

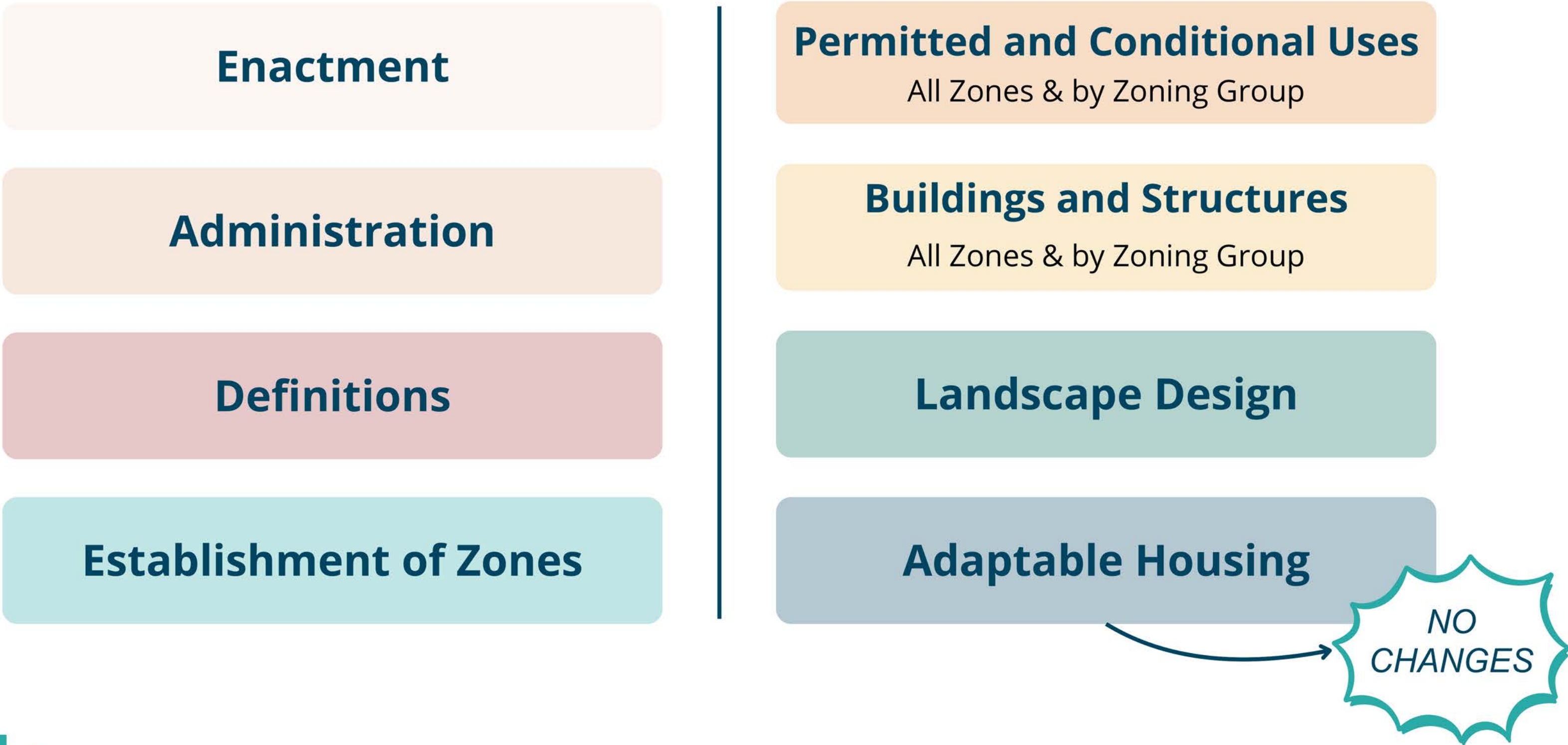
INTRODUCTION

WHAT IS A ZONING BYLAW?

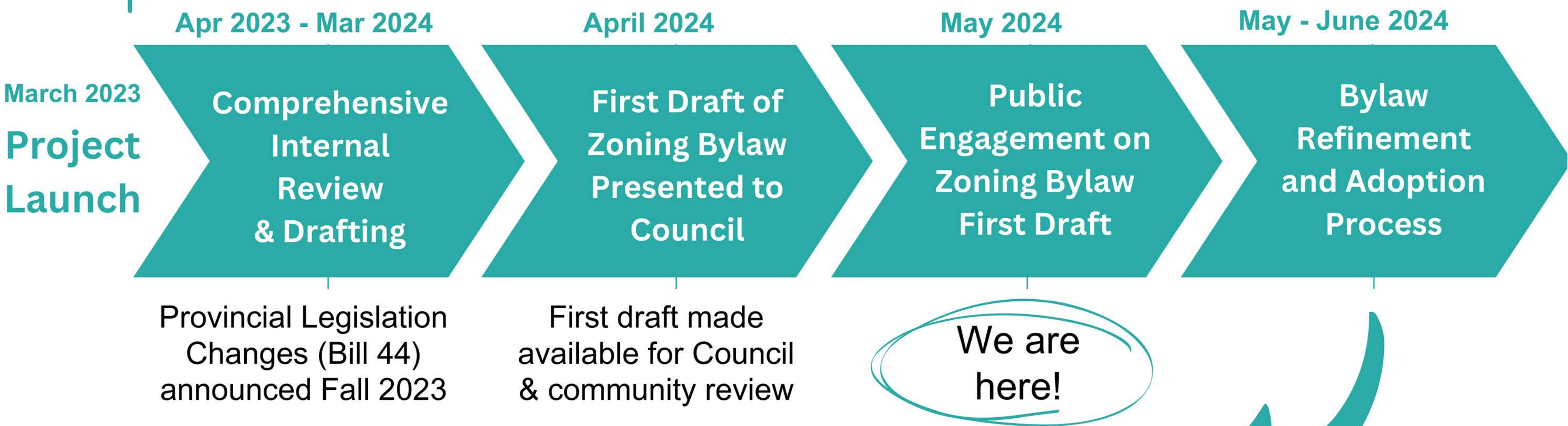
A Zoning Bylaw supports **implementation of the vision** in the Town's Official Community Plan (OCP) and provides clear **regulations** for building and development throughout the community.

Zoning Bylaws may divide the whole or part of a community into zones, name each zone, and establish the boundaries of those zones. They also regulate how land, buildings and other structures may be used.

Sidney's Zoning Bylaw Sections



The Zoning Bylaw Update Process To Date



NEXT STEPS

- #### MAY
- 1. Planning staff review and summarize community feedback.
 - 2. Staff report back to Council on community feedback and receive recommendations on final revisions.
 - 3. Staff begin final revisions to updated Zoning Bylaw.

- #### JUNE
- 1. Planning staff present final Zoning Bylaw to Council for consideration (First & Second readings may occur at this meeting).
 - 2. Zoning Bylaw referred to Ministry of Transportation and Infrastructure for approval.
 - 3. Public Hearing for Zoning Bylaw + possible third reading and approval by Council.



Provincial Bill 44-related sections of the bylaw **must be adopted by June 30th** as per new Provincial requirements.



HOW TO PARTICIPATE

WHAT ARE THESE BOARDS ABOUT?

There are three types of poster boards to review through this open house:

Zoning Group Boards

Provide an overview of a group of zones by type, including an introduction to each zone, a summary of changes, and a map.

General Regulations Boards

Provide an overview of sections of the bylaw that apply broadly across all zones.

Bill 44: Small-Scale Multi-Unit Residential Changes

Provides an introduction and overview of the Provincial regulatory changes and how they will affect housing in Sidney.

1 Step One: Walk around and check out each of the Boards

2 WHAT NEXT?

Curious about changes for your property?

1. Take a look at one of the printed Zoning Maps and find your property.
2. Find the zoning group board that would apply to see what the changes may be.



Curious about changes for another area you care about?

1. Take a look at one of the printed Zoning Maps to see what zoning applies to a property or area you care about (e.g., your business or a favourite outdoor space).
2. Find the zoning group board that would apply to see proposed changes.

Want to get into the details?

- Check out a printed copy of the Zoning Bylaw to see all the specific technical regulations - not everything can fit on these boards!

Want to better understand the changes?

- Take a look at copies of both the existing Zoning Bylaw and the draft updated Zoning Bylaw to **compare** before and after, or talk to planning staff about your questions.

3 Share your Feedback!

- Submit written feedback **via email** at admin@sidney.ca which will be reviewed, summarized, and presented to Council.
- You can also share your thoughts by filling out a written comment sheet and dropping it off at Town Hall,
- The public engagement period is open until Sunday, May 12th.

Available Printed Resources

Zoning Maps
Current (2012) Zoning Bylaw
2024 Draft Zoning Bylaw
2022 Official Community Plan
Copy of Bill 44
Comment Forms

Public Engagement FAQs

I have questions not addressed by these boards. Who can I talk to?

- You can ask any of the planning department staff present at this Open House. That's what they're here for!
- You can also follow up with planning staff after the Open House via email, phone, or in-person at Town Hall.

What about Public Hearings?

- **Zoning Bylaw Updates:** Public hearings for Zoning Bylaw changes to become compliant with Bill 44 are prohibited. However, because this update includes more than Bill 44 content, a Public Hearing will still take place. Community members can still provide feedback to staff and elected officials through email, phone, and Council's open public participation period up until and including at the Public Hearing before final adoption.
- **Zoning Bylaw Amendments:** Going forward, for development projects requiring a Zoning Bylaw Amendment, Public Hearings are **now prohibited if:**
 - At least 50% of the development's floor area (GFA) is residential; and
 - The project is consistent with the Town's Official Community Plan.

GENERAL REGULATIONS

APPLY TO ALL ZONES

What are the General Regulations?

Sidney's Zoning Bylaw includes two general sections that identify regulations that are broadly applicable across many or all zones:

- **General Use Regulations (4.1):** Establishes conditions on uses that apply across all zones (i.e., conditions for accessory and temporary uses); and lists uses prohibited in all zones.
- **General Building & Structure Regulations (5.1):** Establishes regulations that apply to all zones; outlines how to measure certain regulations (i.e., **how to determine** front lot line, number of storeys); lists various exemptions and exclusions; and identifies heat pump regulations.

WHAT ARE THE CHANGES?

Highlighted General Use Regulation Changes (4.1)

- **Shipping Containers** now permitted in some non-residential zones. Amount permitted depends on property zoning and size (4.1.4).
- Increased maximum number of **unrelated persons living together** from 4 to 6 (4.1.6).
- **Temporary Construction Offices** now limited to 2 per lot (4.1.8).
- **Outdoor Kiosks** (e.g., newspaper stands) now limited to 1 per 500m² of lot area instead of 1 per 1000m² (4.1.9).

Highlighted General Building and Structure Regulation Changes (5.1)

- Revisions to permitted **projections into setbacks** (5.1.6).
 - Certain stairs, ramps, and landings can **now project further** into the setbacks (5.1.6.b).
- Revisions to **height regulations** and exemptions (5.1.8).
 - **Reduced** permitted area of rooftop access structures (e.g., a vestibule for stairs to rooftop patio).
- Accessory buildings and structures are now **only** permitted at ground level (5.1.9).
 - For example: gazebos would no longer be permitted on a second storey balcony.
- Revisions to what areas of a building are excluded when calculating certain floor areas (5.1.11).
 - Floor area used for **cooling and electrical equipment** below the ground floor **now exempt** (heating and mechanical equipment were already exempt).
- Revisions to **Heat Pump** regulations (5.1.12).
 - **Reduced minimum setback** from 3m to 1m.
 - Updated screening requirements.

*Note: While most key changes are listed above, this board is **not** a comprehensive list of all revisions (e.g., minor wording changes, etc.). Please review the Zoning Bylaw to see all updates.*



SMALL-SCALE MULTI-UNIT HOUSING

NEW REGULATIONS FROM THE PROVINCE (BILL 44)

What is Bill 44?

- Fall 2023: the Province of BC introduced changes to the *Local Government Act* (LGA) to allow more **small-scale, multi-unit housing (SSMUH)** in zones limited to single-family dwellings or duplexes (referred to as “Restricted Zones” in the new legislation).
- Local governments are now **required to update** their zoning bylaws to permit the prescribed minimum SSMUH densities on single-family and duplex lots.

