

Zoning Bylaw Review Update

Public Council Meeting
June 13, 2023

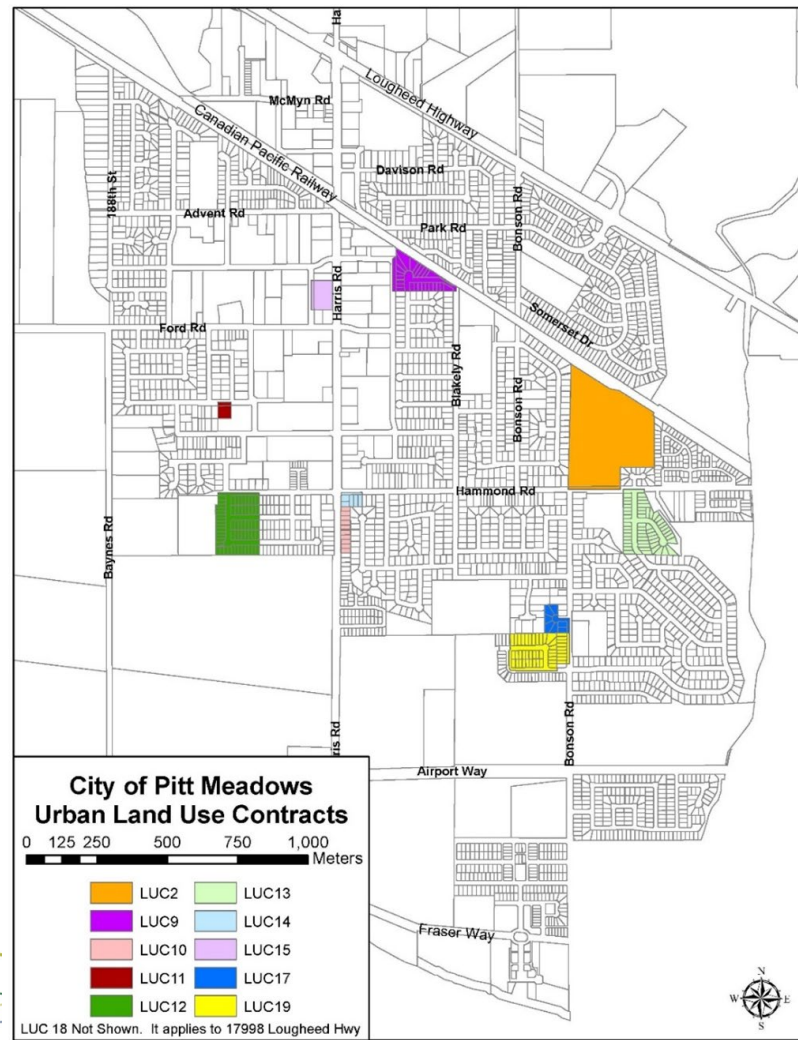
General Review

Housekeeping Amendments:

- Clarity regarding building separation requirements
- Tandem parking requirements
- EV charging requirements
- Building setbacks from watercourses
- Lot width & depth definitions
- Recreation vehicle storage in agricultural areas

Land Use Contract Review

- Expire June 30, 2024
- Underlying zoning will regulate future redevelopment



Home Occupations

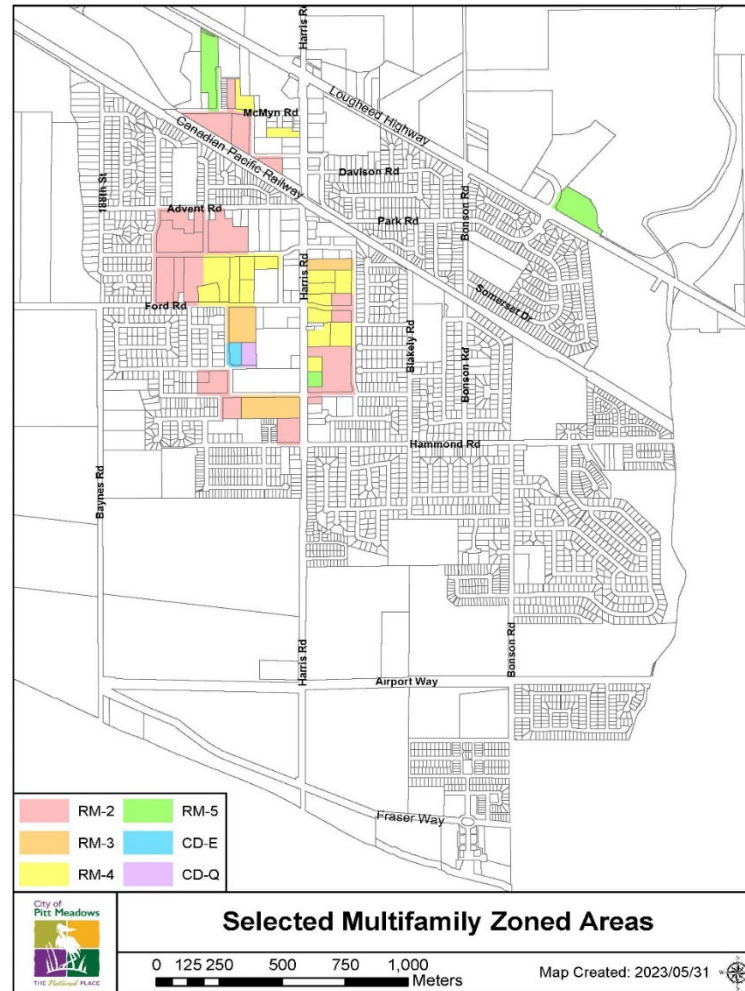
Current categories

- Crafts and teaching
- Residential registered office
- Residential business office
- Personal services
- Childcare program

Proposed performance criteria

- Not permitted to create noise, vibrations, odours, glare, or electrical disturbances that impact adjacent property owners or tenants;
- Not permitted to have exterior displays; and,
- Limited to:
 - a maximum floor area,
 - a maximum number of employees, and
 - a maximum number of clients who can visit at any one time.

- 



Next Steps

- Dedicated web page
- Home occupations → Economic Development Advisory Committee
- Continue to monitor Province's housing initiatives
- Proposed zoning amendment bylaws - Fall

Recommendation:

THAT Council:

- A. In response to the comparison of the City's Zoning Bylaw to the new Official Community Plan as outlined in the June 6, 2023 'Zoning Bylaw Review Update' Report, direct staff to prepare for Council's consideration:
1. Housekeeping amendments to the Zoning Bylaw aligning with staff recommendations;
 2. A Zoning Bylaw amendment that introduces a new zone to accommodate the mobile home park on Hammond Road and which is consistent with the requirements of the existing land use contract;
 3. A Zoning Bylaw amendment related to home occupations; and
 4. A Zoning Bylaw amendment to reduce the permitted density and height in residential multi-family zones, and introduces rental tenure zoning in residential multi-family zones.