

# Zoning Bylaw No. 3166

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February 19, 2018

# Process Overview

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- **August 21, 2017**
  - 1<sup>st</sup> and 2<sup>nd</sup> readings passed
- **September 18, 2017**
  - Public Hearing held
  - 3<sup>rd</sup> reading deferred
- **November 20, 2017**
  - Original 1<sup>st</sup> and 2<sup>nd</sup> readings rescinded; new 1<sup>st</sup> and 2<sup>nd</sup> readings of the revised Zoning Bylaw passed.
- **November 27, 2017**
  - Public Hearing held
  - 3<sup>rd</sup> reading deferred; Council requests that the Bylaw be amended at 2<sup>nd</sup> reading (for site specific use)



# Key Revisions

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The following changes were made to the bylaw following Council recommendations:

- **Site Specific Uses**
  - Automotive Sales – 439/461 TCH
  - Motorcycle Repair and Sales –  
277 Government St.
- **Residential Non-conformance**
  - Permit existing single and two family dwellings in higher density zones to be rebuilt in case of major damage
- **Minimum Floor Area Ratio (F.A.R.)**
  - Reduce the minimum F.A.R. in Medium and High Density Residential Zones and Commercial Zones
- **Community Care**
  - Revision of “community care” as permitted in all zones to specify a “facility for no more than 10 persons.”
  - Add Community Care Facility as a permitted use in several zones.



# Proposed Revisions

At the January 16, 2018 Special Council meeting, Council directed staff to review zoning for emergency shelters in residential areas.

- **Emergency and Residential Shelters**

- Add definitions of:
  - **Emergency Shelter** – use of a building for temporary residence providing emergency and support services, including extreme weather shelters; and
  - **Residential Shelter** – use of a single unit dwelling for temporary residence providing emergency and support services for no more than 10 persons, excluding halfway houses.
- Add **Residential Shelters** as use **permitted in all zones**.
- Add **Emergency Shelters** as use **prohibited in all zones**. Staff recommend an OCP Amendment Bylaw to permit Emergency Shelters on a case by case basis by obtaining a Temporary Use Permit.



# Proposed Revisions (Cont.)

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- **Non-conformance of Large Site Coverage Strata Unit Setbacks**
  - Add a setback exemption for downtown multi-unit dwelling strata developments covering a large parcel area, to rebuild in its existing location if damaged more than 75% of its value above the foundation.



# Process Next Steps

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- **Public Hearing**
  - Staff recommend to set a Public Hearing date for **March 19, 2018**
- **Third Reading** following Public Hearing
- Review and **approval** of the proposed bylaw **by the Ministry of Transportation and Infrastructure (MoTI)**
- **Adoption** of the proposed Zoning Bylaw



Questions?

