

18. Re: Public Hearing for Zoning By-law Text Amendments

The Council on March 27, 1972 approved in principle the proposed Zoning By-law text amendments that were set out in the attached Appendix II of the report, Big Bend Area Study: Proposed Development Plan. Concurrent with the adoption, it was directed that the amendments be advanced to a Public Hearing.

The text amendments as extracted from the aforementioned report are of a form suitable for advancement to the Public Hearing. Accordingly, the Planning Department has requested that Council establish a date for the Public Hearing in order that the necessary arrangements can be made.

This action is regarded as one of the steps in the implementation of the Development Plan recommendations.

RECOMMENDATION:

THAT a Public Hearing date be set (Would Council please set the date?).

II. PROPOSED ZONING BYLAW TEXT 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 of an intensive agricultural character developed 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) 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.
 - c) The storage and sale of peat which has been removed in the preparation of land for cultivation.

603.2 Conditions of Use:

The erection and use of roadside stands or similar structures 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 200 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 Bylaw.

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

VI. AGRICULTURAL

AGRICULTURAL	A1
SMALL HOLDING	A2
TRUCK GARDENING	A3

(3) The Addition of the following to the A1 (Agricultural) District:

601.1 Uses Permitted:

- (11) Centres for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables, but excluding canning, preserving or processing.
- (12) Farmer's markets for the retail sale of agricultural produce.

601.2 Conditions of Use:

- (1) Farmer's 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 or use of roadside stands or similar structures for the retail sale of farm produce shall be prohibited.

(The consecutive renumbering of the remaining sections in the A1 District category will be necessary to permit the insertion of the above "Conditions of Use" section, i.e. 601.3 Height of Buildings, 601.4 Lot Area and Width, 601.5 Front Yard, 601.6 Side Yards, 601.7 Rear Yard, 601.8 Off-Street Parking).

601.9 Off-Street Loading:

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

(4) The Addition of the following to the A2 (Small Holding) District:

602.1 Uses Permitted:

- (6) Accessory buildings and uses, excluding the erection or use of roadside stands or similar structures for the retail sale of farm produce.

(5) The Addition of the following to the CD (Comprehensive Development) District:

700.1 Uses Permitted:

- (4) Uses permitted in M1, M2, M3 or M5 Districts, either alone or in combination with uses in P3 or P8 Districts.

(6) The following Amendments to the Screening Requirements for Outside Storage under Section 6.15, Clause (2), including the deletion of the existing sub-clause (b) (ii) - (Screening Requirements in M2, M3 and M6 Districts):

(2) Storage Yards:

- (a) No storage yard or area shall be permitted in a required front yard nor in any required yard which abuts a lot in an R or RM District, or is separated by a street or lane therefrom.
- (b) Screening consisting of a solid 8 foot fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display purposes or for the posting of notices, or, a compact evergreen hedge not less than 6 feet in height which shall be maintained in good condition at all times, shall be provided as follows:
- (i) In A, C4 and M 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.
- (ii) Required front screening shall be so situated as to conform with the applicable front yard setback provisions.
- (iii) Where a side or rear yard is required to be landscaped the required screening shall be located on the line established by the yard setback provisions.

- (7) The deletion of the existing Section 403.5 (Side Yard Requirements in the M3 District) and its replacement by the following:

403.5 Side Yards:

A side yard shall be provided on each side of the building of not less than 10 feet in width, except that:

- (1) A side yard not flanked by a street, lane or an A, R or RM District may be reduced to nil, provided that the other side yard has a width of not less than 20 feet.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 14 feet in width.
- (3) Where a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 20 feet in width.