



# Zoning Bylaw Update

# Why is an Update Needed?

- Development and Growth
  - **60%** of residents want Merritt to grow to 15,000;
  - Additional **36%** of residents want Merritt to grow beyond 15,000  
(Integrated Growth Strategy Survey, 2010)
  - Regulations and policy must facilitate growth
- Meet Bylaw objectives
- Correct Bylaw deficiencies



# Bylaw Objectives

- Should be aligned with the OCP
- Should enable, not restrict, development
- Should be easy to use and understand
- Should be adaptable over time





# Current Bylaw Deficiencies

- Lack of connection with OCP
- Separation of uses causing social segregation
- Lack of flexibility
- Regulations require Council approval, preventing speedy approvals
- Does not enable development with innovative design
- Inconsistent language and terminology



# Sections to Revise

- Part 2 Interpretation (Definitions)
- Part 3 Enforcement
- Part 4 General Development Regulations
- Part 5 Specific-Use Regulations
- Part 6 Zoning Districts
- Part 7 Screening and Landscaping
- Part 8 Parking and Loading



# General Revisions

- “Affordable” / Alternative Housing
  - Infill, Secondary Detached Dwellings
- Crime Prevention → CPTED
- Downtown Revitalization
  - Create regulations to encourage patios, plazas and parks
- Food Systems
  - Backyard Hens, Beekeeping, Frontyard Farming, Community Gardens
- Enabling development rather than restricting it





# Specific Revisions: Part 2 Definitions

- Revise Definitions for clarity, consistency and alignment with Permitted Uses
  - E.g. lack of definition: Liquor Store
  - E.g. unclear definition: Floor Area
  - E.g. multiple definitions for similar uses: Government Services / Public Use





# Specific Revisions: Part 3 Enforcement

- Clarify penalty
- Ensure alignment with Municipal Ticket Information Bylaw



# Specific Revisions: Part 4 General Use

- Merge Part 4 General Use and Part 5 Specific Use
- Accessory Buildings/ Structures
- Cargo Containers



# Specific Revisions: Part 5 Specific Use

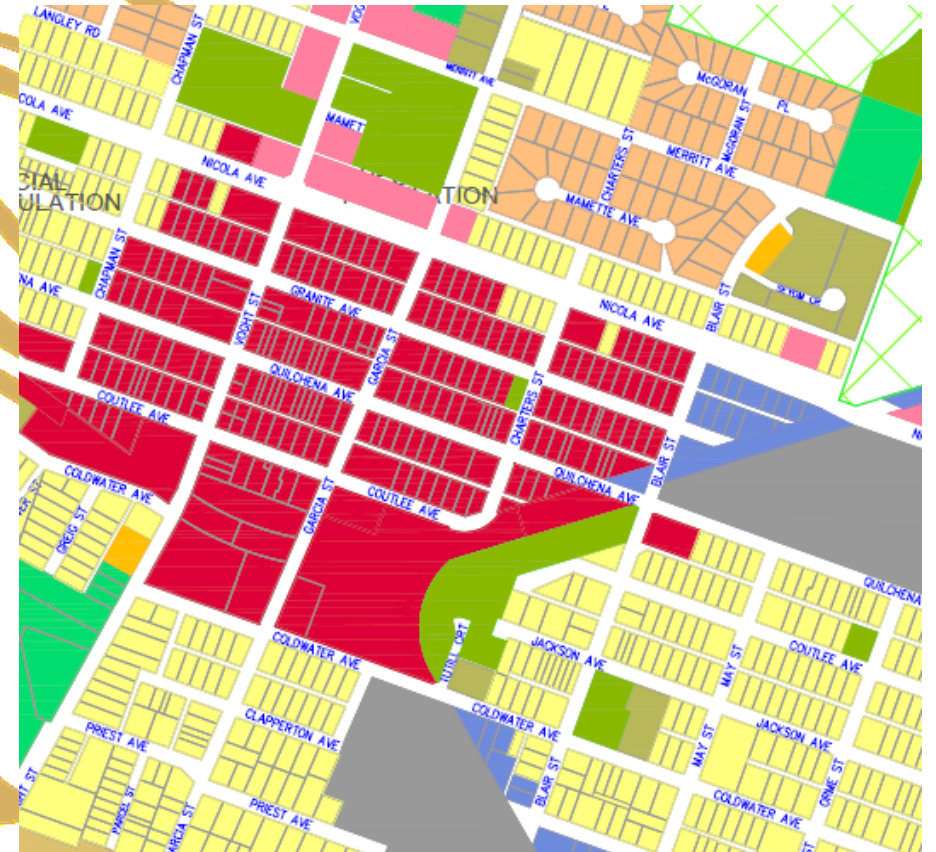
- Merge Part 5 Specific Use and Part 4 General Use
- Home-based Businesses
- Detached Secondary Dwellings





