

Draft Proposed Municipal Public Works Yards Zoning Bylaw Text Amendments

Appendix 4

Strikethroughs denote proposed removal (e.g. ~~strikethroughs~~)

Italics with underline denotes proposed changes/additions (e.g. *italics with underline*)

Numbering is provided for reference purposes. Proposed numbering may change when the Bylaw is drafted.

*** All items in this Appendix had no public consultation at the time of writing the report due to COVID-19**

Section 2: Definitions					
	Item	Subsection	Current Provision	Proposed Change	Rationale
1	"public utility"	p.2-23	" public utility " means a system, work, plant, equipment or service, whether owned or operated by the City, or by a corporation under Federal or Provincial statute, which furnishes any of the following services and facilities to or for the use of all the inhabitants of the City: (i) communication by way of telephone lines, optical cables, and cable television services; (ii) public transportation by bus and railway, excluding the storage of buses in R zoned areas; (II) production, transmission and delivery of water, gas and electricity; and (iv) collection and disposal of sewage and garbage.	" public utility " means a system, work, plant, equipment or service, whether owned or operated by the City, or by a corporation under Federal or Provincial statute, which furnishes any of the following services and facilities to or for the use of all the inhabitants of the City: (i) communication by way of telephone lines, optical cables, and cable television services; (ii) public transportation by bus and railway, excluding the storage of buses in R zoned areas; (II) production, transmission and delivery of water, gas and electricity; and (iv) collection and, disposal of sewage, and garbage <u>waste and recyclable material</u> .	To update the definition by adding recyclable material and amending garbage to waste. These changes are consistent with the Waste Bylaw 8310.

2	"municipal public works yard - type I"	2-XX	New	<u>"municipal public works yard - type I" means a site owned or operated by the City to provide services that are necessary to maintain public parks, within a Sector and used for the storage, maintenance or minor repair of infrastructure, materials or equipment.</u>	To accommodate the Parks Division satellite maintenance yards, an accessory use to a public park or other municipally owned or operated facility.
3	"municipal public works yard - type II"	2-XX	New	<u>"municipal public works yard - type II" means a site owned and operated by the City accommodating facilities for a function provided by the City for the storage, maintenance or repair of infrastructure, materials or equipment, and may include offices, snow management facilities, training facilities, vehicle impound lot, and manufacturing.</u>	To accommodate the Civic Operations Centre and Recovery Park and similar uses.
4	"municipal public works yard - type III"	2-XX	New	<u>"municipal public works yard - type III" means a site owned or operated by the City used for the outdoor storage of soil, gravel, asphalt, fill and snow.</u>	To accommodate materials storage yards or snow management facility operated by the City.

Section 5: General Provisions					
	Item	Subsection	Current Provision	Proposed Change	Rationale
5	Municipal Public Works Yards – General Provisions	5.XX	New	<p><u>Municipal Public Works Yards:</u></p> <p><u>(1) For municipal public works yards – Type I, II & III buildings constructed shall be generally compatible with the properties in the vicinity in terms of height, setbacks, landscaping and parking.</u></p> <p><u>(2) For municipal public works yards – Type I, II & III all outdoor storage must be suitably screened from view from adjacent streets and public lands to the satisfaction of the Development Officer.</u></p> <p><u>(3) Municipal public works yard - Type I shall be permitted as an accessory use to a public park, playground, sports field, arena or other municipally owned or operated facility.</u></p> <p><u>(4) Notification to nearby property owners shall be required prior to the establishment of a municipal public works yards – Type II and Type III when the proposed site is in proximity to developed areas.</u></p> <p><u>(5) Municipal public works yard - Type III in the AG and FUD Districts shall require approval with other Civic Divisions and shall be subject to approval of the General Manager, Community Services Department or delegate.</u></p>	To provide general provisions for municipal public works yards – Type I, II and III.

Section 6: Parking & Loading					
	Item	Subsection	Current Provision	Proposed Change	Rationale
6	Municipal Public Works Yard - Type II Parking in Industrial Districts	6.3.4	New	<u>1 space per 187m² of gross floor area</u> <u>The number of parking spaces required to be hard surfaced may be reduced based on the use of the building. A report from a qualified Engineer will be required to verify the number of spaces required and identify any impact on traffic and parking.</u>	To provide an appropriate parking rate for municipal public works yard - Type II.
7	Municipal Public Works Yard - Type II Parking in AG District	6.3.5	New	<u>1 space per 187m² of gross floor area</u> <u>The number of parking spaces required to be hard surfaced may be reduced based on the use of the building. A report from a qualified Engineer will be required to verify the number of spaces required and identify any impact on traffic and parking.</u>	To provide an appropriate parking rate for municipal public works yard - Type II.

The chart below provides a summary of the proposed location of the municipal public works yards. For districts that are not listed, municipal public works yards are prohibited.

