

**LAND USE BYLAW C-824-12 ANNUAL REVIEW
2018 PROPOSED AMENDMENTS**

SECTION	CHANGE	RATIONALE
Entire Document	Add Bylaw Number to all pages	For ease of reference
Section 7 Definitions	Amend definition of Boulevard to specify any right-of-way so includes arterial, collector, local roads	To provide clarity
Section 7 Definitions	Amend definition of Cantilevered Wall by adding that it shall not extend the entire length of a room as long as it does not encroach into any required setback.	To provide clarity
Section 7 Definitions	Add definition of Corner Cut	To provide clarity in concert with Section 50
Section 7 Definitions	Amend definition of Fascia Sign to include characteristics like permanent sign, made of rigid and durable material, and that it is not considered a banner	To provide clarity
Section 7 Definitions	Add definition of Fleet Services	To allow for consideration of the use
Section 7 Definitions	Add definition of Local Road	To provide clarity relative to other road categories
Section 7 Definitions	Add definition of Patio	To provide clarity in concert with Section 34
Section 7 Definitions	Amend the definition of Privacy Wall by clarifying that a privacy wall is not a fence	To provide clarity
Section 7 Definitions	Add definition of Private Development	To provide clarity in concert for regulating guest parking
Section 11 Where a Development Permit is Not Required	For fences not requiring development permits, add reference to Section 50 to address traffic sight lines at intersections	To provide clarity
Section 11 Where a Development Permit is Not Required	In Section 11(1)(m) change the word "issues" to "issued"	Fix typo
Section 11 Where a Development Permit is Not Required	In Section 11(1)(n)(iv) change the wording To allow for the storage of some finished products on site but continue to not allow for any outdoor storage	To allow for increased flexibility for storage related for home offices
Section 12 Application for a Development Permit	In Section 12(1)(c)(x), add more specific requirements for development permit application submissions respecting servicing and utilities, storm water management, and traffic signage, where appropriate	To improve the quality and breadth of information required for development permit applications.

**LAND USE BYLAW C-824-12 ANNUAL REVIEW
2018 PROPOSED AMENDMENTS**

Section 12 Application for a Development Permit	Change numbering structure in Section 12(1) to elevate subsections (c)(xx) to (xxiii) to become (d) to (g) and existing subsections (d) to (g) become (h) to (j)	Fix formatting errors
Section 14 Variances	Amend Section 14(3) to add Development Officer discretion to grant a variance from the regulations prescribing Height up to 10% of the maximum prescribed Height.	To allow Development Officers to have a minimal variance power with respect to height requirements and may reduce the number of SDAB appeals related to height issues
Section 33 Easements and Rights of Way	Add a Section that requires engineered swales on private properties to be kept clear of debris.	To allow for development permit conditioning and enforcement
Section 34 Fences and Screening	Add a sentence in Section 34(8) to incorporate Section 34(10) with regard to privacy walls on patios and to clarify that privacy walls are not permitted in any Front Yard	To provide clarity and to ensure no privacy walls are constructed in the front yard
Section 34 Fences and Screening	Add a sentence in Section 34(9) to clarify the height of privacy walls when attached to a Semi-Detached Dwelling or a Street Oriented Row House and that no privacy walls are permitted on a deck in the Front Yard	To provide clarity and to ensure no privacy walls are constructed in the front yard of a dwelling.
Section 45 Public Utility Buildings	Delete Section 45(1) in order to remove the use provision from the regulations.	Best practice is to not have use provisions embedded in the regulations.
Section 47 Restricted Objects in Yards	Add to regulation that RVs may not be stored in a street side yard except from May 1 to October 31.	To provide clarity
Section 50 Traffic Sight Lines at Intersections	In Section 50(1) add a requirement for a corner cut at street/alley and street/street intersections where there are sidewalks along the street	To help maintain public safety
Section 68 Gas Bars and Service Stations	Add Section 68(8) that requires a 50 m setback from gas bar facilities to a child care facility	To provide for a reciprocal setback as required for Child Care Facilities.
Section 70 Home Occupations	To Section 70(2)(i) add maximum vehicle weight for the one allowable business related vehicle	To ensure that the regulation is consistent with the Traffic Bylaw
Section 85 Number of On Site Parking Stalls Required	In Section 85(2), add visitor parking requirements of one stall per seven dwellings for Private Developments	To provide for visitor parking requirements

**LAND USE BYLAW C-824-12 ANNUAL REVIEW
2018 PROPOSED AMENDMENTS**

	and bare land condominium subdivisions	
Section 89 General Landscaping	Amend Section 89(15) by differentiating between arterial and collector/local roads	To provide clarity
Section 89 General Landscaping	Amend Section 89(16) to provide clarity regarding restoration of disturbed city boulevards	To provide clarity
Section 95 Sign Definitions	Add definition of Feather Signs	To provide clarity that sign type is not a banner sign
Section 95 Sign Definitions	Amend definition of third party advertising sign to provide for the exclusion of sponsorships for signs associated with public buildings and facilities	To provide clarity
Section 98 General Regulations for Signs	Delete Section 98(21) – illuminated signs shall be lit only during business hours	This regulation has been the subject of SDAB appeals and has not been enforced to date
Section 113B Feather Signs	Add new Section to regulate Feather Signs	To provide regulations for newly defined sign type
Sections 115, 116, 118, 119 and 123	Add Public Utility Buildings as a discretionary use	To move a use provision from a regulation to the Land Use Districts
Section 124 C2 – Vehicle Oriented Commercial District	Add Fleet Services as a discretionary use	To allow for the consideration of a new in the appropriate district
Section 127 M1 – General Industrial District	Add Fleet Services as a permitted use	To allow for a new use in the appropriate district
Schedule A – Land Use District Map	Redistrict Pt. Lot R1, Plan 632RS from P2 – Natural Areas District to PS – Public Service Institutional District	To accommodate the community garden.