



Zoning Bylaw Update

Zoning Bylaw No. 2284, 2020

Why was 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

Content Overview

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



General Revisions

- “Affordable” / Alternative Housing
 - Infill, Secondary Detached Dwellings, affordable housing incentives
- Crime Prevention → CPTED
- Downtown Revitalization
 - Regulations created to encourage community amenities, patios, and Quilchena Ave shopping/dining
- Food Systems
 - Backyard Hens, Beekeeping, Urban Agriculture, Community Gardens
- Enabling development rather than restricting it





Part 2 Definitions

- Revised Definitions for clarity, consistency and alignment with Permitted Uses
 - E.g. created definitions: Liquor Store
 - E.g. clarified definitions: Floor Area
 - E.g. removed multiple definitions for similar uses: Government Services / Public Use



Part 3 Enforcement

- Regulations revised for clarity

Part 4 General Regulations - Existing

- Merged Part 4 General Use and Part 5 Specific Use
- Projections
- Fences
- Accessory Buildings
- Shipping Containers
- Home-based Businesses
- Bed and Breakfast
- Secondary Suites
- Detached Secondary Dwellings



Part 4 General Regulations - New

- Non-conforming Uses
- Discretionary Uses
- Parcel Access
- Pie Parcels
- Tall Buildings
- Swimming Pools
- Party Wall Agreements
- Density Bonuses
- Height Bonuses
- Short-Term Rentals
- Backyard Hens and Beekeeping





Part 5 Parking and Loading

- Public benefit parking reduction
- City Centre parking reduction
- Pay in Lieu of Parking
- Off-street Parking and Loading Requirements
- Active Transportation Plan

Part 6 Landscaping and Screening

- Regulations condensed and revised for clarity
- Xeriscaping retained
- FireSmart
 - Compact evergreen hedges
 - Cedars



Part 7 Zoning Districts

- Re-ordered and renamed Zones
- Permitted Uses expanded
- Discretionary Uses added
- Mixed Use added
- Tourist Commercial created
- Affordable Housing
- Parcel setbacks, size and coverage
- Density
- Height



Zone Names and Codes

Proposed Codes	Proposed Names
AR1	Agricultural
R1	Single Family Residential
R1A	Large Parcel Residential
R2	Low Density Residential
R3	Small Parcel Residential
R4	Residential Modular Home
R5	Mobile Home Park
R6	Strata Parcel Residential
R7	Medium Density Residential
R8	High Density Residential
RC1	Residential Care Housing
C1	Recreational Commercial
C2	Tourist Commercial
C3	Regional Commercial
C4	Corridor Commercial
C5	Neighbourhood Commercial
C6	City Centre District
C7	Service Commercial
C8	Airport Commercial
M1	Light Industrial
M2	Heavy Industrial
P1	Park and Cemetery
P2	Institutional and Public Use
P3	Post-Secondary Educational
FD	Future Development
CD01-RC	Comprehensive Development

Existing Codes	Existing Names
AR1	Agricultural
R1	Single Family Residential
R8	Large Lot Residential
R2	Low Density Residential
R9	Intensive Residential
R5	Residential Modular Home
R6	Mobile Home Park
R7	Comprehensive Residential
R3	Medium Density Residential
R4	High Density Residential
RC1	Residential Care Housing
C6	Commercial Recreation
N/A	(did not exist)
C9	Shopping Centre Commercial
C4	Highway Commercial
C1	Neighbourhood Commercial
C2	Central Business District
C3	Service Commercial
C5	Airport Commercial
M1	Light Industrial
M2	Heavy Industrial
P1	Park, Cemetery, School
P3	Institutional and Public Use
P4	Post-Secondary Educational
FD	Future Development
CD01-RC	Comprehensive Development



Permitted and Discretionary Uses

- Uses expanded
 - E.g. Corridor Commercial (C4): 33 (21 Principal + 12 Discretionary) vs 14 existing
- Discretionary Use
 - E.g. Building Supply Centre appropriate downtown, but not on Quilchena

Mixed Use

- C6 City Centre District was only zone that permitted mixed use
- Mixed use added to C2, C3, C4 and C5 zones



