

17. Re: Big Bend Area Study,
Proposed A3 District Regulations
(Item No. 22, Manager's Report No. 55, Council
Meeting Sept. 7, 1971).

Following is a copy of a report dated September 16, 1971
from the Planning Director regarding the above.

It would be desirable for the text amendments to go
to the same Public Hearing as was done for the Winston Area.

RECOMMENDATION:

THAT Council concur with the Zoning By-law amendment
proposals now made by the Planning Director for a new
A3 zone; and
THAT the Planning Director accordingly prepare a list
of the areas proposed for rezoning to A3.

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Re: BIG BEND AREA STUDY: PROPOSED A3 DISTRICT REGULATIONS.

A. BACKGROUND

The Council gave approval in principle on August 30, 1971, to the Area Zoning
Concept proposed for the Big Bend Area, an action which has permitted a
continuation of the work involved in the preparation of detailed rezoning pro-
posals.

Consideration was given by the Council to the proposed A3 District regulations
on September 7, 1971. A number of points were raised at the meeting and
a further report was requested from this department.

The report which follows will provide a further refinement of the A3 District
standards to reflect the comments of the Council, as well as other considerations.
The area rezoning proposals will be brought forward for the consideration of the
Council on September 27, 1971.

B. RECOMMENDATIONS

It is recommended that the Council adopt in principle the proposed A3 (Truck
Gardening) District regulations and related Zoning Bylaw amendments as set
forth in this report.

C. REVIEW OF PROPOSED A3 DISTRICT REGULATIONS

The re-examination of the proposed A3 regulations, which resulted from Council's
deliberations and recent staff discussions, included the following items:

- (1) The possible future intensification of agriculture in the area raised
the question of the desirability of retaining greenhouses as a permitted
principal use in the zone. In order to limit the site occupancy of these
structures, their designation as an accessory use with a 10% maximum
coverage of the lot has been proposed.
- (2) Some concern has been expressed about the possible industrial character
of centres for the collection, storage and distribution of fruits and
vegetables. While this type of use will have the appearance of a warehouse,
it is considered as a necessary adjunct to the further agricultural develop-
ment of the area by providing a more efficient system of marketing and
distribution than is now possible and increasing the markets for the farm
products. It is desirable, however, that the activities permitted in such
centres be carefully regulated. There have therefore been spelled out in
greater detail than previously. A further provision has been added to the

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proposed regulations requiring the same landscaping standards as M(Industrial) Districts for both these centres and farmer's markets.

- (3) The need for requiring that a single family dwelling should be limited to the proprietor of the premises and his immediate family was questioned. We would agree that such a stipulation is unnecessary since the Bylaw is quite explicit in defining "single family dwelling" and in establishing limitations to the permitted occupancy.
- (4) Peat processing has been removed from the list of permitted uses in order to avoid the establishment of large plants of this type in A3 areas. However, the stripping of peat is commonly practiced in the area in the preparation of new land for cultivation. In view of this, the storage and sale of peat which has been removed for this purpose has been included as an accessory use.
- (5) The problems that could be created by roadside stands locating in the area have been anticipated and a regulation prohibiting the retail sale of farm produce in this manner has been introduced into the proposed zoning district category. The farmer's market use included in the zone is envisaged as a large centre where farmers in the area could bring their produce for sale to the public.

The revised regulations for the proposed new A3 District are set out in the next section of this report. No change has been made in the bulk controls proposed for this category. These are the same as those presently applying to the existing A1(Agricultural) District, including the five acre minimum lot area standard. The addition of the Agricultural Districts to the screening requirements of the Zoning Bylaw for outside storage, has also been proposed.

D. PROPOSED A3(TRUCK GARDENING) DISTRICT REGULATIONS AND ZONING BYLAW AMENDMENTS

1. Proposed A3 District Regulations:

603. TRUCK GARDENING DISTRICT (A3)

This District provides for farming, truck gardening, orchard or nursery cultivation and similar activities, as well as related facilities designed to encourage full utilization of the existing potential for intensive agricultural development in proper relationship with surrounding uses.

603.1 USES PERMITTED:

- (1) Farming, truck gardening, orchard or nursery cultivation and other similar enterprises and uses.
- (2) Centres for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables, but excluding canning, preserving or processing.
- (3) Farmers' markets for the retail sale of agricultural produce.
- (4) Accessory buildings and uses, including:
 - a) A single family dwelling on an agricultural lot with a minimum area of five acres, subject to the bulk regulations of this district.
 - b) Home occupations.

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- e) Greenhouses, provided that such structures shall not cover more than 10 percent of the area of the lot.
- d) The storage and sale of peat which has been removed in the preparation of land for cultivation.

603.2 CONDITIONS OF USE:

- (1) Farmers' markets and centres for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables shall be subject to the landscaping requirements which apply to M Districts under Section 6.15 of this Bylaw.
- (2) The erection and use of roadside stands or similar structures on agricultural lots for the retail sale of farm produce shall be prohibited.

603.3 HEIGHT OF BUILDINGS:

The height of a building shall not exceed 35 feet nor 2 1/2 storeys.

603.4 LOT AREA AND WIDTH:

Each lot shall have an area of not less than five acres and a width of not less than 300 feet.

603.5 FRONT YARD:

A front yard shall be provided of not less than 30 feet in depth.

603.6 SIDE YARDS:

A side yard shall be provided on each side of the building of not less than 15 feet in width.

603.7 REAR YARD:

A rear yard shall be provided of not less than 30 feet in depth.

603.8 OFF-STREET PARKING:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

603.9 OFF-STREET LOADING:


Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

2. The amendment of Section 5.1 (Designation of Districts) as follows:

VI	AGRICULTURAL	A
	AGRICULTURAL	A1
	SMALL HOLDING	A2
	TRUCK GARDENING	A3

- 3. The addition of A districts to the screening requirements for outside storage under Section 6.15, Clause (2) (Screening and Landscaping - storage yards):
 - (i) "In A, C1, M1 and M1 Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening".

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew
c.c.

- Chief Building Inspector
- Chief Licence Inspector
- Chief Public Health Inspector
- Municipal Clerk
- Municipal Solicitor
- Senior Planner