# Specific Revisions: Part 6 Zoning Districts

- Move to Part 7
- Re-order and rename Zones
- Permitted and Discretionary Uses
- Mixed Use
- Parcel Size, coverage and setbacks
- Density
- Height





# Re-order and Rename Zones

- Re-order Zones to generally flow from low to high density/intensity
- Rename Zones to be more appropriate
  - E.g. Comprehensive Residential → Strata Lot Residential





# Permitted and Discretionary Uses

- Zones should enable businesses to locate here, not restrict them
  - Evaluate and expand permitted uses for each zone
    - E.g. Brewing & Distilling was added to C2, C9 and M1 zones
    - E.g. Participant Recreation Services, Indoor was added to C3 and M1 zones
- Discretionary uses should be added
  - E.g. Building Supply Centre appropriate downtown, but not on Quilchena

# Mixed Use

- Mixing of uses is considered good planning practice
- C2 Central Business District is only zone that currently permits mixed use



# Parcel Size

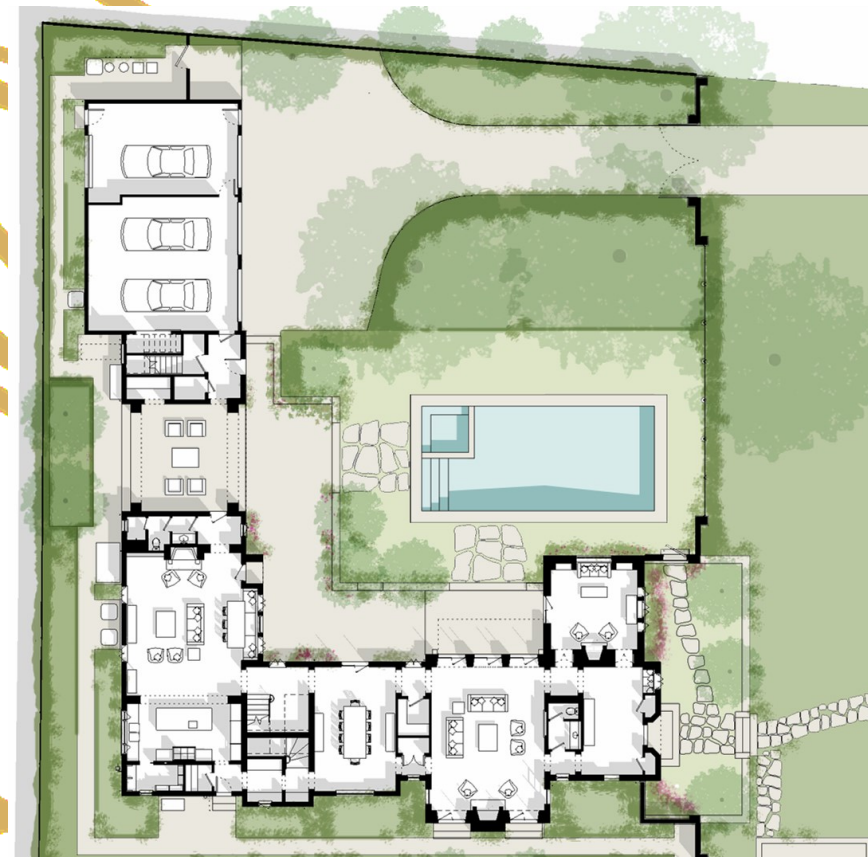
- OCP identifies infill development as key to growth
  - Minimum parcel dimensions prevent infill development
    - E.g. R2 zone minimum lot width 18m (60 ft)
- Subdivision and infill requires 120 ft wide lot





