or Structure and is a minimum of 1.5 M for the Coach House"

(g) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Minimum Interior and Exterior Setback numbers of "1.5" and "3.6" are deleted in their entirety.

The following is inserted in their places:

"1.2"

(h) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Maximum Height number of "10.7" is deleted in its entirety.

The following is inserted in its place:

"11"

(i) Under the Development Regulations for the Residential Zones, a row titled "Maximum Number of Storeys" is inserted between the Maximum Height (m) and the Minimum Amenity Area (m^2), with the following inserted in both the R-1 Zone and R-2 Zone columns:

"3 storeys for the principal dwelling, 2 storeys for the Coach House"

In the R-3 Zone, R-4 Zone and R-5 Zone columns, the following is inserted:

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"NA"

(j) Under the Residential Accessory Building or Structure Regulations, the following row titled "Maximum Height for Coach Houses (m)" is inserted, after the Maximum Height (m) row, with the following inserted in both the R-1 Zone and R-2 Zone columns:

"8"

In the R-3 Zone, R-4 Zone and R-5 Zone columns, the following is inserted:

"NA"

A PUBLIC NOTICE WAS PUBLISHED ON THE _____ DAY OF _____, 2024.

READ A FIRST TIME THIS _____ DAY OF _____ 2024.

READ A SECOND TIME THIS _____ DAY OF _____ 2024.

READ A THIRD TIME THIS _____ DAY OF _____, 2024.

REVIEWED BY THE MINISTER OF TRANSPORTATION,
AS PER S. 52 OF THE *TRANSPORTATION ACT* THIS _____ DAY OF _____ 2024.

ADOPTED THIS _____ DAY OF _____, 2024.

_____ _____

Mayor Corporate Officer

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4.2 Accessory Buildings or Structures and Uses

a) Buildings, Structures or uses must comply with the following:

i) an Accessory Building or Structure must not be situated on a Lot unless the Permitted Building or Structure, to which the Accessory Building or Structure is incidental, has already been erected or will be erected simultaneously with the Accessory Building or Structure on the same Lot, with the exception of one Accessory Building or Structure not exceeding 25 m^2 of the Gross Floor Area, used only for storage purposes;

ii) a Garage or Carport attached to a Permitted Building or Structure, by an enclosed, heated area that is not more than 5 m in length, is deemed to be a portion of the Permitted Building or Structure;

iii) Land comprising the common property in a strata plan may be used for purposes Accessory and customarily incidental to Permitted Uses on the strata Lots within the same strata plan. For the purposes of Accessory Buildings or Structures that may be constructed on common property, the same Setbacks, Building or Structure height, Lot coverage and other Building or Structure standards apply as those which apply to strata Lots in the same Zone; and

iv) no part of an Accessory Building or Structure must be used for Residential Use purposes or Tourist Accommodations purposes, except as otherwise provided for in this Bylaw.

4.3 Accessory Residential Suites

a) ~~Accessory Residential Suites will be permitted for all uses, except in a Duplex Dwelling, Townhouse, Apartments, Mobile Homes;~~R-1 and R-2 Zones are the only zones where Residential Suites are permitted.

b) Unless a Zone specifically provides for otherwise, only one (1) Accessory Residential Suite is permitted per Lot;

c) Where a Lot is not serviced by the Municipal Community Sewer System, written confirmation from the applicable licensing body that the capacity of the Lot's sewer system will not be compromised by the presence of an Accessory Residential Suite is required;

d) Accessory Residential Suites must have a total Gross Floor Area of not more than 90.0 m^2. For the purposes of this section, the Gross Floor Area does not include areas used for common storage, common laundry facilities, or common areas used for access or egress. In addition to the total size of the suite, the Accessory Residential Suite must have an area of less than 40% of the habitable area of the Detached Dwelling. For the purposes of this section, the habitable area calculation does not include the attached garage;

e) Accessory Residential Suites cannot be subdivided from the Building or Structure of which it is part of under the *Strata Property Act*, as amended from time to time; and

f) One off-street parking space in addition to those required for the Permitted Use must be provided.

4.4 Fences, Screening and Retaining Walls

4.4.1 Fences and Retaining Walls

c) For the purposes of this Bylaw, railroad cars, truck vans, converted Manufactured Homes, travel trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and Structures originally built for purposes other than storage are not permitted as accessory storage Buildings or Structures.

