



RPT 20-415

TITLE: Bylaw No. 16 of 2020 - Zoning Bylaw Review and Amendments - 2nd and 3rd Reading

DATE: September 25, 2020

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That Bylaw No. 16 of 2020 be amended as follows:
 - a. That the R4 – High Density Residential Table identified as Subsection 6.5.2 be replaced with the attached R4 – High Density Residential Table identified as Subsection 6.5.2;
 - b. That the I1 – Institutional General Table identified as Subsection 9.2.2 be replaced with the attached I1 – Institutional General Table identified as Subsection 9.2.2; and,
 - c. Inserting Subsection 1(uuuuu) as follows:

“By deleting the following wording from Subsection 6.1.3 b):

“to the top of the walking surface”.”; and,
2. That Bylaw No. 16 of 2020 be given 2nd and 3rd reading.

TOPIC & PURPOSE:

The purpose of this report is to amend Bylaw No. 16 of 2020 and request 2nd and 3rd reading of Bylaw No. 16 of 2020.

BACKGROUND:

As members of Council are aware, Bylaw No. 16 of 2020 was introduced and given 1st reading at the September 21, 2020, City Council meeting.

PROPOSED APPROACH AND RATIONALE:

As this bylaw amendment is quite lengthy, and Administration is not desirous of bringing forward any further bylaw amendments of this nature until we are able to work with the updated bylaw and conduct further review, two revisions are being proposed to the current amendment:

1. Upon review, Administration noted that though “Shelter” was added to the two zoning districts (use charts) as intended, the necessary regulations like front, side and rear yard setbacks were missed, and need to be added. The charts below show the required changes. The regulations added match those of similar uses in the subject zoning district:

R4 – HIGH DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Discretionary Uses – Council											
Shelter	303.5	10	6	2	6	10.7	50	-	17	-	-

I1 – INSTITUTIONAL GENERAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Discretionary Uses – Council											
Shelter	835	24	7.5	3	3	22	65	-	17	-	-

2. Section 6.1.3 b) speaks to projections into setbacks for decks. What we have proposed is the removal of language that conflicts with *The National Building Code of Canada* (NBC) and how deck height is measured. The NBC measures deck height to the under side of the floor joists, not the top of the walking surface. By removing this wording from the Zoning Bylaw (strikethrough below) the NBC regulations will mesh better:

- “b) Unenclosed decks, patios or other similar structures with a maximum height of 0.60 metres from grade ~~to the top of the walking surface~~, may project:
- A maximum of 2 metres into a front yard setback;
 - To the property line of a side yard, in accordance with to Section 6.1.3(d); and
 - A maximum of 3.6 metres into a rear yard setback.”

CONSULTATIONS:

The changes noted above were made in consultation with the Building Division and the City Clerk’s Office.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

With the approval of 2nd and 3rd reading of this bylaw amendment, Administration will update the Zoning Bylaw accordingly, ensuring the most current version is available to the public in all its formats.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no policy, privacy or financial implications, nor any options to the recommendation to consider.

STRATEGIC PLAN:

In keeping with the City’s mission statement, that we will enhance quality of life through excellence of service, it is important that we continue to review and edit our policies, procedures, or in this case the Zoning Bylaw, in order to ensure they function properly and allow us the ability to provide the highest level of service to the public.

OFFICIAL COMMUNITY PLAN:

The Zoning Bylaw plays a significant role in implementing the goals and policy statements contained in the Official Community Plan (OCP) as it is the primary instrument used to do so. Therefore, in order to ensure that the OCP is implemented to its fullest extent through the Zoning Bylaw, updating it as needed, considering the OCP’s goals and policy statements, is essential.

PUBLIC NOTICE:

Pursuant to Section 10 of *The Public Notice Bylaw No. 24 of 2015*, the following public notice was given:

- Notice shall be published in the Prince Albert Daily Herald once at least ten (10) days prior to the date on which the matter will be considered by Council;
- Notice shall be posted on the bulletin board at City Hall at least seven (7) days prior to the date on which the matter will be considered by Council; and
- Notice shall be posted on the City's website at least seven (7) days prior to the date on which the matter will be considered by Council.

PRESENTATION: None

ATTACHMENTS:

1. Subsection 6.5.2
2. Subsection 9.2.2
3. Bylaw No. 16 of 2020
4. Public Notice - Bylaw No. 16 of 2020

Written by: Kristina Karpluk, Planning Manager

Approved by: Director of Planning and Development Services & City Manager