Two copies of Bill 44 are available for review



WHAT DOES THIS MEAN FOR SIDNEY?

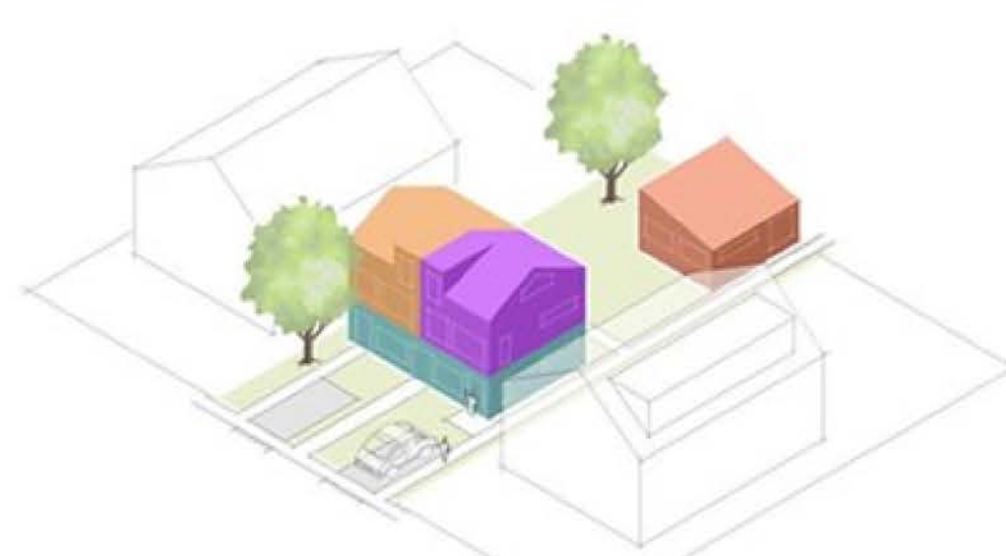
Updated Neighbourhood Residential Zones

- Zones **previously restricted** to single- or two-family dwellings will **now be consolidated and simplified** based on Provincial regulations and guidelines (Bill 44). Provincial guidelines influenced the following regulations:
 - Increased maximum permitted units (depending on lot sizes, site conditions, etc.)
 - Permitted housing forms (e.g., attached vs. detached units)
 - Building and structure regulations (e.g., setbacks, heights, etc.)

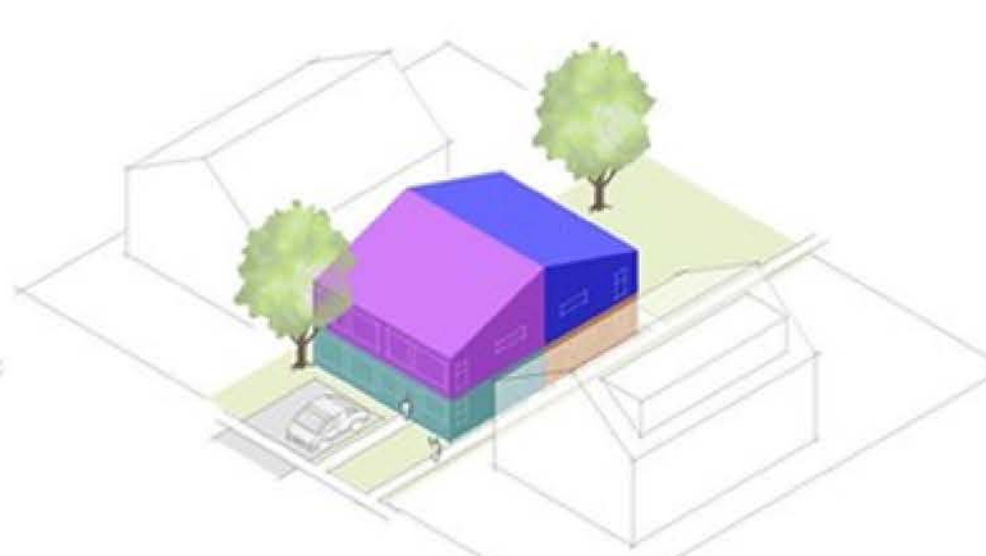
WHAT COULD THIS LOOK LIKE?

Bill 44 requires that municipalities permit a **wider variety of housing forms** where zones previously **only** permitted a single-family dwelling (with or without a suite) and/or a duplex.

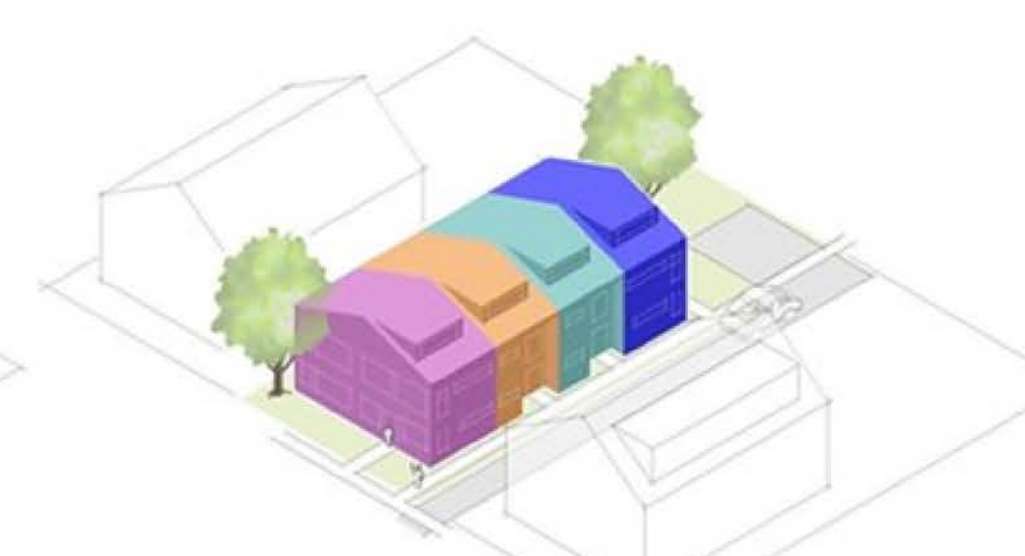
Most of Sidney’s Neighbourhood Residential lots will now allow up to 3 or 4 units in a variety of configurations. See below for some examples:



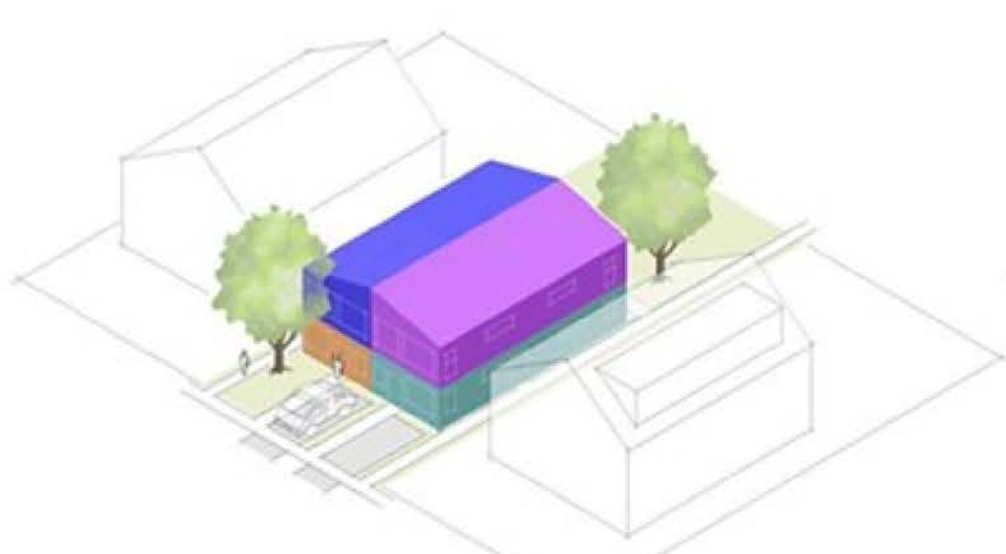
Triplex +
1 detached unit



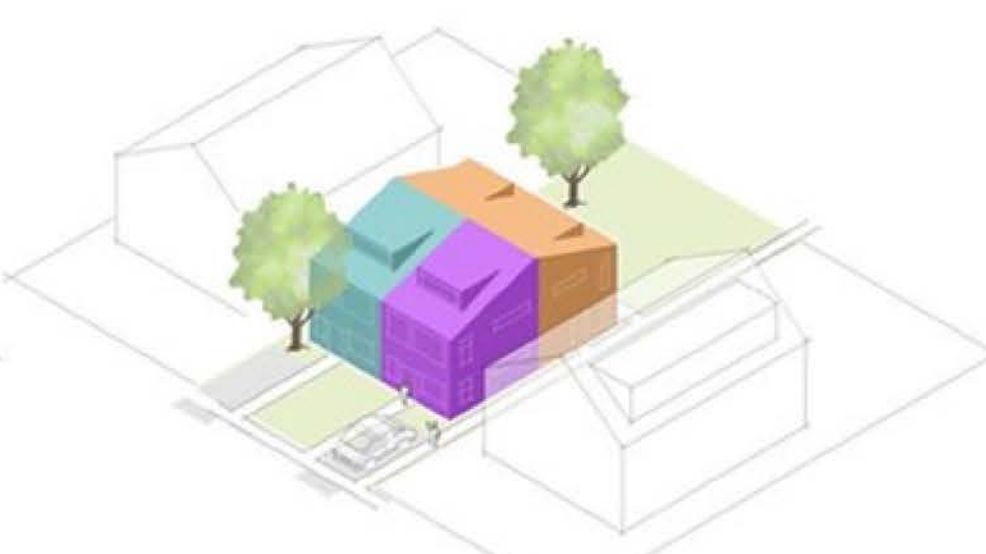
Duplex
+ 2 Suites



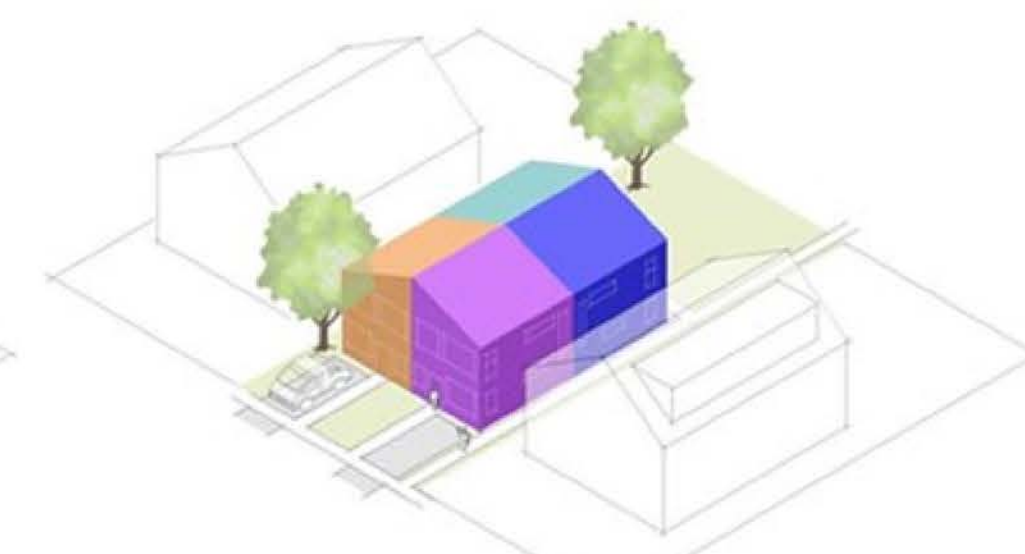
4 Attached
Townhomes



Duplexes + Suites
(street-facing)



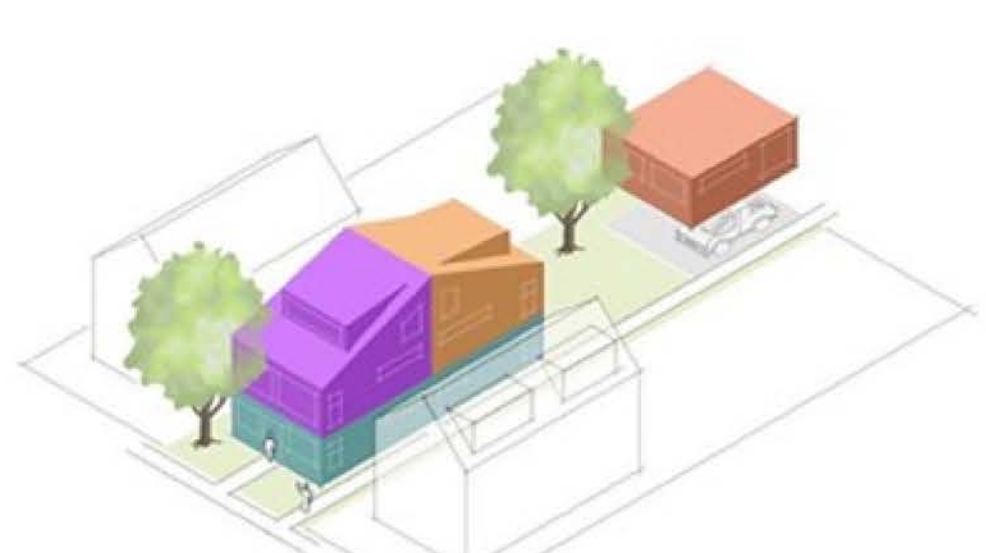
Triplex
(1 rear-facing unit)



Fourplex



3 Attached
Townhomes



Triplex +
1 detached unit



2 Detached Units
+ 1 Suite Each

NEIGHBOURHOOD RESIDENTIAL ZONES

PART ONE

What are the Neighbourhood Residential Zones?

