

Zoning Bylaw Minor and Housekeeping Amendments

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. The Zoning Bylaw be amended as described in this report and;*
- 2. The requirements for a Public Hearing be waived.*

PREVIOUS COUNCIL/COMMITTEE ACTION

Council's most recent adoption of a housekeeping bylaw was on September 20, 2022 (Zoning Bylaw, 2008, No. 3630, Amendment Bylaw 2022, No. 4281).

REPORT SUMMARY

This report outlines a number of recommended changes to the Zoning bylaw that are minor or of a housekeeping nature. These amendments are intended to ensure consistency with senior government regulations, address misinterpretations or inconsistencies in bylaw wording, address mapping or wording errors, and clarify the intent of regulations.

BACKGROUND & DISCUSSION

The following amendments are recommended to provide greater clarity to existing Zoning bylaw regulations, align with senior government legislation, or correct an error:

1. Amend regulations pertaining to farm use structures to align with Agricultural Land Commission (ALC) design guidelines for these structures by:
 - a. limiting farm use building heights to one storey with mezzanine; and
 - b. limiting size and location of bathrooms and kitchen facilities, unless need can be demonstrated for a specific farm purpose.
2. Update the definition of beauty and wellness centre to reflect the intent to allow a spa/salon business offering beauty and wellness services with *accessory* cosmetic massage.
3. Clarify the intent to measure accessory building roofs by the slope (not pitch).
4. Ensure language pertaining to sale of vapour and e-substances products is consistent with Provincial legislation.
5. Apply P3 (Park and Natural Area) zoning to municipal parks that are incorrectly zoned P1 (Civic Institutional) zone.
6. Update missed or ambiguous wording, civic addresses, legal descriptions, notes, figures, and typographical errors where needed.

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Staff further recommend that the requirement for a Public Hearing be waived; the proposed amendments are minor, corrective or administrative in nature and are in keeping with the Official Community Plan.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Recommend to Council that the Zoning Bylaw be amended as described in this report and; that the requirement for a Public Hearing be waived.
<input type="checkbox"/>	2	Recommend to Council that the Zoning Bylaw only be amended for selected changes.
<input type="checkbox"/>	3	Determine that no changes should be made at this time pending receipt of further information.

ATTACHMENTS

Attachment 1 – Zoning Amendment (Housekeeping) Draft Bylaw

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