4.8 Swimming Pools, Spas and Hot Tubs

a) Where a Residential or a Commercial Use is Permitted, a swimming pool, spa or hot tub is Permitted as an Accessory Use, in accordance with the following provisions:

i) any swimming pool, spa or hot tub must not be located within 15.0 m of a Front Lot Line or within a required Side or Rear Lot Line Setback;
ii) above ground pools must have a maximum height of 2.5 m; and
iii) the combined area of the swimming pools, spa or hot tub must not exceed 15% of the total Lot area.

4.9 Tourist Accommodation

a) In any Zone where a Tourist Accommodation use is Permitted the following regulations apply:

i) no noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary must be produced by Tourist Accommodation;
ii) meals may be provided to customers of a Tourist Accommodation only and not the Community; and
iii) any person intending to operate a Tourist Accommodation must hold a valid and current Business License from the Village.

4.10 Coach Houses

a) Coach Houses will be allowed in the following Residential Zone only:

i) ~~Residential 2 (Duplex) R2.~~Coach Houses will be allowed in both the R-1 and R-2 Zones.

b) The distance between the Permitted Residential Dwelling unit and the Coach House must be a minimum of 3.0 m;
c) The combined Gross Floor Area of all Accessory Building or Structures on the Lot, including the Coach House, must not exceed 90 m^2; and
d) Coach houses are not permitted on a Lot, unless a connection to both a Community Sewer and a Community Water System exists.

4.11 Coach House or Residential Accessory Suite

a) On any Lot where a Coach House or a Residential Accessory Suite are permitted, either a Coach House or a Residential Accessory Suite is permitted but not both.

of benches, pews, booths or similar seating accommodation, each 0.5 m^2 of seating area must be deemed to be one seat;

h) All Multiple Unit Residential, mixed Residential and Commercial Development must provide bicycle parking at a rate of 20% of the required vehicle parking;

i) All Multiple Unit Residential, mixed Residential and Commercial Developments requiring at least 20 parking spaces must provide at least one electric vehicle charging outlet, which is readily accessible for charging a vehicle in a required parking space;

j) For any Use required to be Accessible to persons with a disability by the *BC Building Code,* as amended from time to time, a minimum of one parking space for a person with a disability must be provided;

k) Where 20 or more parking spaces are required by this Bylaw, the required spaces must be Accessible to persons with a disability, as outlined in the table below;

Total Required Parking Stalls	Required Number of Disability Parking Spaces
20-50	4
81-110	6
111-140	8
141-170	10

l) The parking requirements established in this section do not apply to a Building or Structure or use existing prior to the adoption date of this Bylaw, provided there is no change, expansion or addition to the Building or Structure or use that requires more parking spaces than were required for the existing Building or Structure or Use when this Bylaw was adopted. If there is an expansion or addition to an existing Use or Building or Structure, then the provisions of this section apply to the expansion or addition; and

m) For the purposes of this Bylaw the required parking spaces have been broken into the following categories of uses:

i) Residential;
ii) Commercial; and
iii) Community.

6.1.1 Residential Parking Requirements

Land Use	Required Number of On-site Parking Stalls
For All Residential and Similar Land Uses	
Accessory Building & Structure	N/A
Home Occupation	1 per employee
Accessory Residential Suites	1 per suite
Detached Dwelling	~~2~~1 per Dwelling Unit
Apartment	1.25 per Dwelling Unit (includes a visitor parking area)
Coach Houses	1 per Dwelling Unit
Duplex Dwellings	1~~2~~ per Dwelling Unit
Townhouse Dwellings	2 per Dwelling Unit and .25 per Unit for the visitor parking area

provisions of this section apply to such expansion or addition.

6.6 Off-Street Parking Agreement for Commercial Uses

a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing use or new Development that would result in an increase in the number of required parking spaces, the additional required off-street parking spaces may be located on a Lot other than that upon which the Use, Building or Structure intended to be served are located, provided the off-site parking is secured by an agreement in accordance with the following:

i) the agreement must indicate and be registered on title of the Development site and the individual offering the Lot;

- the location and number of parking spaces provided off-site,
- the terms of any lease or rental agreement between the owner of the off-site parking area and the owner of the Building, Structure or use requiring off-site parking spaces,
- the terms for the maintenance and where applicable the construction of the off-site parking area;
- the agreement must require the approval of the Municipality and the Municipality must be a co-signatory; and

ii) all costs associated with preparing the agreement must be paid by the owner of the Use, Building or Structure that the off-site parking spaces are intended to serve.

6.7 Parking or Storage of Vehicles

a) In any Residential Zone, no more than the numbers and types of Motor Vehicles set up below will be permitted to be parked or stored on a Lot:

i) four Motor Vehicles, one of which may be a truck or school bus not exceeding 4,500 kilograms gross Motor Vehicle weight or one-horse trailer or camper or recreation vehicle, and
ii) one boat and trailer.