NEW

R1: Intensive Ground Oriented Residential

To provide for intensive ground-oriented housing of all types up to 4 units on smaller lot sizes.

NEW

R2: Ground Oriented Residential

To provide for ground-oriented housing of all types up to 4 units on larger lot sizes.

NEW

R3: Ground Oriented Residential - Small Lot

To provide for ground-oriented housing of all types up to 4 units on smaller lot sizes.

WHAT ARE THE CHANGES?

Highlighted Changes Across Neighbourhood Residential Zones

- Zones **consolidated and simplified** and names changed, no longer reference density or specific neighbourhoods.
 - New zones based on Provincial regulations and guidelines (Bill 44).
- “Dwelling Unit” use permitted across all three zones, no more differentiation between dwelling unit types.
 - i.e.: single- or two-family dwelling, secondary suite, detached secondary dwelling all permitted as “dwelling units”
- Building and Structure Regulations consistent across all three zones (5.2.1 & 5.2.2):
 - **Maximum 3 or 4 dwelling units** based on lot size (larger or smaller than 280m²)
 - Maximum height either 10.5m or 12m based on roof pitch; **maximum 3 storeys**.
- Setback from “natural boundary” (e.g., creek, shoreline) increased from 7.5m to 15m (5.2.3).

R1



Intensive Ground Oriented Residential

- New zone would generally apply to lots currently zoned R1.2, R1.3, R3, or R5.
- Building and Structure Regulations (5.2.1 & 5.2.2):
 - Minimum lot area: 250m²
 - Maximum lot coverage: 50%
 - Setbacks vary based on lot size (larger or smaller than 400m²).
- See Zoning Bylaw for complete regulations.

R2



Ground Oriented Residential

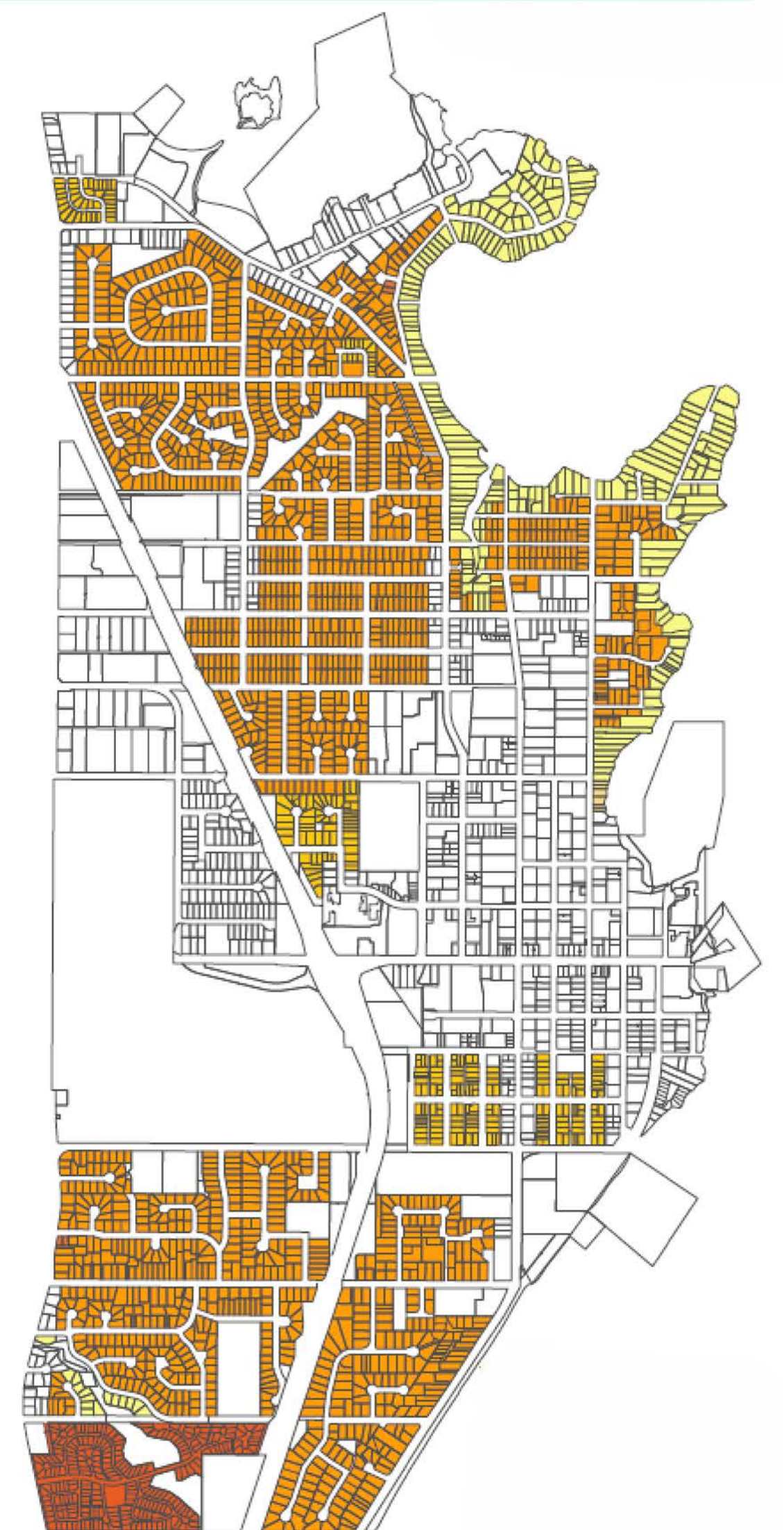
- New zone would generally apply to lots currently zoned R1.1 or R2.
- Building and Structure Regulations (5.2.1 & 5.2.2):
 - Minimum lot area: 500m²
 - Maximum lot coverage: 45%
 - Front and rear setbacks: 4.5m
 - 2m interior side and 3m exterior side setbacks.
- See Zoning Bylaw for complete regulations.

R3



Ground Oriented Residential - Small Lot

- New zone would generally apply to lots currently zoned CD42.
- Building and Structure Regulations (5.2.1 & 5.2.2):
 - Minimum lot area: 350m²
 - Maximum lot coverage: 50%
 - Front and rear setbacks: 3m
 - 1.5m interior side and 3m exterior side setbacks
- See Zoning Bylaw for complete regulations.



Neighbourhood Residential Zone Map

- R1: Intensive Ground Oriented Residential
- R1-ESA: Intensive Ground Oriented Residential - ESA
- R2: Ground Oriented Residential
- R2: Ground Oriented Residential - ESA
- R3: Ground Oriented Residential - Small Lot
- R4: Summergate Village Residential

NEIGHBOURHOOD RESIDENTIAL ZONES

PART TWO

What are the Neighbourhood Residential Zones?

NEW

R1-ESA: Intensive Ground Oriented Residential - Environmentally Sensitive Areas

To provide for intensive ground-oriented housing of all types up to 4 units within Environmentally Sensitive Areas.

NEW

R2-ESA: Ground Oriented Residential - Environmentally Sensitive Areas

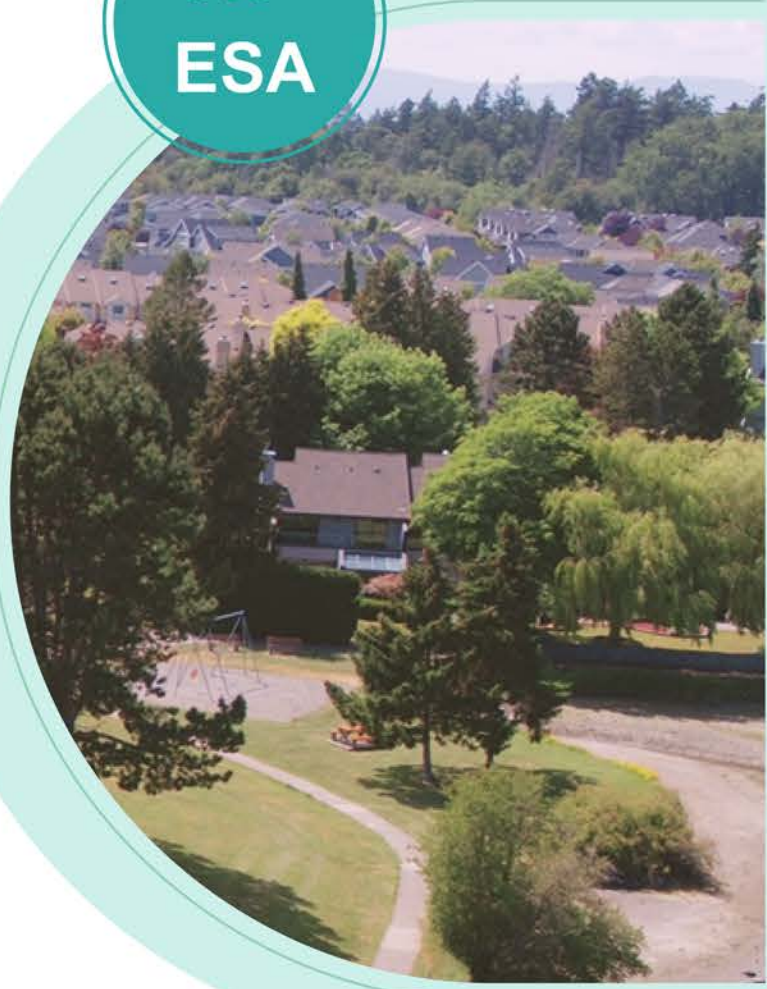
To provide for ground-oriented housing of all types up to 4 units within Environmentally Sensitive Areas.

R4: Summergate Village Residential

A zone to permit manufactured homes within Summergate Village.

WHAT ARE THE CHANGES?

