



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, AUGUST 18, 2020 @ 4 P.M.

OKANAGAN LAKE ROOM

A G E N D A

1) ADOPTION OF AGENDA

2) ADOPTION OF MINUTES

August 4, 2020 (attached)

3) NEW BUSINESS:

a) **LUC00017** – Land Use Variance Application for 9239 Kokanee Road

b) **ZON00354** – Zoning Text Amendment Bylaw #5817, 2020 (Home Based Businesses) and Sign Bylaw Text Amendment Bylaw #5818.

4) INFORMATION ITEMS:

5) DATE OF NEXT MEETING:

The next meeting is tentatively scheduled for Tuesday, September 15, 2020.

6) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, AUGUST 4, 2020

PRESENT: VOTING
Doug Neden
Phyllis Kereliuk
Mark Longworth
Jamie Paterson
Harpreet Nahal
Monique Hubbs-Michiel
Bill Tarr

NON-VOTING
Councillor Akbal Mund (Appointed Member)

ABSENT: Lisa Briggs
Larry Lundgren
Joshua Lunn
Don Schuster

STAFF: Craig Broderick, Manager, Current Planning / Staff Liaison
Janice Nicol, Legislative Committee Clerk

ORDER The Chair called the meeting to order at 4:03 p.m.

ADOPTION OF AGENDA Moved by Monique Hubbs-Michiel, seconded by Harpreet Nahal;

THAT the Advisory Planning Committee agenda for August 4, 2020 be adopted.

CARRIED.

ADOPTION OF MINUTES Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of July 21, 2020 be adopted.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION – 7449
BROOKS LANE**

The Manager, Current Planning reviewed the development variance application (DVP00487) at 7449 Brooks Lane. The Committee noted the following:

- Applicant has a three car garage attached to the home, this would be an addition to that.
- If approved, would be an improvement to what is existing.

Moved by Doug Neden, seconded by Bill Tarr;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00487 to vary sections of Zoning Bylaw #5000 to complete structural changes to an existing non-conforming structure on Osoyoos Division Yale District Lease / Permit / Licence #347139, All That Unsurveyed Crown Foreshore Being Part of the Bed of Okanagan Lake and Fronting on LT 3, SEC 19 and 30, TP 9, PL 11990 Except Plan 16472 for Private Moorage Purposes (7449 Brooks Lane) as follows:

- a) Section 4.5.4 to permit a secondary building in a front yard;
- b) Section 4.5.9 to permit a secondary building on an interior lot closer than 18.0m to the front lot line when it does not comply with the side yard requirements for a primary building; and
- c) Section 9.7.6 to reduce the minimum side yard setback from 2.5m to 1.41m

AND FURTHER, that the site plan and building elevations as shown in Attachment 1 and 2, and outlined in the report titled “Development Variance Permit Application for 7449 Brooks Lane” dated July 30, 2020 and submitted by the Planning Assistant, Current Planning and Economic Development, be attached to and form part of the Development Variance Permit DVP00487.

CARRIED.

**REZONING
APPLICATION – 1800
32nd STREET**

The Manager, Current Planning reviewed the rezoning application (ZON00357) at 1800 32nd Street. The Committee noted the following:

- The need for the requirement of ‘development permit issuance prior to adoption’ as part of the resolution was questioned. This requirement seems to apply to smaller projects exclusively and inhibits development flow. It may be better to let the market decide what is eventually built on the property. If the requirement stays as part of the resolution, it was suggested that applicant needs to apply for a building permit as well, as part of the development permit process.

Moved by Monique Hubbs-Michiel, seconded by Jamie Paterson;

THAT that Advisory Planning Committee recommends that Council support the application to rezone Blk 10, PI 225, DL 73, ODYD (1800 32nd Street) from R2: Large Lot Residential to RM2: Multiple Housing Residential to develop four residential rental units at 1800 32nd Street;

AND FURTHER, that Council’s support of ZON00357 is subject to the following:

- a) that the Development Permit application be ready for issuance prior to final adoption of the rezoning bylaw.

CARRIED, with Harpreet Nahal opposed.

INFORMATION ITEMS None

NEXT MEETING The next meeting of the Advisory Planning Committee is to tentatively scheduled for Tuesday, August 18, 2020.

ADJOURNMENT The meeting of the Advisory Planning Committee adjourned at: 4:26 p.m.

CERTIFIED CORRECT:

Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Craig Broderick
Manager, Current Planning

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: September 14, 2020
REPORT DATE: August 10, 2020
FILE: 3360-40 (LUC00017)

SUBJECT: LAND USE CONTRACT VARIANCE APPLICATION FOR 9239 KOKANEE ROAD

PURPOSE:

To review the application to vary the land use contract pertaining to 9239 Kokanee Road to allow for the construction of an attached garage.

