

# Memorandum



Date: September 23, 2021  
 To: Chief Administrative Officer  
 From: James van Hemert, Consulting Planner  
 Re: Summary of Zoning Bylaw update

Following completion of the new Official Community Plan in 2019, work began on updating and consolidating the Zoning Bylaw, a key implementing tool for Official Community Plan policies and actions.

On several occasions over the past 18 months the Advisory Planning Commission has reviewed and provided advice on various aspects of the new Bylaw.

The following has been accomplished:

1. General editing to clean up inconsistencies, errors, and typos.
2. Consolidation of all amending bylaws from 2013 to the present.
3. Rationalizing and consolidation of residential zone districts, resulting in new names and symbols as illustrated in the following table, which is provided in the new Bylaw for convenience:

<b>Table II Residential District Names and Symbol Changes</b>							
<b>Former 2013 Bylaw District Name</b>	Suburban	Single Family Residential	Urban	Modular Home	Single Family Duplex and	Tiny House	Multi-family
<b>Former 2013 Bylaw District Symbol</b>	R-2	R-1-A	R-1	R-4-A	R-1-b, c	THR	R-3
<b>New District Name</b>	Suburban	Urban	Urban Core	Medium density	Single Detached and Duplex	Small House	Multi-unit
<b>New District Symbol</b>	R-1	R-2	R-3	R-4	R-5	R-6	R-7

- Creation of updated and consolidated tables for permitted uses and standards, where appropriate, and in a manner that makes for easier use by citizens, elected officials, and any interested party. For example, note the single table for permitted principal uses covering all residential zone districts, except Multi-unit:

### Permitted Principal Uses

Residential District Name and Symbol	Suburban R-1	Urban R-2	Urban Core R-3	Medium density R-4	Single Detached and Duplex R-5	Small House R-6
Principal Uses						
a. Single detached	✓	✓	✓	✓	✓	✓
b. Duplex			✓	✓	✓	
c. Lodge / boarding house			✓			
d. Triplex			On corner lots only	✓		
e. Four-plex				✓		
f. Townhouse				✓		

This table reveals an innovative feature of the bylaw: triplex and four-plexes permitted on corner lots in the Urban Core R-3 zone.

- Revise Part V Regulations for Each Zone with organization by intent, permitted uses and standards rather than by zone district (specifically for low and medium density residential zones and commercial zones). Following is an example illustrating the intent of commercial zones:

### COMMERCIAL ZONES

#### Intent of Commercial Zones

- The intent of the C-1 General Commercial Zone is to provide for a broad range of commercial uses, limited manufacturing and high-density residential uses.

- b. The intent of the C-1-A Mixed Use Commercial Zone is to provide for a broad range of commercial uses with a mix of residential uses at medium to high densities.
- c. The intent of the C-1-B – Limited Commercial and Residential Zone is to provide for a limited range of commercial uses and high-density residential uses.
- d. The intent of the C-2 – Local Commercial Zone is to provide for limited local commercial uses.
- e. The intent of the C-3 – Lakefront and Riverfront Commercial Zone is to provide for commercial uses near the lakefront and riverfront.
- f. The intent of the C-4 – Business Commercial Zone is to provide for business and professional office uses.

- 6. Setbacks for commercial zones, public use zone, and the multi-unit zone have been revised to promote greater development siting flexibility and to encourage a pedestrian friendly environment.
- 7. Additional height, up to 17 metres, is permitted in the C-1, C-1-A, and P-1 zones, subject to certain conditions.
- 8. The minimum height for buildings in the C-1 zone is two stories. The rationale is to create a comfortable and efficient pedestrian oriented space.
- 9. Terms and definitions are updated.
- 10. Several additional changes have been made to implement the Official Community Plan:
  - a. revised residential zone districts to accommodate smaller homes on smaller lots;
  - b. inclusion of Schedule C to recognize amenities and affordable housing contributions for specific properties;
  - c. amendment to permit greater variety of housing types in the “Urban Neighbourhood—Compact” area designated by the OCP. This could include more opportunity for triplex and 4-plex dwellings under certain conditions: e.g. corner lots; and
  - d. creation of rental only zone district, which would be identified with an ‘r’ on the Zoning Map for specific properties at a future date when a landowner seeks such a designation.



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