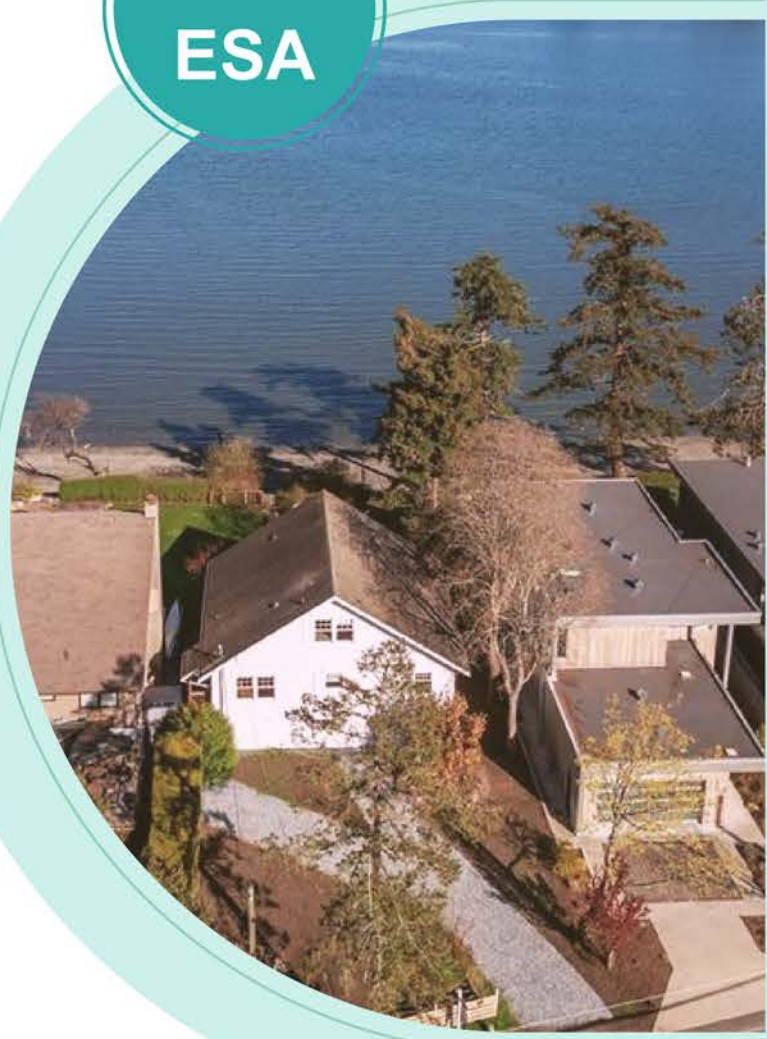
R1-ESA



Intensive Ground Oriented Residential - Environmentally Sensitive Areas

- **New Zone** for areas with smaller residential lot sizes in OCP Environmentally Sensitive Areas.
- **3 or 4 Dwelling Units permitted** depending on lot size (smaller or larger than 280m²).
- Permits two Home Occupations per dwelling unit (4.4.2).
 - One may be a 'high-traffic' home occupation on lots with fewer than 3 dwelling units.
- Key building regulations (5.2.1 & 5.2.2):
 - Minimum **500m² lot area**; maximum 35% lot coverage.
 - Maximum 3 storeys; maximum 10.5m or 12m height depending on roof pitch.
 - Minimum rear setback of 5.5m - *see Zoning Bylaw for complete regulations.*

R2-ESA



Ground Oriented Residential - Environmentally Sensitive Areas

- **New Zone** for areas with larger residential lot sizes in OCP Environmentally Sensitive Areas.
- 3 or 4 Dwelling Units permitted depending on lot size (smaller or larger than 280m²).
- Permits two Home Occupations per dwelling unit (4.4.2).
 - One may be a 'high-traffic' home occupation on lots with fewer than 3 dwelling units.
- Key building regulations (5.2.1 & 5.2.2):
 - Minimum **4000m² lot area** - properties must be greater than 8000m² to subdivide.
 - Maximum lot coverage based on lot size (either 20% or 30%).
 - Maximum 3 storeys; maximum 10.5m or 12m height depending on roof pitch.
 - Setbacks vary depending on whether lot is larger or smaller than 1000m².
 - *See Zoning Bylaw for complete regulations.*







R4

Summergate Village Residential

- Replaces Land Use Contract Bylaw No. 627 and existing R4 zone in current bylaw.
- Permits Manufactured Home, Home Occupation, and accessory Assembly Hall
- Existing R4 minimum lot size of 270m² and maximum lot coverage of 40% now apply to Summergate.
- R4 maximum 7m height the same, but **reduced** maximum storeys from two to one.



Neighbourhood Residential Zone Map

-  R1: Intensive Ground Oriented Residential
-  R1-ESA: Intensive Ground Oriented Residential - ESA
-  R2: Ground Oriented Residential
-  R2-ESA: Ground Oriented Residential - ESA
-  R3: Ground Oriented Residential - Small Lot
-  R4: Summergate Village Residential



MULTI-UNIT RESIDENTIAL ZONES

PART ONE

What are the Multi-Unit Residential Zones?

RM5: Townhouse Residential

To provide for townhouse housing at a maximum height of 2.5 storeys, and single- and two-family housing, where permitted by this Bylaw.

RM6: Multi-Unit Residential - Tier 1

To provide for attached row housing and multi-unit housing at a maximum height of 3 storeys, and single- and two-family housing, where permitted by this Bylaw.

RM7: Multi-Unit Residential - Tier 2

To provide for attached row housing at a maximum height of 3 storeys, multi-unit housing at a maximum height of 4 storeys, and single- and two-family housing, where permitted by this Bylaw.

RM-C: Care Oriented Residential

To provide for Abbeyfield, congregate care and assisted living housing, with a market apartment dwelling component, where permitted by this Bylaw.

WHAT ARE THE CHANGES?



From the Community's OCP Feedback:

Setbacks in multi-unit zones have been **increased** to support more open space.

Highlighted Changes Across Multi-Unit Residential Zones

- RM5, RM6, RM7 Zone **names changed** to better reflect intents in the OCP.
- Single- and Two-Family Dwellings continue to be permitted on lots where they already exist (4.3.4 & 4.3.5).
- Setback from "**natural boundary**" (e.g., creek, shoreline) increased from 7.5m to 15m **for new development** (5.3.2).
- Several properties proposed to be rezoned from RM5 to RM6, and RM6 to RM7.

RM5



Townhouse Residential

- No longer permits Apartment Dwellings.
- Building and structure regulations only changed for Townhouse Dwellings:
 - Minimum lot area increased to 750m²; maximum lot coverage decreased to 50%.
 - Minimum interior side setback increased from 1.5m to 2m.

RM6



Multi-Unit Residential - Tier 1

- General spatial regulations **only changed for Townhouse and Apartment Dwellings** (5.3.1):
 - Minimum lot area increased to 750m²
 - Maximum lot coverage range decreased to 45%-55% depending on underground parking
- Front setback increased from 4.5m to 5m - excluding Row House Dwellings (5.3.3).

RM7



Multi-Unit Residential - Tier 2

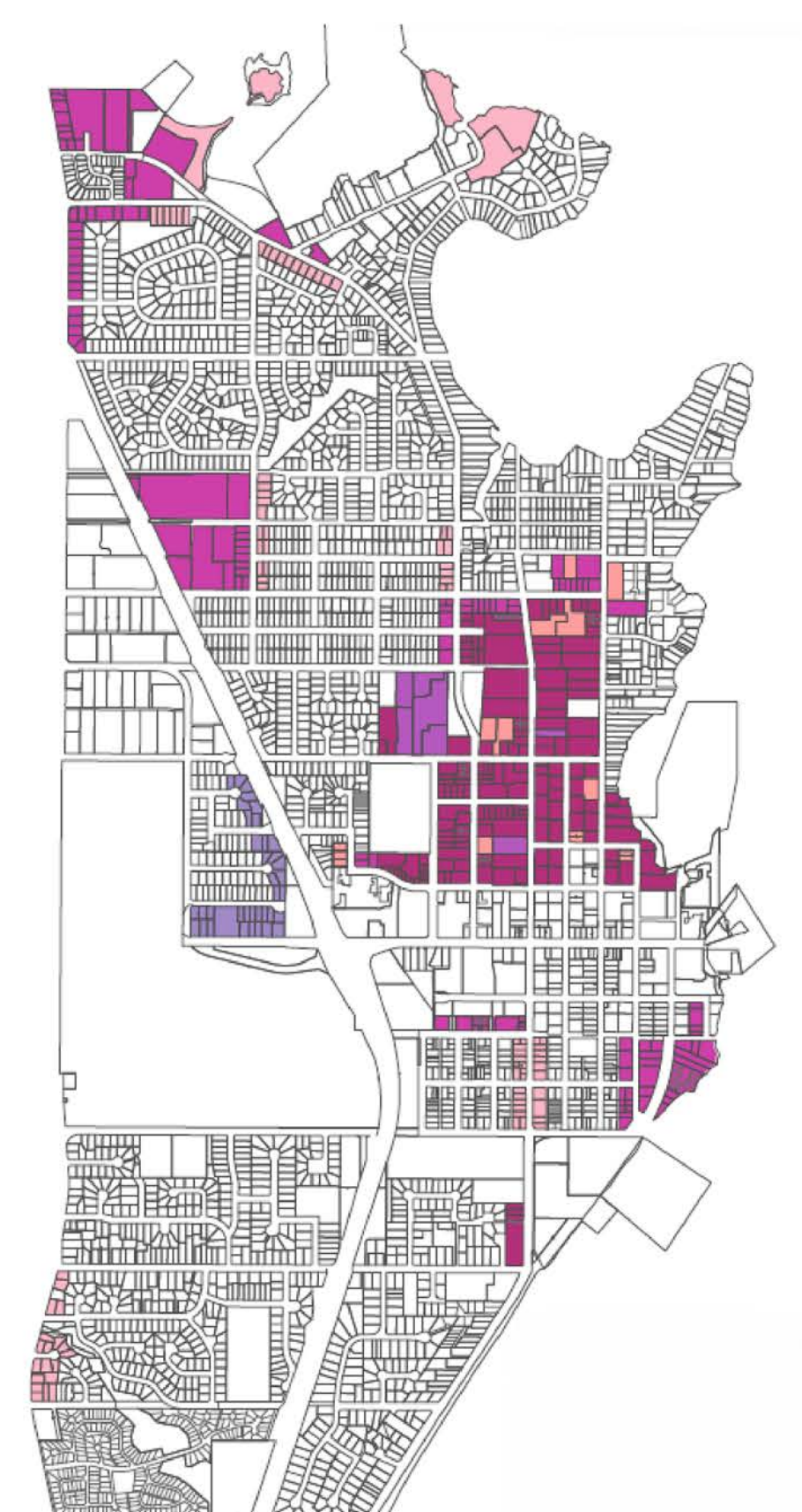
- Building and structure regulation changes the same for both Townhouse and Apartment Dwellings (5.3.1 & 5.3.3):
 - Minimum lot area increased to 750m².
 - Maximum lot coverage range decreased to 45%-55% depending on underground parking.
 - Both minimum front and rear setbacks increased to 6m.

RM-C



Care Oriented Residential

- One **Home Occupation** per Dwelling Unit now permitted (4.3.2).
- Assisted Living Facility use added to Building and Structures regulations.
- Building and Structures regulations **now the same** for all three different care-oriented residential uses.



Multi-Unit Residential Zone Map

- RM5: Townhouse Residential
- RM6: Multi-Unit Residential - Tier 1
- RM6-R: Multi-Unit Residential - Rental
- RM7: Multi-Unit Residential - Tier 2
- RM7-WS: Multi-Unit Residential - West Side
- RM-C: Care-Oriented Residential

MULTI-UNIT RESIDENTIAL ZONES

PART TWO

What are the New Multi-Unit Residential Zones?

NEW

RM6-R: Multi-Unit Residential - Rental

To provide for rental multi-unit housing at a maximum height of 3 storeys.

NEW

RM7-WS: Multi-Unit Residential - West Side

To provide for multi-unit housing in the Galaran Neighbourhood at a maximum height of 6 storeys, and single- and two-family housing, where permitted by this Bylaw.

WHAT ARE THE CHANGES?