PART 7.0 ZONING REGULATIONS

7.1 Zones

a) The Zones, as shown on Schedule A which is attached to and forms part of this Bylaw have the following the regulations assigned to each Zone as outlined below:

7.1.1 Residential Uses

Permitted Residential Uses	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone

PERMITTED USES					
Detached Dwelling	♦	♦	♦		♦
Duplex Dwelling		♦			
Townhouse Dwelling				♦	
ACCESSORY USES					
Home Occupation	♦	♦		♦	
Accessory Residential Suite or a Coach House, but not both. The Accessory Residential Suite or the Coach House must be above the 14.55M FCL	♦	♦			
Accessory Buildings or Structures	♦	♦	♦	♦	

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DEVELOPMENT REGULATIONS FOR THE RESIDENTIAL ZONES

Residential Development Regulations	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
Minimum Lot Size for subdivision purposes(m^2)	925 (1) 540 (2)	925(1) 697(2) 1125(3) 925(4)	360(2)	1500(2)	130(2)
Subdivision for a relative (Ha)	2.5	2.5	2.5	2.5	2.5
Minimum Lot Width (m)	18	18(5) 24(6)	12.5	22.5	9
Maximum Density	NA	NA	NA	35	50

(units / ha)					
Maximum Lot Coverage (%)	40	40	55	55	50
Minimum Front Setback (m)	67.5	67.5	4.5	4.5	2 6 with a front deck
Minimum Rear Setback (m)	The Rear Setback is 6 M for the Principal Building or Structure and is a minimum of 1.5 M for the Coach House7.5	The Rear Setback is 6 M for the Principal Building or Structure and is a minimum of 1.5 M for the Coach House7.5	4	7.5	3.5
Minimum Interior Side Setback (m)	1.25	1.25	1.2	3.6	1.2
Minimum Exterior Side Setback (m)	3.61.2	3.61.2	3.6	7.5	1.2
Maximum Height (m)	110.7	10.711	10.7	11	10.7
Maximum Number of Storeys	3 storeys for the principal dwelling, 2 storeys for the Coach House	3 storeys for the principal dwelling, 2 storeys for the Coach House	NA	NA	NA
Minimum Amenity Area (m^2)	NA	NA	NA	5 per unit (7) 10 per unit (8)	NA
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time

Notes:

1/. Sewer only
2/. Must be hooked into a Community Water System and a Community Sewer System
3/. Duplex – with sewer only
4/. Duplex – must be hooked into a Community Water System and a Community Sewer System
5/. Detached Dwelling Unit
6/. Duplex Dwelling Unit
7/. When a development consists of 10 units or less
8/. When a development consists of 11 units or more

Additional Requirements:

1/. For any home occupations refer to the off-street parking requirements of this Bylaw, as amended from time to time.

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2/. Accessory Building and Structure requirements are noted below:

Residential Accessory Building or Structure Regulations	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
Maximum Number of Buildings or Structures	2	2	2	2	NA
Minimum Front Setback (m)	15	7.5	4.5	4.5	NA
Minimum Rear Setback (m)	1.5	1.5	1	1.5	NA
Minimum Interior Side Setback (m)	1.5	1.5	1.2	3.6	NA
Minimum Exterior Side Setback (m)	7.5	3.6	3.6	7.5	NA
Maximum Height (m)	5	5	5	5	NA
Maximum Height for Coach Houses (m)	8	8	NA	NA	NA

7.1.2 Commercial Uses

Permitted Commercial Uses	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
PERMITTED USES				
Community Care Facility	♦	♦		
Medical Clinic	♦			
Apartments	♦	♦	♦	
Entertainment facility	♦			
Service Station	♦			
Tourist Accommodation	♦	♦	♦	
Financial Institutions	♦			
Cultural Uses	♦			
Pubs	♦			♦
Offices	♦			
Personal Services Uses	♦			
Parking Garage	♦			
Retail Establishments	♦			♦
Restaurants	♦	♦		♦
Convenience Stores	♦	♦		
Catering Establishments	♦			
Marinas/Float Plane Dock				♦
Campground/Holiday Parks			♦	
Recreation Facility	♦			
Detached Dwelling	♦		♦	
Micro-Brewery (1)	♦			♦
ACCESSORY USES				
Apartment	♦	♦	♦	♦
Detached Dwelling	♦	♦	♦	♦
Accessory Buildings or Structures	♦	♦	♦	♦