

Re: ZONING REGULATIONS: OUTDOORS GARDEN SHOP

The following report from the Director of Planning contains information on an inquiry that was made by Council on 1978 January 30.

This is for the information of Council.

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Planning Department
1978 May 02

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: ZONING REGULATIONS: OUTDOOR GARDEN SHOPS

A. BACKGROUND

At the Council meeting on 1978 January 30, the rationale behind the stipulation that outdoor garden shops are permitted for not more than six months in any year in the C1, C2 and C3 categories was questioned and a report on this subject was requested.

B. PAST HISTORY

Prior to 1966, outdoor garden shops were not included among the uses permitted in the C1 (Neighbourhood Commercial), C2 (Community Commercial) and C3 (General Commercial) Districts. It was considered that this activity, which could be operated on a full time basis, was covered by "Commercial nurseries and greenhouses, including related retail outlets" in the C4 (Service Commercial) District.

However, following a request to operate an outdoor garden shop on a seasonal basis in a C3 (General Commercial) District, consideration was given to the possibility of broadening the Zoning By-law to include this type of use in zones other than the C4 (Service Commercial) District.

Subsequently, an amending by-law (#4946) was passed by the Council on 1966 May 24 which added outdoor garden shops to the C1, C2 and C3 Districts on a seasonal basis (for not more than six months in any year). An outdoor garden shop is defined as an open area used for the display and retail sale of bedding plants, flowers, nursery stock or christmas trees.

C. GENERAL CONSIDERATIONS

As noted in the report on outdoor garden shops which preceded the amending by-law (1966 May 06), this use is considered to be a reasonable adjunct to other retail outlets in shopping centres, for example, where bedding plants, flowers and nursery stock are displayed as an accessory use during the spring season. Also, this is a use that could suitably be located on an interim basis on vacant land and undeveloped properties in commercial zones (i.e. the sale of Christmas trees, etc.).

It is, however, considered that outdoor garden shops operating on a permanent basis would be incompatible with the other uses permitted or the type of development envisaged in C1, C2 or C3 Districts that provide for the development of standard retail type commercial centres, which are designed to serve various levels of residential development (neighbourhood, community, district or region). These zones allow for the development of commercial facilities that are primarily for the sale of household and convenience goods to persons, or for providing services to persons at a pedestrian level.

The C4 District, on the other hand, generally provides for the retail sale or servicing of non-household or non-personal goods that necessitates access by motor vehicle. This involves a variety of auto-oriented, service type and large area - low intensity uses, such as commercial nurseries and greenhouses, that are not appropriately located in the standard pedestrian-oriented retail commercial areas as represented by the C1, C2 and C3 Districts.

In conclusion, commercial nurseries and greenhouses, as well as outdoor garden shops can be operated on a permanent basis in C4 Districts. As noted earlier, the 1966 amending by-law was designed to meet a need for outdoor garden shops as an accessory and/or temporary use in C1, C2 and C3 Zones. To the best of our knowledge, no problems have been encountered with the existing regulations governing this particular use in these four commercial districts in the past.

This is for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING

RBC/hf

c. c. - Assistant Director - Long Range
Planning and Research