
MEMORANDUM



TO: ADVISORY PLANNING COMMISSION
FROM: JAMES VAN HEMERT, CONSULTING TOWN PLANNER
SUBJECT: SUMMARY DRAFT REVISIONS TO SUBDIVISION, WORKS, AND SERVICES BYLAW
DATE: 11/22/2021

This memo provides all the draft revisions discussed to date.

1. Adjust lot width and depth standards to mesh with the updated Zoning Bylaw

a. Draft revision to Section 6.1, incorporating amended and new zone districts:

Zone District			Minimum Lot Frontage (metres)	Minimum Lot Depth (metres)		
Residential						
Previous	New Zoning Bylaw	Minimum lot size <i>for reference</i> (m2)		Proposed Revision	Current Subdivision Bylaw	Proposed Revision
R-2	R-1 Suburban	600	An average of 18 in any created subdivision	17	27	25
R-1A	R-2 Urban	600; 780 for duplex	average of 18	17	27	25
R-1	R-3 Urban core	600; 780 for duplex	average of 18	17	27	25
R-4A	R-4 Medium Density	500; 600 for duplex	An average of 12 in any created subdivision	12	20	20
n/a	R-5 Single Detached & Duplex	350; 600 for duplex	n/a	12	n/a	20
n/a	R-6 Small House	275	n/a	11	n/a	18
R-3	R-7 Multi-unit	Varies	average of 18	None	27	None
R-4	Eliminated				27	

2. Panhandle Lots

- a. Maintain the current definition and illustration which is:

LOT, PANHANDLE means a lot which requires a relatively narrow strip of land, or panhandle, to provide principal vehicle access to a street and where the lot frontage on a highway is less than 10% of the lot perimeter;



- b. Maintain the town's current regulations limiting panhandle lots to subdivisions of less than 3 lots, a minimum road frontage of 6 metres, and requires council approval.

3. Streamside Protection and Enhancement Areas (SPEA)

- a. Recommended regulation for the allowable proportion of SPEA within a lot and when it may be advisable to retain SPEA within a community association, strata, or Town ownership.

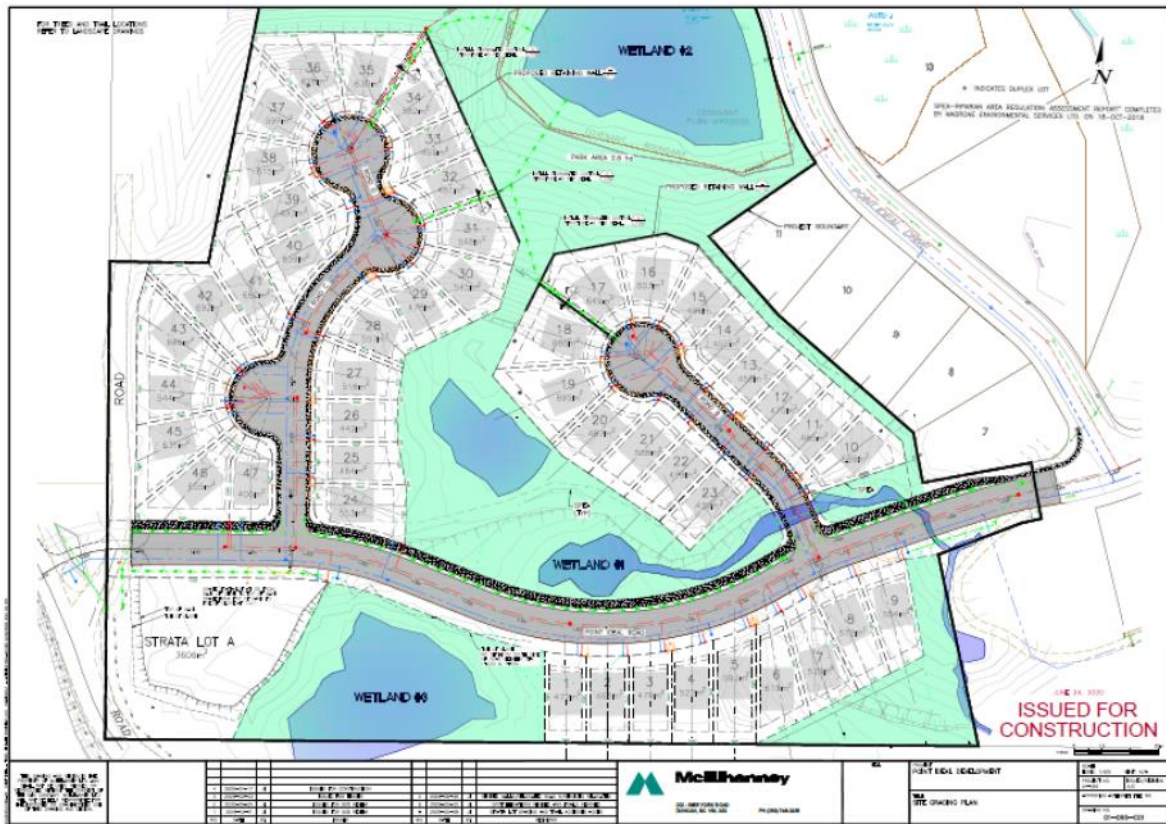


Figure 1 Point Ideal Subdivision illustrating protected areas and SPEA outside of lots

- b. Except as may be determined by the Approving Officer in exceptional cases, no SPEA designated land shall be included within a lot intended for development.
- c. SPEA designated land within its own separate lot shall be dedicated to the Town as open space or to a community or strata corporation.
- d. In cases where the SPEA is incorporated within a lot intended for development, the maximum permissible area of the SPEA is 25% of the lot area.

4. Street standards

Below is the proposed updated street standard table. Noted here is the favourable input from the APC in regards to pursuing innovative approaches to design, including the 'woonerf' approach to cul de sac design. Town staff, inclusive of the consulting planner, Approving Officer, and Superintendent of Public Works will make the final determination on all road classifications.

Road Classification	Right-of-Way Width (m)	Pavement Width Curb-to-Curb	Curb Type	No. of sidewalks	No. of Bike Lanes	Parking
Collector	20	13.2	Barrier	2	2	Both sides
Local Single Family Detached	20	8.5	Rollover	2	NA	Both sides
<u>Local Single Detached</u>	<u>18</u>	<u>8.5</u>	<u>Rollover/ barrier for parking</u>	<u>2</u>	<u>n/a</u>	<u>One side, alternating with enhanced design like Langford's R12</u>
<u>Local Single Detached Cul de Sac -- ALTERNATIVE</u>	<u>15</u>	<u>6 to 8.5</u>	<u>Rollover</u>	<u>In lieu of sidewalks special 'woonerf' design features (see below)</u>		<u>Per prepared plan approved by Town</u>
<u>Local Single Detached One Side Developed</u>	<u>20</u>	<u>8.5; 5.5 from centre line adjacent to new development</u>	<u>Rollover</u>	<u>New sidewalk and curb adjacent to new development</u>	<u>n/a</u>	Both sides, retain 2 travel lanes

Local Family-Unit Commercial	Multi-	20	12	Barrier	2	2	Both sides
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5. Wildfire protection covenants

Most of the Town lies within a high wildfire hazard risk zone. The Official Community Plan recognizes this by creating a Natural Hazard Lands Development Permit Area (DPA2). Implementing these guidelines includes a FireSmart approach to residential development that may be applied at the time of subdivision approval using a restrictive covenant. The template was presented and discussed.

6. Integrated Rainwater Management

Add the following concept:

Open ditches and swales for rainwater runoff shall be permissible only in selected conditions approved by Town staff.