Tourist Commercial Zone

- Enables Hotel/Motel, multi-family residential and commercial in same development



Affordable Housing

- Incentives for affordable housing
- Near Market
- Subsidized
- Essential
- Safety Net



Setbacks

- Setbacks revised to enable Detached Secondary Dwellings (carriage homes) and pedestrian oriented commercial frontages



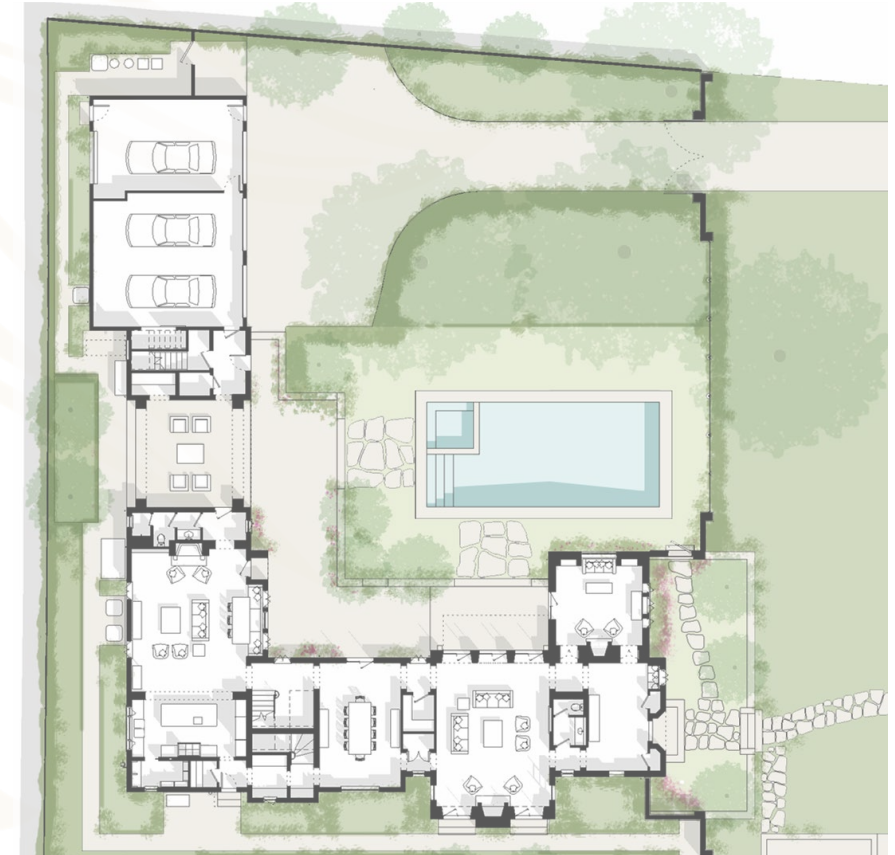
Parcel Size

- OCP identifies infill development as key to growth
- Proposed parcel dimensions enable infill development



Parcel Coverage

- Parcel coverage includes primary buildings, accessory buildings, driveways, parking and pools
- Revised to reduce need for variances and enable Detached Secondary Dwellings (carriage homes)



Density

- Revised densities enable development
- Density bonuses for community amenities and affordable housing



Height

Zone	Proposed Height	Existing Height
Medium Density Residential (R7)	4 storeys (18 metres)	3 storeys (11 metres)
High Density Residential (R8)	Townhome buildings: 4 storeys (18 metres) Apartment buildings: 5 storeys (22 metres)	4.5 storeys (15 metres)
Tourist Commercial (C2)	5 storeys (22 metres)	(zone did not exist)
Regional Commercial (C3)	5 storeys (22 metres)	4 storeys (15 metres)
Corridor Commercial (C4)	5 storeys (22 metres)	4.5 storeys (15 metres)
Neighbourhood Commercial (C5)	4 storeys (18 metres)	2.5 storeys (10.5 metres)
City Centre Commercial (C6)	6 storeys (25 metres)	3.5 storeys (14 metres)

