



REPORT

To: L. Hilton
Chief Administrative Officer

File: 3900-385 | RZ-01-16
Date: April 21, 2016

From: Laura Beckett
Planner

To Council
May 2, 2016

Subject: Zoning Amendment to Add Community Gardens to Public 2 (P2) Zones

RECOMMENDATION

That Council give Bylaw No. 385 first reading; That Council give Bylaw No. 385 second reading; Further that Council schedule a public hearing for Bylaw No. 385 for Monday, June 6, 2016 at 7pm at the School House, 1589 Millstream Road.

BACKGROUND

At their April 18, 2016 meeting, Council ratified the following Committee of the Whole recommendation: That Council direct staff to draft a zoning bylaw amendment to allow for community gardens (and accessory uses and buildings) within the P2 zone.

ZONING BYLAW AMENDMENT – BYLAW NO. 385

Please see attached Bylaw No. 385 that would amend the Zoning Bylaw to include as Permitted Uses in the P2 Zone:

- Community Gardens
- Accessory uses, buildings and structures.

Staff attaches a draft amended P2 zone in order for Council to easily see all zone details. Proposed changes are in red.

There are four properties that are zoned P2 that would be affected by the change:

1. Community Hall – 729 Finlayson Arm Road
2. Municipal office – 1980 Millstream Road
3. East Fire Hall – 3613 Woodridge Place
4. West Fire Hall and playground – 1564 Millstream Road.

The District is the owner of these four properties. Because of this, any new activities would have to be vetted and approved by Council before they occur.

PROCESS

The change in use is consistent with both the Official Community Plan and the Regional Growth Strategy, thus staff does not recommend sending notification to any outside agencies. Notification pursuant to the *Local Government Act* will be carried out by issuing notice in two consecutive issues of the *Goldstream Gazette* and mailing notification to owners and occupants of properties within 60m of the four subject parcels.

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The proposed bylaw is before Council to receive initial readings. Once that is accomplished, a public hearing can be scheduled. Staff recommends that the public hearing be held immediately preceding the regularly scheduled Council Meeting of June 6, 2016 at the School House. At the Council Meeting following the public hearing, the bylaw will be on the agenda for consideration of third reading and adoption.

RECOMMENDATION

Council may wish to give Bylaw No. 385 first and second readings. Council may also wish to schedule a public hearing for Bylaw No. 385 on Monday, June 6, 2016 at the School House, 1589 Millstream Road, immediately preceding the regularly scheduled Council Meeting.

Respectfully Submitted,



Laura Beckett, MURP, MCIP, RPP

CAO Concurrence,



Lorraine Hilton, CAO



DISTRICT OF HIGHLANDS
BYLAW NO. 385

A BYLAW TO AMEND THE “HIGHLANDS ZONING BYLAW NO. 100, 1998”

The Council of the District of Highlands in open meeting assembled enacts as follows:

1. THAT “Highlands Zoning Bylaw No. 100, 1998” be amended as follows:

In section 9.2.1 (1), at the end of the list, **add:**

- “h) Community Gardens
- i) Accessory uses, buildings and structures”

2. This Bylaw may be cited for all purposes as “Highlands Zoning Bylaw, 1998, Amendment No. 38, (P2 – Community Gardens) Bylaw No. 385, 2016.”

READ A FIRST TIME THIS	DAY OF
READ A SECOND TIME THIS	DAY OF
PUBLIC HEARING HELD THIS	DAY OF
READ A THIRD TIME THIS	DAY OF
ADOPTED THIS	DAY OF

MAYOR

CORPORATE OFFICER

SECTION 9.2 PUBLIC 2 (P2) ZONE

9.2.1 Permitted Uses

(1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Public 2 (P2) Zone:

- a) *Assembly*
- b) *Community Hall*
- c) *Fire Hall*
- d) *Municipal Office*
- e) *School*
- f) *Recreation Facility*
- g) *Non-motorized outdoor recreation*
- h) *Community Gardens***
- i) *Accessory uses, buildings and structures***

9.2.2 Siting and Dimensions of Buildings, Structures and Uses

- (1) The *height* of a *building* shall not exceed 12 metres.
- (2) No *building* or *structure* shall be sited within 20 metres of a *front lot line*.
- (3) No *building* or *structure* shall be sited within 6 metres of a *side lot line*.
- (4) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (6) No parking space shall be sited within 6 metres of any *lot line*.
- (7) The total *floor area* of all *buildings* on a *lot* shall not exceed 600 square metres (6,460 sq. ft.)