

Zoning Bylaw No. 2284, 2020 Proposed Revisions

1. That

Schedule A Zoning Map be revised to rezone 1902 Parker Drive (Lot G, DL 181, KDYD, Plan KAP11174) from Recreational Commercial (C6) to Park & Cemetery (P1).



(The intention of this rezoning is to create a neighbourhood park)

2. That

Schedule A Zoning Map be revised to rezone 1301 & 1302 Voght Street (Lot A, DL 125, KDYD, Plan KAP34245) from Recreational Commercial (C6) to Tourist Commercial (C2).



(The intention of this rezoning is to enable additional uses at Claybanks RV Park, such as a food concession stand or bike rentals)

3. That

Schedule A Zoning Map be revised to rezone 1801 Coldwater Avenue (Lot A, Block 2, DL 125, KDYD, Plan KAP838) from High Density Residential (R4) to City Centre Commercial (C6).



(The rezoning would enable the consolidation of this parcel with the adjacent parcel to facilitate a housing development)

4. That

Schedule A Zoning Map be revised to rezone Lot 1, DL 173, KDYD, Plan KAP14807 from Institutional & Public Use (P3) to Park & Cemetery (P1).



(The intention of this rezoning is to create a park)

5. That

Schedule A Zoning Map be revised to rezone DL 121, KDYD, Plan KAP63309 from Agricultural (AR1) to Park & Cemetery (P1).



(The intention of this rezoning is to create a park, which would be a conservation area)

6. That

Schedule A Zoning Map be revised to rezone 2502 Spring Bank Avenue (Lot A, DL 121, KDYD, Plan KAP57842) from Agricultural (AR1) to Park & Cemetery (P1).



(The intention of this rezoning is to create a park, which would be a conservation area)

7. That

Schedule A Zoning Map be revised to rezone 2801, 2802 and 2807 Charters Street (Lots 17 & 19, DL 124, KDYD, Plan KAP747 and Lot 18, DL 124, KDYD, Plan KAP997) from Single Family Residential (R1) and Agricultural (AR1) to Park & Cemetery (P1).



(The intention of this rezoning is to update the Zoning Map to reflect the park that was created by Bylaw No. 2236, which is the Collett Island Nature Sanctuary)

8. That

4.32.3 Except where it involves horticulture, a Home-based Business may only be conducted within a Dwelling, Detached Secondary Dwelling or one Accessory Building

be removed, and subsequent sections be renumbered accordingly.

(This revision would enable outdoor activities at Home-based Businesses, while any nuisances would be regulated through other bylaws)

9. That

7.10.6 (h) For building strata developments, the minimum Setback from the inner curb of the internal road or a Highway is 3 metres

be replaced with

7.10.6 (h) For building strata developments, the minimum Setback from a Highway is 3 metres

and

7.10.6 (i) For building strata developments, the minimum Setback from the inner curb of the internal road to the building face is 1.5 metres and to a garage is 4.5 metres

and subsequent subsections be renumbered accordingly.

(This revision would provide developers of strata developments more flexibility, while still capturing the original intent of the regulation, which is to ensure garages are set back)

10. That

7.11.6 (h) For building strata developments, the minimum Setback from the inner curb of the internal road or a Highway is 3 metres

be replaced with

7.11.6 (h) For building strata developments, the minimum Setback from a Highway is 3 metres

and

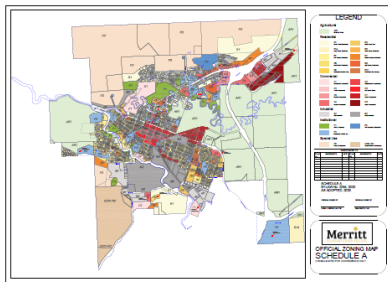
7.11.6 (i) For building strata developments, the minimum Setback from the inner curb of the internal road to the building face is 1.5 metres and to a garage is 5 metres

and subsequent subsections be renumbered accordingly.

(This revision would provide developers of strata developments more flexibility, while still capturing the original intent of the regulation, which is to ensure garages are set back)

11. That

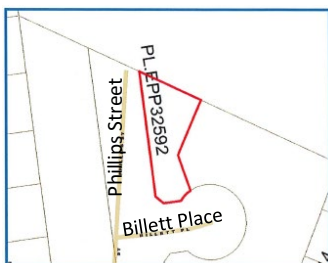
Schedule A Zoning Map be revised to add street names.



(This revision will improve readability of the map)

12. That

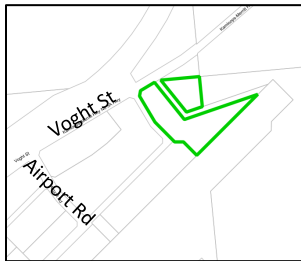
Schedule A Zoning Map be revised to rezone DL 122, KDYD, Plan EPP32592 from Medium Density Residential (R3) to Park & Cemetery (P1).



(The intention of this rezoning is to update the Zoning Map to reflect the park that was dedicated as part of the subdivision on Phillips Street, which will be a neighbourhood park)

13. That

Schedule A Zoning Map be revised to rezone 3888 Voght Street (Lot A, Section 23 Township 91, KDYD, Plan KAP54971 Except Plan KAP57892, KAP68222, RD KAP82943 & EPP44524 & SEC 24) from Agricultural (AR1) to Light Industrial (M1).



(This revision is to resolve a mapping error)

14. That

Modular Home

be added to 7.5.3 Discretionary Uses in the Low Density Residential (R2) zone.

(This revision would allow modular homes on appropriate parcels, while enabling the City to ensure proper foundations and aesthetic requirements are implemented)

15. That

Daycare Centre, Minor

be added to 7.10.4 Secondary Uses in the Medium Density Residential (R7) zone, and subsequent subsections be renumbered accordingly.

(This revision would enable a daycare centre in multi-family developments)

16. That

Daycare Centre, Major

be added to 7.10.4 Secondary Uses in the Medium Density Residential (R7) zone, and subsequent subsections be renumbered accordingly.

(This revision would enable a daycare centre in multi-family developments)

17. That

Daycare Centre, Minor

be added to 7.11.4 Secondary Uses in the High Density Residential (R8) zone, and subsequent subsections be renumbered accordingly.

(This revision would enable a daycare centre in multi-family developments)

18. That

Daycare Centre, Major

be added to 7.11.4 Secondary Uses in the High Density Residential (R8) zone, and subsequent subsections be renumbered accordingly.

(This revision would enable a daycare centre in multi-family developments)

19. That

Participant Recreation Services, Indoor

be added to 7.24.3 Secondary Uses in the Institutional & Public Use (P2) zone, and subsequent subsections be renumbered accordingly.

(This revision would enable School District No. 58 to provide indoor recreational facilities at school sites)

20. That

Modular Home Park

be added to 7.7.2 Principal Uses in the Residential Modular Home (R4) zone.

and

Maximum Density in Table 7.7.5 Site Development Regulations be changed from 1 Dwelling Unit per Parcel to 60 units per hectare.

and

The following definition be added to Section 2.2 General Definitions:

Modular Home Park means a Parcel occupied by two or more Modular Homes used for residential purposes, which may include a Dwelling Unit for the accommodation of a manager or operator, common recreation facilities and laundry facilities.

(These revisions would enable more than one modular home on large parcels)

21. That

Special Regulation Bylaw #1643

text on the figure in 7.2.7 Special Regulations be removed.

(This revision is to resolve an error on the figure, as that bylaw has been rescinded)