RM6-R



Multi-Unit Residential - Rental

- **New Zone** based on RM6: Multi-Unit Residential - Tier 1
- Permits Townhouse and Apartment Dwellings, but **only as rental units**
- Permits one Home Occupation per dwelling unit
- Key building regulations:
 - Minimum 750m² lot area; Maximum 50% lot coverage
 - No bonus density permitted
 - Maximum 12 metres / 3 storeys in height
 - Setbacks: 6m front and rear; same side setbacks as RM6

RM7-WS



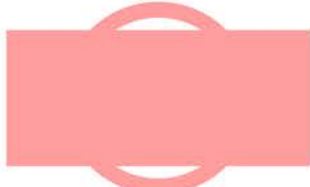





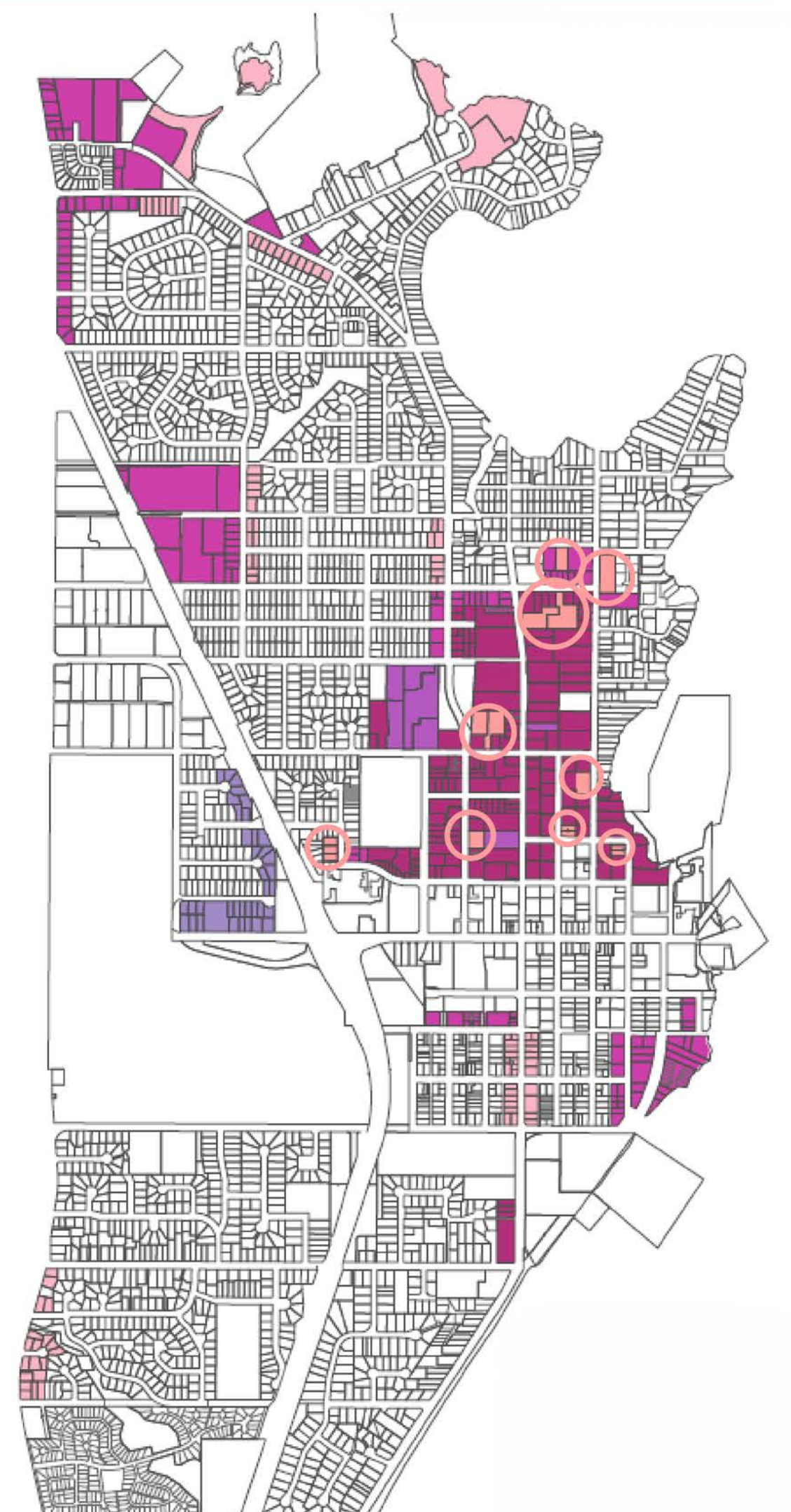
Multi-Unit Residential - West Side

- **New Zone** based on RM7: Multi-Unit Residential - Tier 2
- Permits **Townhouse** and **Apartment Dwellings**; age restrictions prohibited (4.3.7)
 - Permits Single- and Two-family Dwellings on lots where they **already exist** (4.3.4, 4.3.5).
- Permits **one Home Occupation** per dwelling unit (4.3.2).
- New opportunity for **bonus density** (up to 6 storeys if 20% or more units are affordable)
- Key building regulations similar to RM7. *See Zoning Bylaw for breakdown* (5.3).
 - Spatial and setback regulations vary between multi-unit dwelling types and Single- or Two-Family Dwellings
 - Townhouse/Apartment Dwellings: 4 storeys max height (without bonus density)
 - Single- or Two-Family Dwellings: 2.5 storeys max height



Multi-Unit Residential Zone Map

-  RM5: Townhouse Residential
-  RM6: Multi-Unit Residential - Tier 1
-  RM6-R: Multi-Unit Residential - Rental
-  RM7: Multi-Unit Residential - Tier 2
-  RM7-WS: Multi-Unit Residential - West Side
-  RM-C: Care-Oriented Residential



COMMERCIAL ZONES

PART ONE

What are the Commercial Zones?

C1: Downtown Commercial

To provide for a mixture of core commercial uses with a secondary but significant multi-unit residential component.

C3: Service Station

To provide for service stations on arterial and collector roads to meet the vehicular needs of the surrounding areas.

C4: Neighbourhood Motel

To provide for temporary accommodation outside of the downtown to visitors to the community.

C5: Airport Commercial

To provide for commercial uses which are oriented to residents and the travelling public.

WHAT ARE THE CHANGES?

C1



Downtown Commercial

- Some uses previously permitted across C1 now prohibited from facing Beacon Ave on the first storey.
 - e.g., Broadcasting studio, Fitness Centre (4.4.8).
- Travel Agency/Tourism Office now a distinct permitted use.
- Change to **noise mitigation** regulation: Outdoor amplified music in C1 only permitted 8am-9pm (4.4.5)
- **Two** home occupations per dwelling unit now permitted instead of one.
- **Increased** minimum rear and interior side **setbacks** from 3m to 4.5m where property neighbours certain OCP-designated residential lots (5.4.2).
- Surface parking no longer permitted on lots over 1000m² (5.4.3).

C3



Service Station

- Building and structure regulations no longer vary between principle building and pump islands/canopy.
- Spatial and setback regulations that have changed due to zone simplification:
 - Maximum height: 7.5m (5.4.1)
 - Front setback 5.5m; side exterior setback 4.5m (5.4.2)

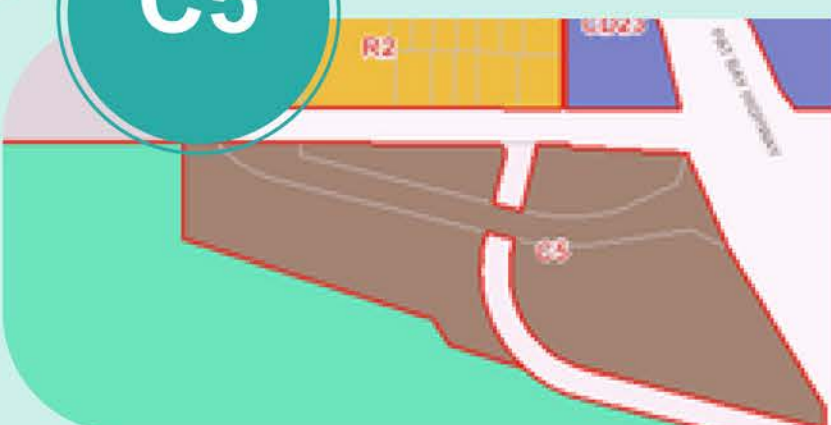
C4



Neighbourhood Motel

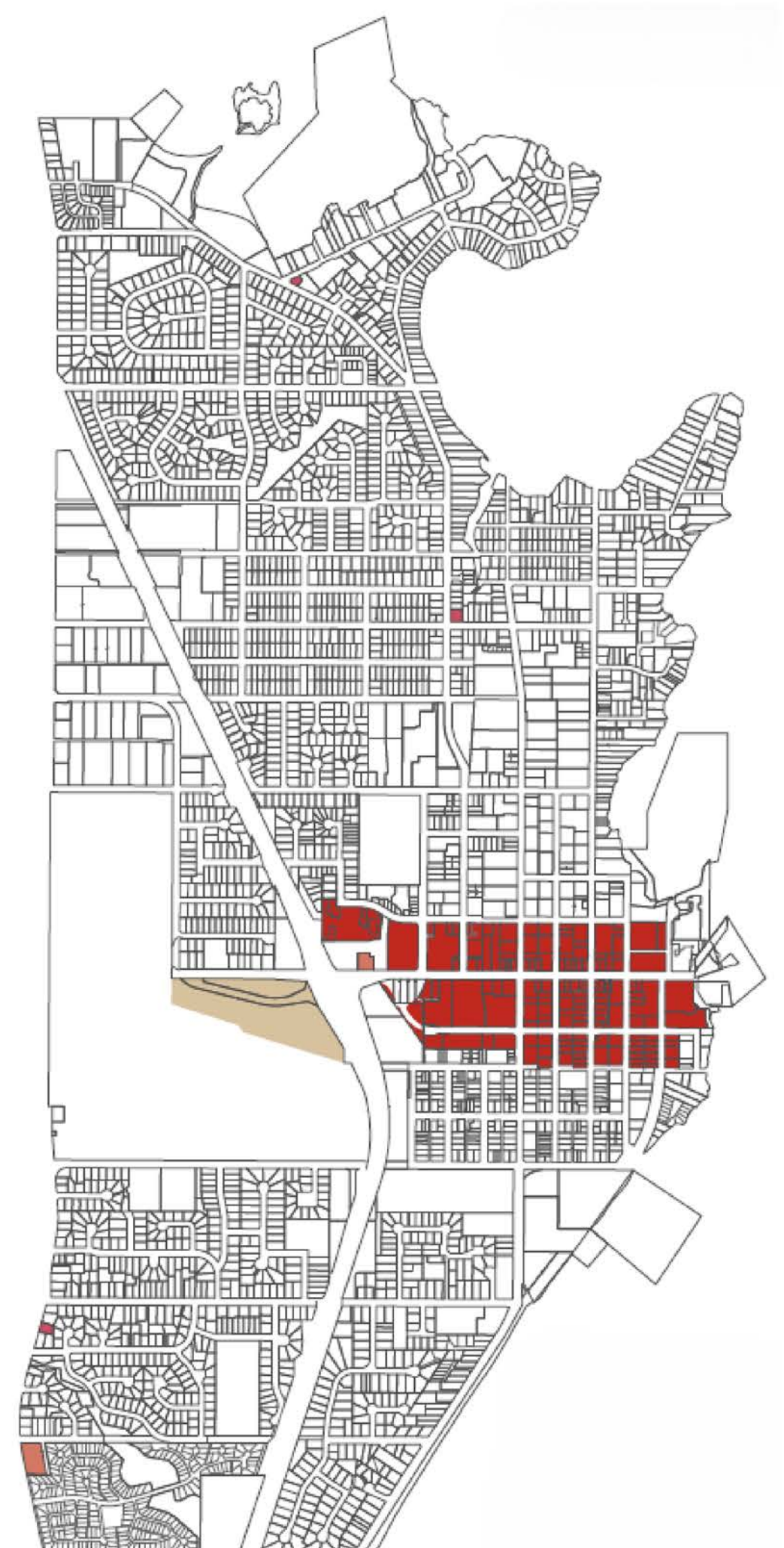
- Class 1 Restaurants must now **mitigate noise impacts**. Outdoor amplified music not permitted (4.4.5).
- **Two** home occupations per dwelling unit now permitted instead of one (4.4.11).
- Maximum length of stay reduced from 186 to 182 days per year (4.4.12).
- Minimum lot size decreased from 4000m² to 1000m² (5.4).
- Front and exterior side setbacks reduced from 7.5m to 6m.
- **Increased** minimum interior side **setbacks** from 2m to 4.5m where property adjoins certain OCP-designated residential lots.
- *No properties proposed to be zoned C4 up front.*

C5



Airport Commercial

- **Increased** maximum height: 10m to 12m; 2 storeys to 3 storeys (5.4.1).
- *No other proposed changes.*



Commercial Zone Map

- C1: Downtown Commercial
- C3: Service Station
- C4: Neighbourhood Motel
- C5: Airport Commercial



COMMERCIAL ZONES

PART TWO

What are the Neighbourhood Commercial Zones?