	Residential R Districts	Institutional M Districts	Light Industrial IL1*	Limited Intensity Light Industrial IL2**	Heavy Industrial IH* & IH2**	Agricultural AG	Future Urban Development FUD
Type I	Permitted	Permitted	Permitted	Prohibited	Permitted (IH) Prohibited (IH2)	Permitted	Permitted
Type II	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted
Type III	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted
*In the B6, IL1 and IH Districts all uses of buildings and land are permitted except those specifically noted as prohibited or discretionary.							
**Regulations will be added to address floor areas for office use and limitation on assembly uses.							

The chart below outlines proposed changes to specific zoning districts.

Section 8: Residential Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
8	Municipal Public Works Yard - Type I in R1 District	8.1.2(XX)	New	8.1.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the R1 District.

9	Municipal Public Works Yard - Type I in R1A District	8.2.2(XX)	New	8.2.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the R1A District.
10	Municipal Public Works Yard - Type I in R1B District	8.3.2(XX)	New	8.3.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the R1B District.
11	Municipal Public Works Yard - Type I in R2 District	8.4.2(XX)	New	8.4.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the R2 District.
Section 9: Institutional Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
12	Municipal Public Works Yard - Type I in M1 District	9.1.2(XX)	New	9.1.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the M1 District.

13	Municipal Public Works Yard - Type I in M2 District	9.2.2(XX)	New	9.2.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the M2 District.
14	Municipal Public Works Yard - Type I in M3 District	9.3.2(XX)	New	9.3.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the M3 District.
15	Municipal Public Works Yard - Type I in M4 District	9.4.2(XX)	New	9.4.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u>	To permit municipal public works yard – Type I in the M4 District.
Section 10: Commercial Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
16	Municipal Public Works Yards - Type I, II and III in B6 District	10.9.3(X)	New	11.1.3 Prohibited Uses <u>(XX) Municipal public works yards – Type I, II and III</u>	To prohibit the establishment municipal public works yards – Type I, II and III in the B6 District.

Section 11: Industrial Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
17	Municipal Public Works Yard - Type III in IL1 District	11.1.3(XX)	New	11.1.3 Prohibited Uses <u>(XX) Municipal public works yard – Type III</u>	<p>To prohibit the establishment municipal public works yard – Type III in the IL1 District as this use could generate nuisance beyond the boundaries of the site.</p> <p>Type I and Type II are permitted.</p>
18	Municipal Public Works Yard – Type II in IL2 District	11.2.2 (X)	New	11.2.2 Permitted Uses <u>(X) Municipal public works yard – Type II</u> <u>Refer to General Provisions Section 5.XX</u> Minimum Development Standards (in Metres) – Chart <u>Site Width (m) 15</u> <u>Site Depth (m) 60</u> <u>Site Area (ha) 0.4</u> Regulations will be added to address floor areas for office use and limitation on assembly uses.	<p>To permit municipal public works yard – Type II in the IL2 District.</p>
19	Municipal Public Works Yards - Type I, II and III in IH District	11.5.2(C)	New	11.5.2 Permitted Uses <u>(1) Municipal public works yards – Type I, II and III</u> <u>Refer to General Provisions Section 5.XX</u> Minimum Development Standards (in Metres) – Chart <u>Site Width (m) 7.5</u> <u>Site Depth (m) 30</u> <u>Site Area (m²) 225</u>	<p>To permit municipal public works yards – Type I, II and III in the IH District.</p>

20	Municipal Public Works Yards - Type II and III in IH2 District	11.6.2 (X)	New	<p>11.5.2 Permitted Uses <u>(1) Municipal public works yards – Type II and III</u> <u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart <u>Site Width (m)15</u> <u>Site Depth (m)60</u> <u>Site Area (ha)0.09</u></p> <p>Regulations will be added to address floor areas for office use and limitation on assembly uses.</p>	To permit municipal public works yards – Type II and III in the IH2 District.
Section 12: Specialized Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
21	Municipal Public Works Yard - Type I in AG District	12.1.2(XX)	New	<p>12.1.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to outdoor recreation uses, parks and playfields</u> <u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart</p>	To permit municipal public works yard – Type I in the AG District.
22	Municipal Public Works Yards – Type II and III in AG District	12.1.2(XX)	New	<p>12.1.2 Permitted Uses <u>(XX) Municipal public works yards – Type II and III</u> <u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart <u>Site Area (ha) 4</u></p>	To permit municipal public works yards – Type II and III in the AG District. This provision will accommodate the Civic Operations Centre and Recovery Park and other civic yards.

23	Municipal Public Works Yards – Type I, II, III in FUD District	12.2.4(X)	New	<p>12.2.4 Permitted Uses</p> <p><u>(X) Municipal public works yards – Type I, II and III</u></p> <p><u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart</p> <p><u>Site Area (ha) 4</u></p>	To permit municipal public works yards – Type I, II and III in the FUD District to provide for the location of civic facilities.
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