

Zoning Bylaw Minor and Housekeeping Amendments 2025

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. the Zoning Bylaw be amended as described in this report; and*
- 2. that the requirement for a Public Hearing be waived as the proposed amendments are consistent with the Official Community Plan.*

PREVIOUS COUNCIL/COMMITTEE ACTION

March 12, 2024 – Council adopted Zoning Amendment Bylaw No.4360 to provide for minor housekeeping changes.

REPORT SUMMARY

This report outlines a number of recommended changes to the Zoning bylaw (No. 3630) that are minor or of a housekeeping nature. These amendments are intended to ensure consistency with the City's own regulations and those of senior levels of government, address mapping or typographical errors and omissions, and clarify the intent of regulations or correct misinterpretations or inconsistencies.

BACKGROUND & DISCUSSION

The following amendments are recommended by staff to provide greater clarity and consistency to existing Zoning bylaw regulations, align with senior government legislation, or correct minor errors and omissions:

1. Insert a definition of "Bylaw Enforcement Officer" and associated provisions and ticketing to enforce the rights of an Officer to inspect a property in accordance with the *Community Charter*. This authority was included in prior iterations of the Zoning bylaw, but has been omitted from the most recent version.
2. Improving the Agricultural zone layout, along with updates to regulations and definitions to clarify provisions related to permitted farm residence accessory facility buildings and structures and to ensure floor area regulations pertaining to "open to above" and crawl spaces to align with other zones.
3. Clarify regulations that were mis-aligned or missed when the City instituted amendments to address Bill 44, including:
 - a. aligning floor area ratio exclusions and accessory building and structure floor area limits for detached and attached garages, carports, and Accessory Dwelling Units (ADUs);

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- b. updating the definitions of “Single Residential”, “Townhouse”, and “Rowhouse” to clarify the intent and reference to the number of permitted principal dwellings;
 - c. updating the definition of “Triplex” to clarify the siting of secondary suites is in keeping with BC Building Code requirements;
 - d. ensuring ADU’s are sited to maintain road safety view corridors; and
 - e. aligning the 6 m separation required between an ADU and a principal dwelling with BC Building Code fire separation requirements.
4. Minor changes to meet the intent of regulations throughout the bylaw such as:
- a. including guardrails as a building feature excluded from height calculations (alongside other such similar rooftop projections already exempted);
 - b. deleting the industrial floor area limits in CD20 (Comprehensive Zone 20), this was originally intended to regulate the siting of the industrial buildings but has unintended consequences for mezzanines and does not fit with current industrial policies to support intensification;
 - c. provide for cafes and concessions at municipal parks and recreation facilities to serve alcohol; and
 - d. updates to ambiguous, missed, or confusing wording, civic addresses, legal descriptions, notes, figures, and errors where needed.
5. Amend Schedule A – Zoning Map to apply P1 (Civic Institutional) and (P3 (Park and Natural Area) zoning to incorrectly zoned City owned land to reflect their P (Park and Recreation) or PR (Park Reserve) designation in the Official Community Plan. These parcels have either retained historic zoning, such as Agriculture, or have had the zoning of an adjacent parcel applied through mapping error; this amendment will ensure all lands designated for park uses within the City are zoned appropriately.
6. Amend Schedule D – Prescribed bus stop map to remove lots included by error.


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

FINANCIAL IMPLICATIONS

None.

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OPTIONS (✓ = Staff Recommendation)

	#	Description
	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.
	2	Recommend to Council that the Zoning Bylaw only be amended for selected items or request additional information before making a decision.
	3	Determine that no changes should be made at this time pending receipt of further information.

ATTACHMENTS

Attachment 1 – Zoning Amendment (Housekeeping) Draft Bylaw – with tracked changes

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