

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: February 15, 2021
RE: Zoning Bylaw Amendment – Periodic Revisions

ISSUE

Periodic revisions to Zoning Bylaw 2012-20.

REFERENCE

- Zoning Bylaw 2012-20
- *Municipal Act*
- Official Community Plan (2010)
- Marwell Plan (2018)

HISTORY

Proposed Bylaw 2021-14 contains a number of amendments to the Zoning Bylaw to change or improve regulations, clarify wording, correct omissions, and implement minor changes. All of these changes have arisen from day-to-day use of the bylaw.

A comprehensive group of edits to the Zoning Bylaw are typically brought forward by Administration on a periodic basis. The last general amendments to the Zoning Bylaw were adopted in April 2019.

The last rewrite of the Zoning Bylaw was completed in 2012 and it is becoming increasingly out of date. The next Zoning Bylaw rewrite is expected to begin after the OCP review is completed, which is anticipated to be 2022.

ALTERNATIVES

1. Proceed with the amendments as presented under the bylaw process.
2. Refer the bylaw back to Administration for further review.

ANALYSIS

Generally, the edits proposed in this bylaw are clarifying missing regulations, ensuring compliance with the *Municipal Act*, or implementing City-led corrections. If Council determines that one or more of the proposed edits are undesirable, the bylaw can be amended to remove those clauses.

Bylaw 2021-14 proposes amendments to numerous sections including:

- General administration
- Definitions
- Development permit requirements
- General development regulations
- Specific use regulations
- Parking requirements
- Signage regulations
- Residential/commercial zone regulations

- Commercial/Industrial zone regulations
- Map edits

For details on the proposed changes, refer to the Explanatory Notes section of Bylaw 2021-14.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	February 15, 2021
First Reading:	February 22
Public Hearing:	March 22
Report to Committee:	April 6
Second and Third Reading:	April 12

ADMINISTRATIVE RECOMMENDATION

THAT Bylaw 2021-14, a bylaw to amend the Zoning Bylaw with respect to a number of periodic revisions be brought forward for consideration under the bylaw process.