# Parcel Coverage

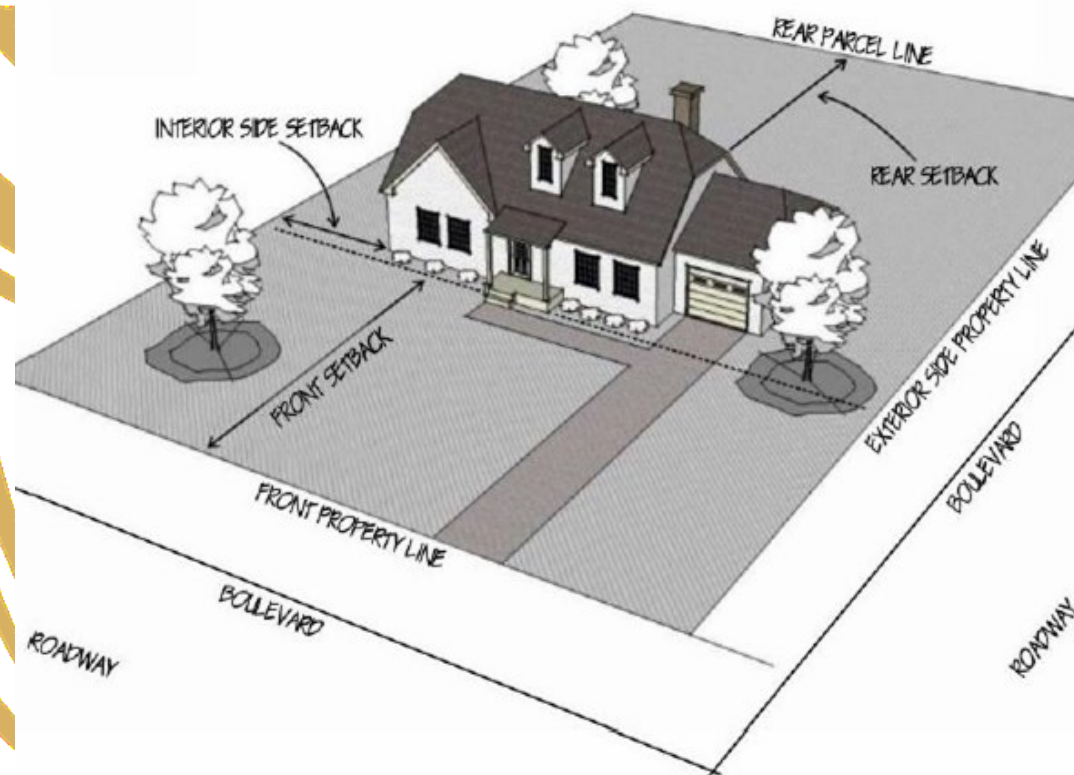
- Parcel coverage includes primary buildings, accessory buildings, driveways, parking and pools
  - E.g. R3 zone maximum coverage 50% (65%)
- Not sufficient, forces a variance





# Setbacks

- Setbacks should be evaluated for appropriateness
  - E.g. Commercial buildings should front on to streets
    - Improves pedestrian experience
    - Enables development by increasing developable area
- C1, C4, C9 zones currently require 6m front setback



# Density

- Current densities prevent development
  - E.g. R3 Medium Density Residential 60 units per hectare
    - Minimum dimensions 20m width, 25m depth → density only enables 3 units



# Height

- OCP suggests “3 plus storeys”
- Tallest buildings should be located in City Centre
- Zones that permit highest buildings:
  - M2 Heavy Industrial – 18-26 metres (equivalent to 5-8 storey residential)
  - P3 Institutional and Public Use – 5 storeys
  - C4 Highway Commercial – 4.5 storeys
  - R4 High Density Residential – 4.5 storeys
- Downtown – 3.5 storeys  
→ prevents downtown re-development





