

22. Re: Big Bend Area Study
Proposed New Agricultural Zoning District
Regulations and Areas.

Following is a copy of a report dated September 3, 1971, from the Planning Director regarding the above.

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

RECOMMENDATION:

THAT Council concur with the Zoning Bylaw amendment proposals 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.

* * * * *

PLANNING DEPARTMENT
3 SEPTEMBER, 1971

MR. MELVIN J. SHELLEY.
MUNICIPAL MANAGER.

DEAR SIR:

RE: BIG BEND AREA STUDY:
PROPOSED NEW AGRICULTURAL ZONING DISTRICT REGULATIONS
AND AREAS

A. BACKGROUND

Recent Council approval of the proposed relocated Marine Drive route and the rezoning of certain properties to the M2 (General Industrial) District category in the Byrne Road sector, has permitted a more detailed study to be made of the locations of the various land uses which have been proposed for the Big Bend Area. Such a study was the subject of our report of 27 August, which included general land use and zoning proposals for the area. The Council gave approval in principle to the area zoning concept on 30 August, 1971.

B. ZONING CONSIDERATIONS

Among the recommendations included in the Area Zoning Concept report was a proposal for the establishment of a new A3 Agricultural District. Its main purpose would be to encourage the intensive agricultural development of those sections of the Big Bend Area which are best suited for this use.

Many of the uses which are permitted in the present A1 (Agricultural) District would not in our view, meet this objective, nor would they be suitably located in the areas suggested for the A3 category. (i.e., kennels, golf driving ranges, pounds, the keeping of various types of animals, mushroom growing and rifle ranges). Further, none of these uses, with the exception of golf driving ranges, are permitted in the M3 (Heavy Industrial) District, which presently covers the area south of Marine Drive. The southerly section suggested for A3 zoning,

Mr. Melvin J. Shelley
Municipal Manager

Re: Big Bend Area Study

ITEM 22
MANAGER'S REPORT NO. 55
COUNCIL MEETING Sept. 7/71

B. (contd.)

which is presently included in the M3a category, is relatively undeveloped apart from a limited amount of truck gardening along the Byrne Road frontage.

The application of the A2 (Small Holding) District category to these areas was also considered, since it excludes many of the more questionable uses. However, the one acre minimum lot size standard was felt to be too small, and the function of the district, which is largely employed as a holding zone for future residential development, does not lend itself to an area where agricultural use is being considered on a long term basis.

C. THE PROPOSED A3 DISTRICT CATEGORY

The areas suggested for inclusion in this category are generally those of an intensive agricultural character (truck gardening, orchard or nursery cultivation, greenhouses, etc.) and relate closely to the development which has already taken place. Provision has also been made for related facilities that are designed to encourage the full utilization of the area's potential. These include centres for the collection, storage and distribution of agricultural produce, and farmers' markets for the sale of agricultural produce. Such uses can also locate on filled sites which are not suitable for intensive cultivation. Single family dwellings have been included among the accessory uses in order to maintain intensive agriculture as the principal activity within the district.

The bulk regulations proposed for this zone are the same as those which presently apply to the existing A1 (Agricultural) District, including the five acre minimum lot area standard. The inclusion of the Agricultural Districts in the screening requirements of the Zoning By-law for outside storage, is also being proposed.

D. RECOMMENDATIONS

1. The establishment of a new agricultural district zoning category with the following regulations:

603. TRUCK GARDENING DISTRICT (A3)

This District provides for farming, truck gardening, orchard or nursery cultivation, greenhouses 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, greenhouses and other similar enterprises and uses.
- (2) Centres for the collection, storage and distribution of fruits and vegetables.
- (3) Farmers' markets for the retail sale of agricultural produce.
- (4) Home occupations.
- (5) Peat processing.
- (6) Accessory buildings and uses, including a single family dwelling on : agricultural lot with a minimum area of five acres, provided that such dwelling is limited to the proprietor of the property and his immediate family and subject to the bulk regulations of this district.

Mr. Melvin J. Shelley
Municipal Manager

ITEM 22
MANAGER'S REPORT NO. 55
COUNCIL MEETING Sept. 7/71
3 September, 1971

Re: Big Bend Area Study

D. (contd.)

1. 603.2 HEIGHT OF BUILDINGS :

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

603.3 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.

603.4 FRONT YARD:

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

603.5 SIDE YARDS:

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

603.6 REAR YARD:

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

603.7 OFF-STREET PARKING:

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

603.8 OFF-STREET LOADING:

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

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

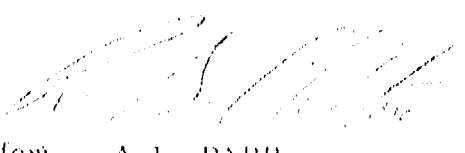
VI	AGRICULTURAL	A
	AGRICULTURAL	A1
	SMALL HOLDING	A2
	TRUCK GARDENING	A3

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, C4, M1 and M4 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".

Should Council concur with the foregoing Zoning By-law amendment proposals, this department would then be in a position to prepare the related rezonings, based on the general A3 areas which were outlined in our report of 27 August, 1971.

Respectfully submitted,


(for) A.L. PARR
Planning Director

RBC:ea

c.c. Chief Building Inspector "H"
Chief Licence Inspector "H"
Chief Public Health Inspector "H"

c.c. Municipal Clerk "H"
Municipal Solicitor "H"
Senior Planner "H"