NC1: Neighbourhood Commercial - Tier 1

To provide for convenient commercial uses which cater to the needs of the residents of lower-density residential neighbourhoods.

NC2: Neighbourhood Commercial - Tier 2

To provide for convenient commercial uses which cater to the needs of the residents of higher-density residential neighbourhoods.

WHAT ARE THE CHANGES?

Highlighted Changes to Both Zones

- Zone **acronyms changed** from C2.1 & C2 to NC1 & NC2 respectively.
- **Additional uses now permitted:** Artist Studio, Broadcasting Studio, Education Facility, Fitness Centre, Medical Office, Office, Recreation Rental, Resale Retail, Retail Sales, Small Appliance Repair.
 - Outdoor donation drop-off not permitted for Resale Retail in NC1 & NC2 zones (4.4.15).
 - Small Appliance Repair required to mitigate noise impacts (4.4.5)
- **Pub outdoor seating** is now permitted in front or exterior side yards between 11:30am and 9pm (4.4.14).
- **Commercial uses** are only permitted on the **first and second** floors; commercial units must front onto street (4.4.8).
- **Increased** number of permitted **home occupations** from one to two per dwelling unit (4.4.11.a).
 - High traffic home occupations still not permitted.

Previously C2.1: Neighbourhood Commercial - Level 1

NC1



Neighbourhood Commercial - Tier 1

- New NC1-specific conditions for most commercial uses (4.4.8):
 - One commercial business permitted per lot (other than home occupations)
 - Maximum floor area per business: 100m²
- **Increased** minimum lot area from 500m² to 750m²

Previously C2: Neighbourhood Commercial

NC2



Neighbourhood Commercial - Tier 2

- Additional uses now permitted: Indoor Amusement, Outdoor Retail.
- Food or Beverage Manufacturing now permitted, but must retail from the premises (4.3.3)
- Class 1 Restaurants now required to **mitigate noise impacts** (4.4.5)
- **New** NC2-specific conditions for most commercial uses (4.4.9):
 - **Three** commercial businesses permitted **per lot** (other than home occupations).
 - Maximum floor area per business: 300m²
- **Decreased** minimum lot area from 900m² to 750m².

Commercial Zone Map

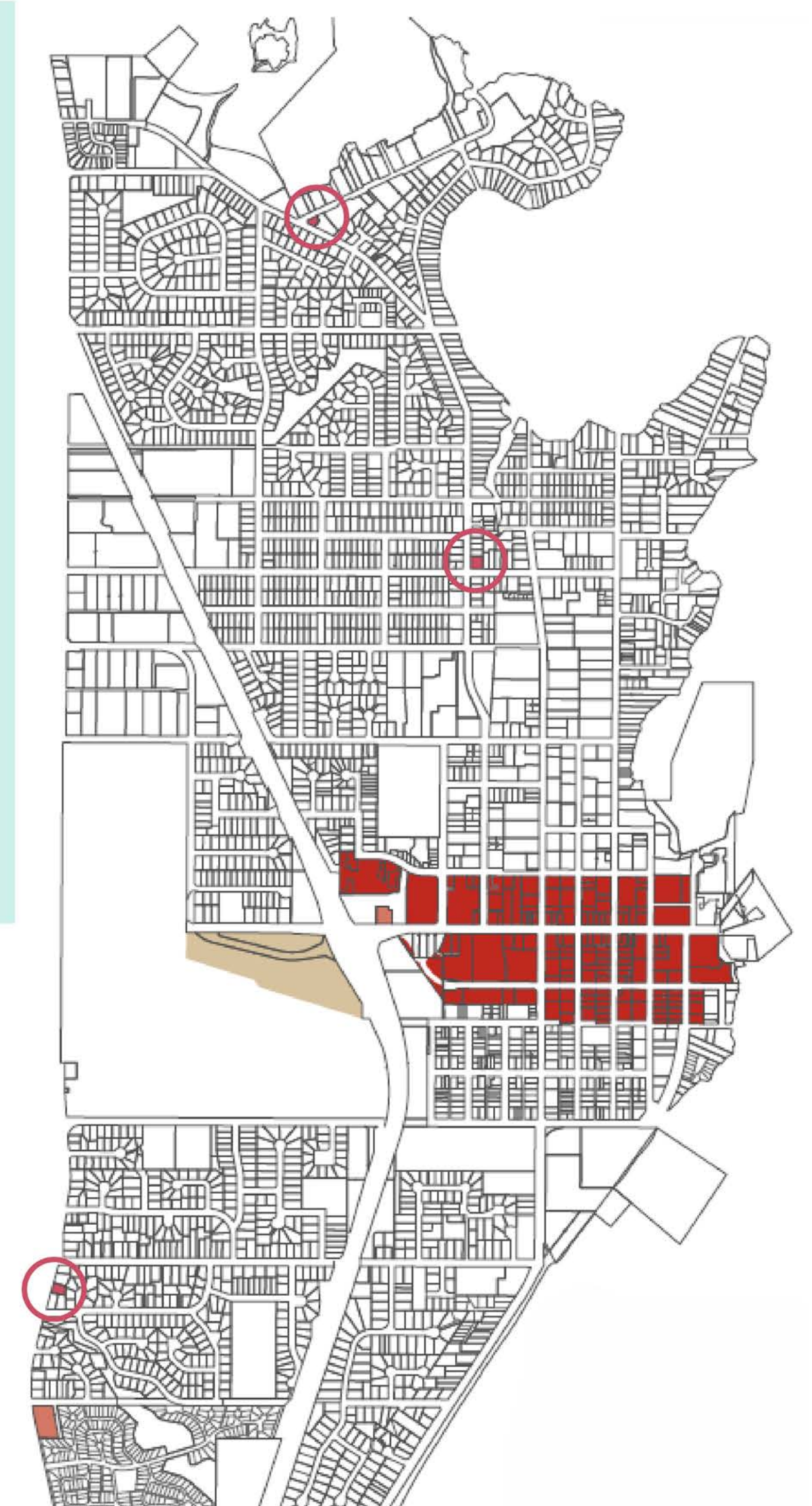


NC1: Neighbourhood Commercial - Tier 1



NC2: Neighbourhood Commercial - Tier 2

- *No properties would be zoned NC2 up front*



INDUSTRIAL ZONES

What are the Industrial Zones?

M1: West Side Industrial

To provide for a diversity of light and medium industrial uses.

NEW

M2: West Sidney Mixed Use Village - Tier 1

To provide for light industrial and commercial uses that support the industrial uses in the M1 Zone, as well as provide local services for the residential uses in the area.

NEW

M3: West Sidney Mixed Use Village - Tier 2

To provide for a mixture of light industrial and commercial uses that support the industrial uses in the M1 Zone, with a secondary but significant multi-unit residential component.

WHAT ARE THE CHANGES?

M1



West Side Industrial

- **Zone renamed**, previously “M1: Industrial”
- Broadcasting Studio use no longer permitted
- **Home Occupations now permitted** with same conditions as Residential Zones (4.5.16).
 - “High-traffic” Home Occupations are also permitted under certain conditions (4.5.16.c).
- Dwelling units only permitted as accessory to an industrial use (4.5.2.b).

M2



West Sidney Mixed Use Village - Tier 1

- **New zone** intended to allow small scale mixed-use development that integrates with the existing neighbourhood.
- Allows 22 of the 47 commercial and industrial (non-residential) uses in the M1 Zone
 - Potentially higher impact uses will be required to **mitigate noise impacts** (e.g., Restaurants; see condition 4.5.16).
- **Permits** some commercial uses not permitted in the M1 Zone
 - e.g., Broadcasting Studio, Medical Office, Personal Service Establishment.
- **Continues** to permit Single-Family and Two-Family Dwellings on lots **where they already exist**.
- Maximum 2 dwelling units per lot; **new** dwelling units will **only** be permitted **with** industrial uses.
- **Maximum 2 storeys**.
- See *Zoning Bylaw section 5.5 for all building regulations tables*.

M3



West Sidney Mixed Use Village - Tier 2

- **New zone** intended for **light industrial** and **commercial** uses with **more opportunity for residential** uses. Lot amalgamation would likely be necessary for this zone, followed by a **Rezoning**.
- Allows the same industrial uses as M2 (Tier 1), with the same **noise mitigation requirements**.
- Opportunity for **bonus density**. Zone does not permit Single-Family or Two-Family Dwellings.
 - 20% of new units must be adaptable; 10% of new units must have 3-bedrooms (5.5.3.f. + g.)
- Siting, building, and density regulations **vary** based on lot size (smaller or larger than 1400m²).
 - 1400m² or less: Max 3 storeys and 12m building height, max 55% lot coverage.
 - Larger than 1400m²: Max 5 storeys and 20m building height, max 65% lot coverage.
- See *Zoning Bylaw section 5.5 for all building regulations tables*.

Other Highlighted Changes

- **Dwelling units:**
 - Subject to a restrictive covenant expressing knowledge of surrounding industrial, airport, and commercial uses.
 - New dwelling units not permitted on the first storey of a building.
- New **setback requirements** for first storey of buildings to keep intersection sightlines clear (5.5.3.d)

Industrial Zone Map

- M1: West Side Industrial
- M2: West Sidney Mixed Use Village - Tier 1
- M3: West Sidney Mixed Use Village - Tier 2

- *No properties would be zoned M3 up front*



MARINE ZONES

What are the Marine Zones?

W1: Marine Industrial

To provide for a unique mix of industrial, commercial and marine uses to complement the marine nature of the area.

W2: Marina

To provide for water-based marine uses of a commercial-recreational nature. This zone applies to water lots.

W1-U: Marine Industrial - Upland

To provide an area of transition between marine industrial uses on Harbour Road and neighbouring residential areas.

W3: Open Water

To provide for recreational uses of the intertidal areas and ocean, and the navigation of commercial and recreational vessels to the extent that uses are of a nature that will not affect the tranquility of the area.

WHAT ARE THE CHANGES?

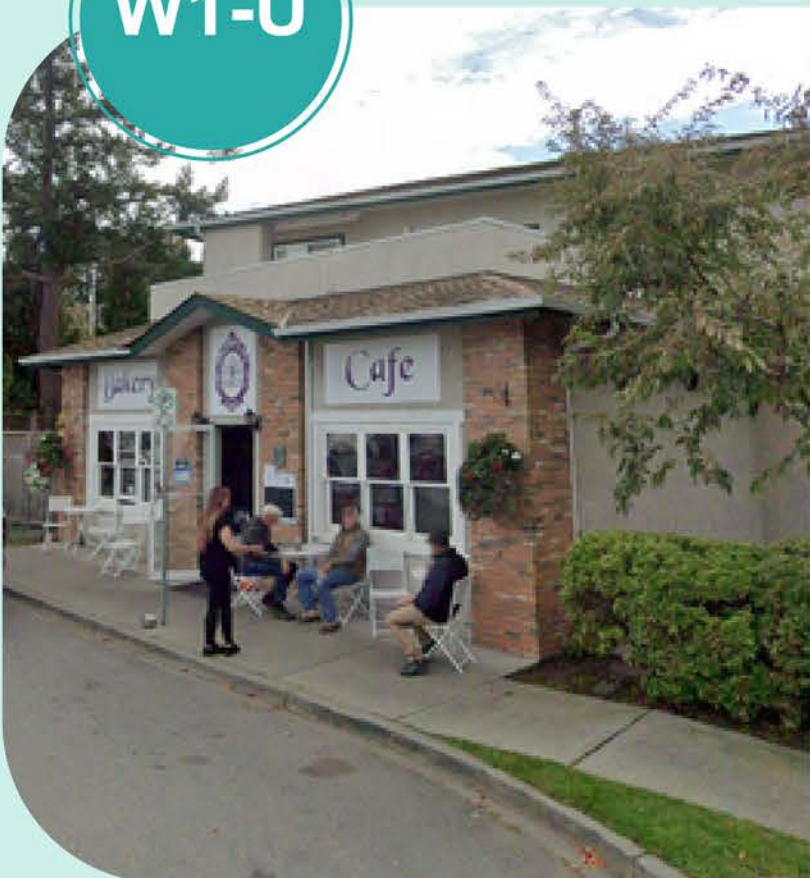
W1



Marine Industrial

- Class 1 Restaurants must now **mitigate noise impacts** (4.6.3).
- Customs Facility now a formally permitted use.
- “Apartment Dwelling” use **renamed** to “Dwelling Unit,” and are not permitted to be the only use on the property (4.6.4). Number of **units permitted** per lot **reduced** from 2 to 1 (5.6.1).
- Outdoor Retail newly permitted, with specific limitations on size and operating hours (4.6.17).
- Minimum lot area **increased** to 2000m², **new** 70% maximum lot coverage (5.6.1).