# Specific Revisions: Part 7 Landscaping

- Move section and rename Part 6
- Landscaping
- Screening





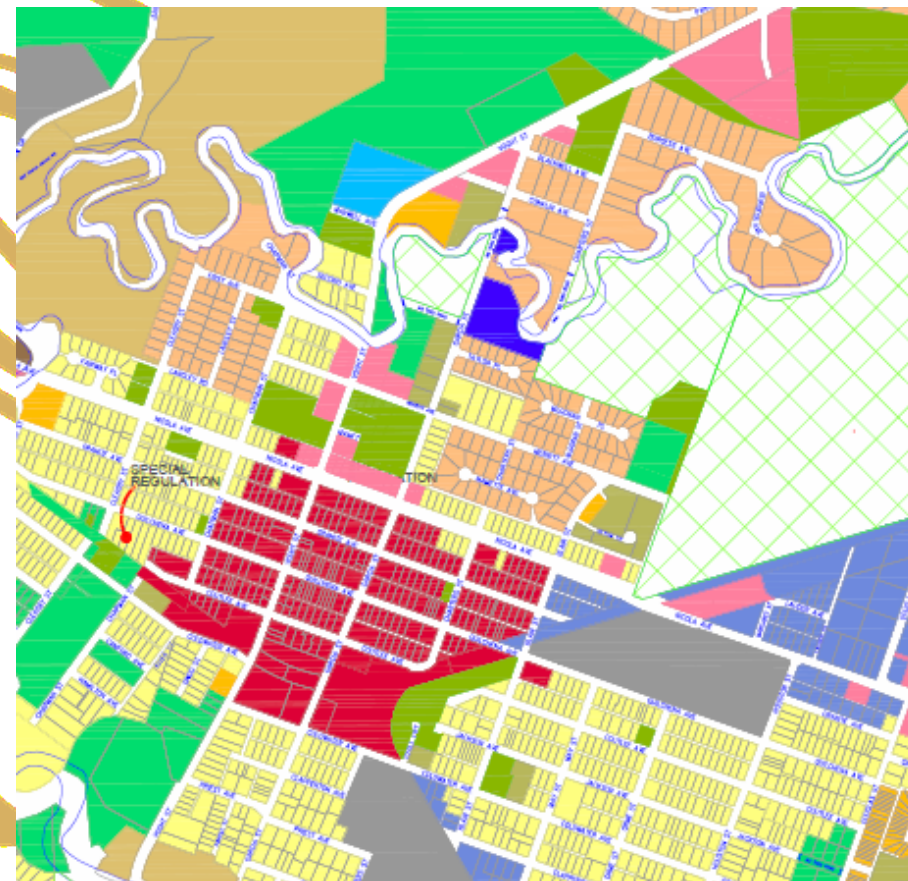


# Specific Revisions: Part 8 Parking

- Move section and rename Part 5
- Add City Centre parking reduction
- Pay in Lieu of Parking
- Review Table 6.1 Minimum Parking Space and Aisle Dimensions
- Review Table 8.2 Vehicle Parking and Loading Requirements
  - E.g. Industrial development with 10 employees that's required to provide 40 parking spaces → illogical
- Review Table 8.3 Bicycle and Motorcycle Parking

# Other Potential Revisions

- Short term Rentals (AirBnB, VRBO)
- Update Schedule A Zoning Map
- List of Amendments
- Create an Index





# Timeline

- COW meeting March 4<sup>th</sup>
- Meeting with developers March 5<sup>th</sup>
- Meeting with real estate agencies March 12<sup>th</sup>

## Proposed dates:

- 1<sup>st</sup> & 2<sup>nd</sup> Reading – May 12<sup>th</sup>
- Open House – mid May
- Public Hearing – May 26<sup>th</sup>
- MOTI approval
- Anticipated final adoption July 21