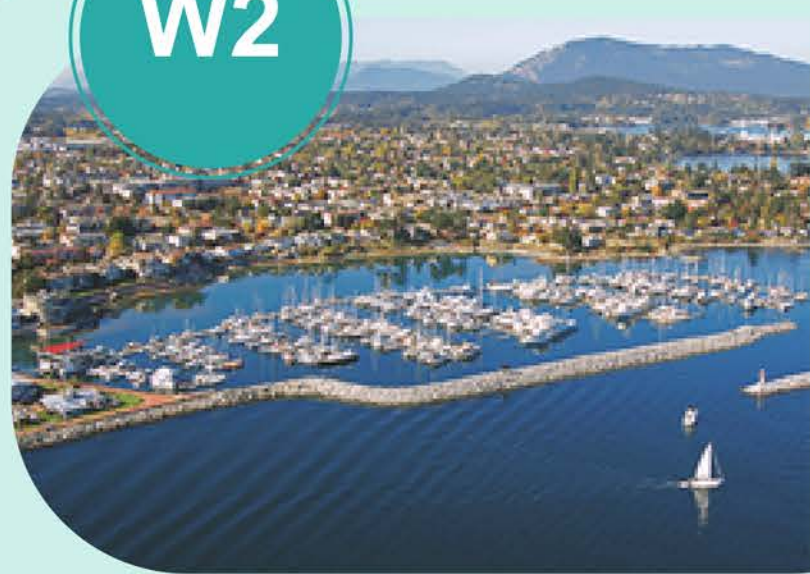
W1-U



Marine Industrial - Upland

- **Zone renamed**, previously “W1.2: Neighbourhood Marine Industrial”
- Same use changes as W1: Marine Industrial noted above (related to Restaurants, Customs Facility, Dwelling Units, and Outdoor Retail).
- **Dwelling Units** no longer permitted within the first storey of a building (4.6.4). Maximum 5 units per lot.
- **Changed building regulations:** increased min. lot area, increased max. height, new 3 storey maximum height.

W2



Marina

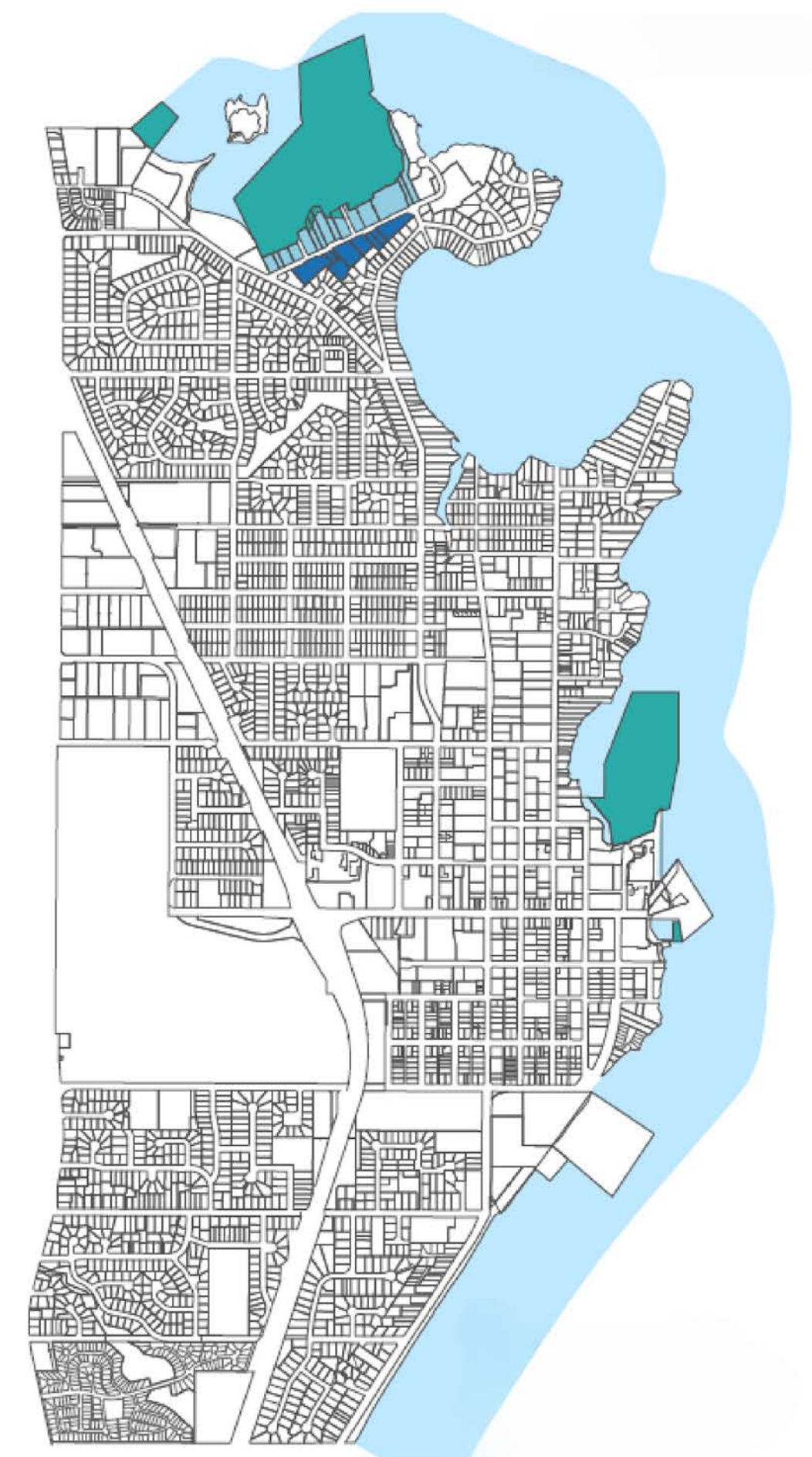
- Class 1 Restaurants must now **mitigate noise impacts** (4.6.3).
- Loading / Unloading of Marine Cargo is now a permitted use.
- **New** 1 storey maximum height.

W3



Open Water

No changes to this zone proposed.



Marine Zone Map

- W1: Marine Industrial
- W1-U: Marine Industrial - Upland
- W2: Marina
- W3: Open Water

Other Highlighted Changes

- **Light Marine Industrial uses:** Certain activities that would otherwise impact neighbouring properties (e.g., excessive noise, fumes etc.) would be required to take place within a building (4.6.6).
- **Offices:** Now limited to marine-related businesses or organizations (4.6.8).
- **Outside Storage:** No longer limited to boat storage, but screening now required (4.6.10).
- **Boathouses:** now permitted in all areas designated as Harbour Road Marine in the Town’s OCP (4.6.16)

PARKS AND UTILITY ZONES

What are the Parks and Utility Zones?

P1: Park and Open Space

To provide land for outdoor recreational uses to serve the needs of the general public.

U2: Regional Transportation (Land)

To provide land for transportation facilities that serve the needs of the region.

U1: Public Utility

To provide land for public utility uses and government works yards.

U3: Regional Transportation (Water)

To provide water for marine transportation facilities that serve the needs of the region.

WHAT ARE THE CHANGES?

P1



Park and Open Space

- Boat Launch is now officially a permitted use.
- **Liquor service** in Class 2 Restaurants now **requires Council approval** (4.7.2).
- Class 1 & 2 Restaurants must now **mitigate noise impact** (4.7.2).
- Fish Processing is only permitted for recreational sport fishing (4.7.2).
- Loading / Unloading of Marine Cargo is now permitted at Tulista Park boat launch (4.7.5).

U1



Public Utility

- Sports Field and Facility removed as a permitted use.

No other changes to this zone proposed.

U2



Regional Transportation (Land)

- Class 1 & 2 Restaurants are newly permitted in this zone, but must **mitigate noise impact** (4.7.3).

No other changes to this zone proposed.

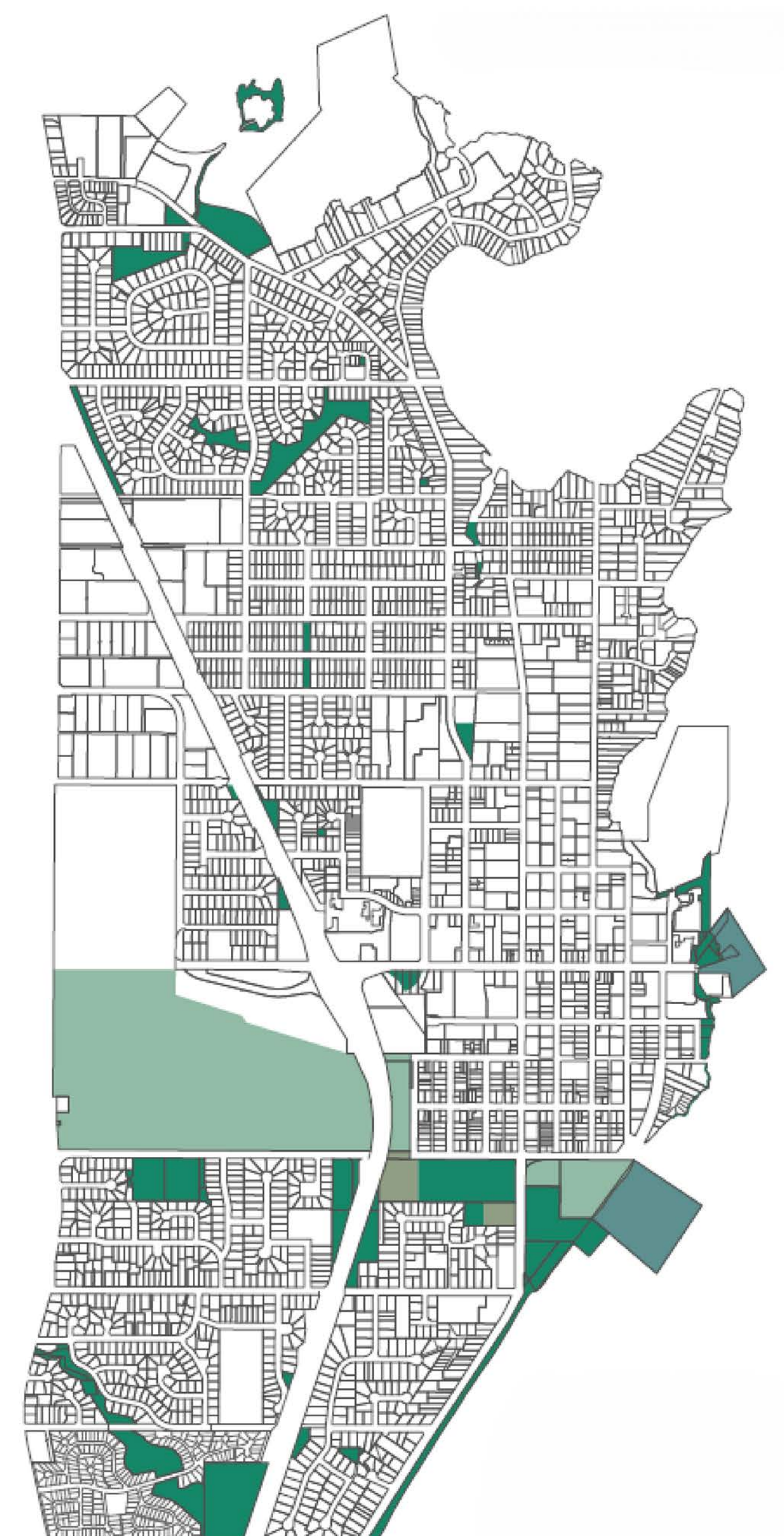
U3



Regional Transportation (Water)

- Class 1 Restaurants must now **mitigate noise impact** as a condition of operating these businesses (4.7.3).

No other changes to this zone proposed.



Parks and Utility Zone Map

- P1: Park and Open Space
- U1: Public Utility
- U2: Regional Transportation - Land
- U3: Regional Transportation - Water



INSTITUTIONAL ZONES

What are the Institutional Zones?

I1: Public Facilities

To provide land for public institutional facilities and services to meet the needs of the general public.

I2: Private Facilities

To provide land for private institutional facilities and services to meet the needs of the general public.

WHAT ARE THE CHANGES?

I1



Public Facilities

- **Additional uses** now formally permitted on Mary Winspear Centre property (4.8.4) as a result of changing the property's zoning from C1.
 - e.g., Artist Studio, Outdoor Retail, Temporary Outdoor Amusement.
- Food Bank now a permitted use.
- New Outdoor Retail use includes conditions on hours of operation (4.8.3).

No changes to building and structure regulations proposed for this zone (5.8).

I2

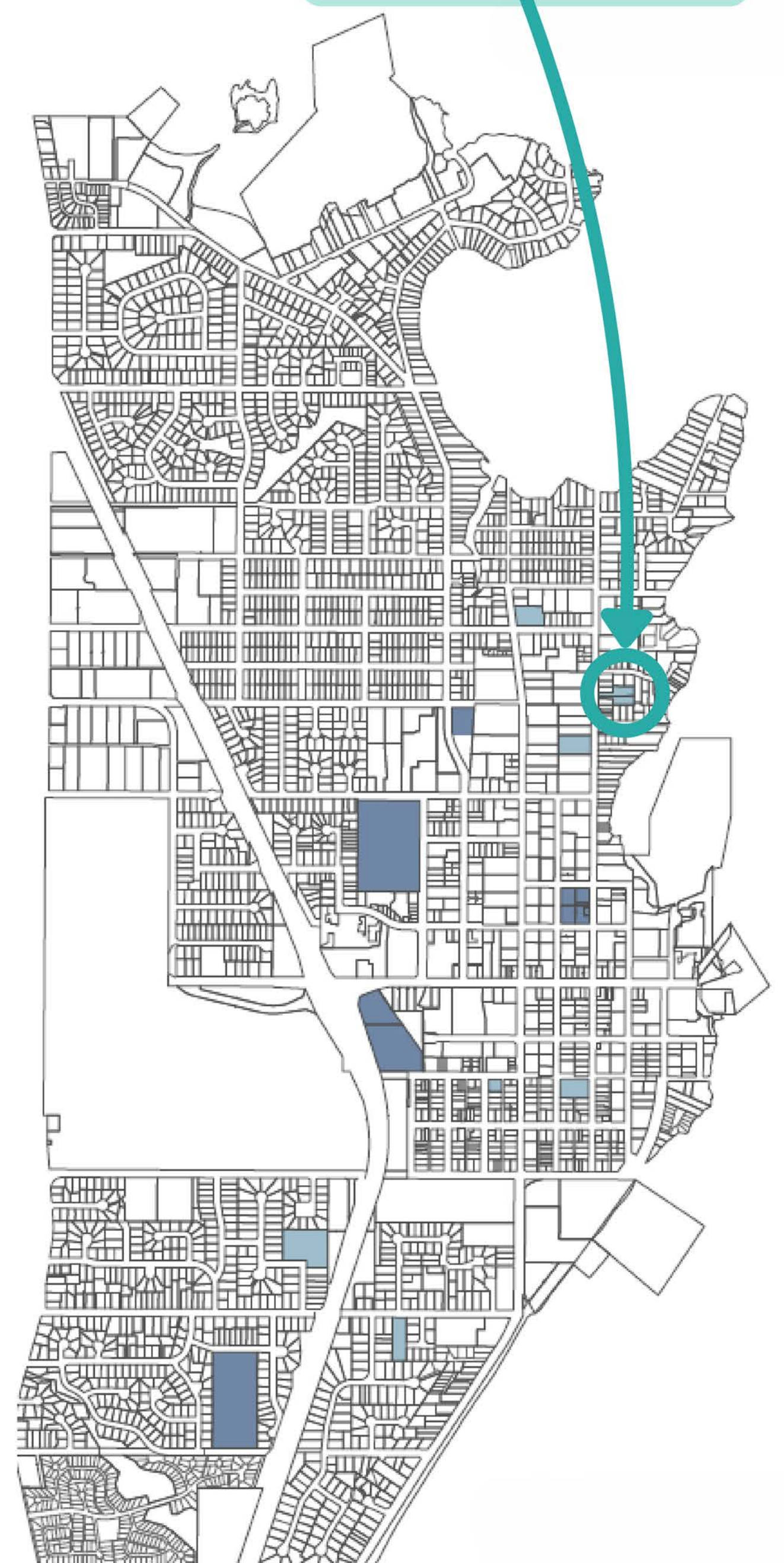


Private Facilities



- **Food Bank** now a permitted use.
- "Church steeples" in conjunction with places of worship **renamed** to refer to "Towers" to address potential other religious places of worship.

No other changes to this zone proposed.

Note: This site will be becoming Park



Institutional Zone Map

-  I1: Public Facilities
-  I2: Private Facilities



COMPREHENSIVE DEVELOPMENT ZONES

What are the Comprehensive Development (CD) Zones?

Comprehensive Development (CD) Zones are “one-of-a-kind” **site-specific zones** that are created to reflect specific developments that **may not fit within an existing zone**. CD Zones regulations permit the specific aspects of an individual development, and are created through a Zoning Amendment process.

WHAT ARE THE CHANGES?

Consolidated Zones

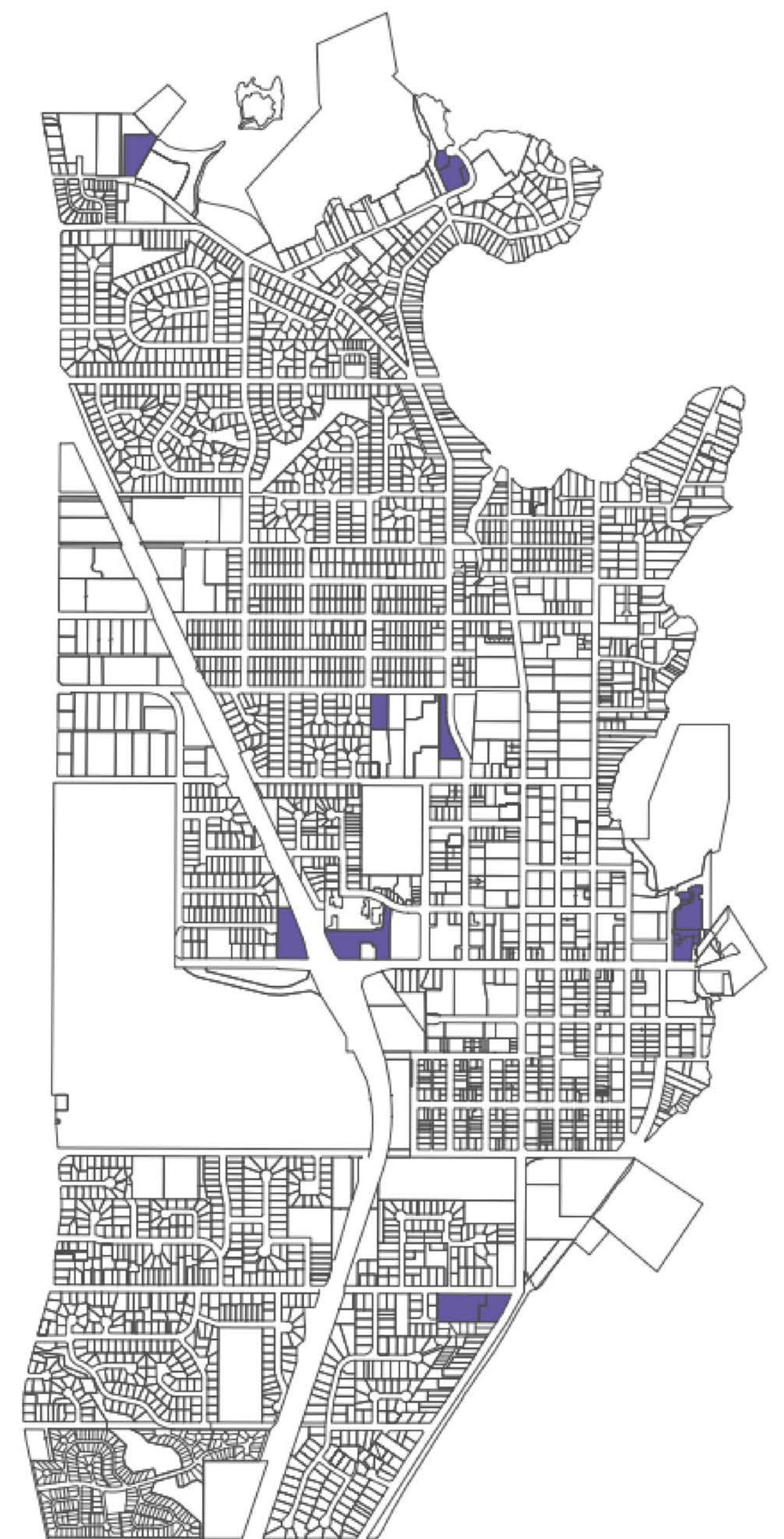
- Number of CD Zones in the **current** (2015) Zoning Bylaw: **34**
- Number of CD Zones **proposed** in the new Zoning Bylaw: **11**
 - 26 consolidated into other zones
 - 8 retained CD zones
 - 3 recently-added CD zones

Recently Adopted Zones Included

- 3 Comprehensive Development zones recently established are included for projects currently underway:
 - **2180 Beacon Ave West**: CD43
 - Corner of Beacon Ave and Hwy 17
 - **9522 Lochside Drive**: CD44 & 45
 - Cedarwood Motel site

Changes to Use Regulations (4.9)

- Two CD zones have **new permitted uses** (Artist Studio in CD6; Medical Office in CD13)
- Three CD zones have added conditions requiring Restaurants and Pubs to **mitigate noise impacts** (4.9.7).
 - CD6, CD12, CD13
- **CD13 (Shoal Centre)**:
 - Home occupations now have similar conditions as other zones (4.9.11)
- **Outdoor Retail use**: vending area increased from 10m² to 20m² (4.9.13)
 - Applies to CD6 and CD29



Comprehensive Development (CD) Zone Map

 CD Zones



LANDSCAPE DESIGN

What is this Section's Purpose?

This section covers aspects of a development that are secondary but supportive of the uses and structures on a property. Landscape Design includes a variety of improvements to a property, including fencing, landscaping and lighting.

WHAT ARE THE CHANGES?

Fencing (6.1)

- Fence height regulations now also **apply to gates**.

No other changes to this section proposed.



Landscaping and Screening (6.2)

- Section title changed to include "Screening."
- New **Shipping Container** screening regulations (6.2.g)
- New **mechanical equipment** screening regulation - applies to Heat Pumps (6.2.h)
- New **minimum tree area requirement** for multi-unit residential zones (6.2.i)

Pergolas (6.3)

- Minimum setback from lot lines reduced from 1.5m to 1.2m

No other changes to this section proposed.

Visual Clearance at Intersections (6.4)

No changes to this section proposed.



Lighting (6.5)

- **Lighted pathway** now **required** between dwelling unit entrances and the on-site parking and fronting street.

No other changes to this section proposed.

Retaining Walls, Sea Walls, and Artificial Waterfront Structures (6.6)

No changes to this section proposed.