RECOMMENDATION:

THAT Council support the application to vary Bylaws #291 and #292 (Regional District of North Okanagan) respecting Land Use Contract (LTO #P2461) for Lot 12, Sec 11, Twp 13, ODYD, Plan 32582 (9239 Kokanee Road) to vary:

- a) Schedule A - Section 5 (a) from a maximum height for residential uses from 8 m to 8.5 m; and
- b) Schedule A - Section 8 (d) for a minimum side yard setback of 8 m to 6.0 m

subject to the following:

- a) That the site plan and building elevation plans generally shown as Attachment 1 in the report titled "Land Use Contract Variance Application for 9239 Kokanee Road" dated August 10, 2020 by the Manager, Current Planning, be attached to and form part of the Land Use Contract Variance (LUC00017) as Schedule 'A'.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support the application to vary Bylaws #291 and #292 (Regional District of North Okanagan) respecting Land Use Contract (LTO #P2461) for Lot 12, Sec 11, Twp 13, ODYD, Plan 32582 (9239 Kokanee Road) and allow the property to be governed by the existing Land Use Contract until such time that land use contracts are deemed to be discharged as per Provincial Statute (i.e. June 30, 2024).

Note: This alternative does not support the variance to the Land Use Contract which would not allow consideration of the requested variances, thereby resulting in the development not being able to proceed as proposed at this time. Following expiration of the Land Use Contract in 2024, the proposal could move forward as proposed.

ANALYSIS:

A. Committee Recommendations:

At its meeting of August 18, 2020, the Advisory Planning Committee adopted the following resolution:

B. Rationale:

1. The subject property is located at 9239 Kokanee Road, as shown on Figures 1, 2 and 3. It is located in Sunset Properties, an established rural subdivision created by Land Use Contract in the 1970s in the southwestern area of the city, outside of a designated neighbourhood planning area. The Official Community Plan designation for this property is Residential Low Density, and the underlying zoning is R1: Estate Lot Residential.
2. The existing use, single detached housing, is a permitted use within the Land Use Contract and R1 Zoning District. The intent of this application is to enable the construction of an attached garage with storage above. The topography of the site is such that options for siting additions and accessory buildings (i.e. detached garages) are limited.
3. The applicant would like to construct a garage addition to a single family dwelling with an approximate height of 8.5 m and side yard setback of 6.5 m. The Land Use Contract would require the building to be a maximum of 8.0 m high with a 8.0 m side yard setback. The R1 zoning district would permit a height of the lesser of 2.5 storeys or 10.0 m and a side yard setback of 2.5 m. The proposal meets the provisions of the underlying R1 zoning district. As such, as per Section 546 (2) (b) of the Local Government Act, a variance to the existing Land Use Contract is the preferred method of reviewing the proposal rather than discharging the Land Use Contract.
4. Land use contracts were widely used in B.C. from 1971 to 1977. They essentially formed site specific zoning and development regulations. The use of land use contracts was discontinued in 1977.

Under Bill 17, the Miscellaneous Statutes Amendment Act 2014, all land use contracts in the province will be automatically terminated and deemed to be discharged from title as of June 30, 2024. There are numerous land use contracts in place within the City of Vernon. Administration has been working with applicants to discharge or vary land use contracts as those properties come forward for redevelopment or improvements, such as the subject application.

5. The Local Government Act Section 546 outlines the processes to be followed for amending a Land Use Contract. Section 546 (2) (b) allows for a Land Use Contract to be amended or modified by Development Permit or Development Variance Permit, unless the permitted use or density is affected. The proposed garage addition does not vary use or density.



Figure 1 - Property Location Map



Figure 2 - Aerial Photo of Property

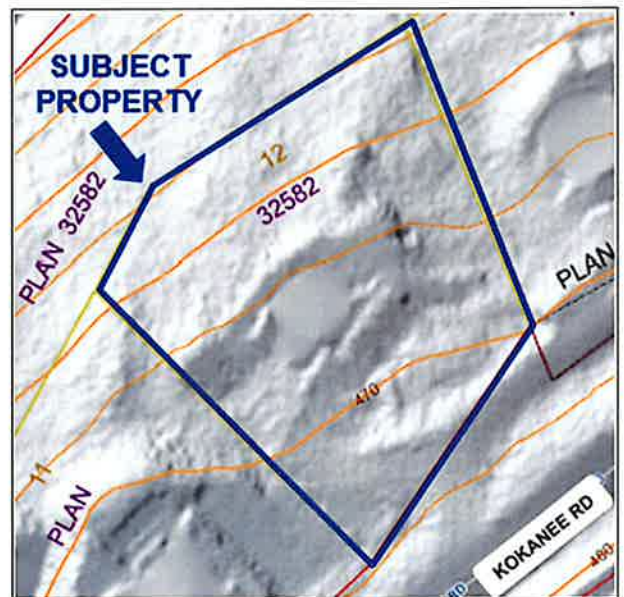


Figure 3 - LIDAR Imagery with Topography

6. The proposed site plan (Attachment 1) illustrates the property side yard setback of 6.5 m (21 feet). As per the recommendation, the variance is proposed by Administration to be 6.0 m. The intent is to provide some design flexibility for the applicant as a detailed survey has yet to be completed.
7. Administration supports the discharge of the Land Use Contract and the variances requested for the following reasons:
 - a) Provincial legislation will terminate all Land Use Contracts in the Province on June 30, 2024; the proposal complies with the underlying zoning that will come into force as of that date;
 - b) The design and location of the garage with storage above are consistent with the neighbourhood; and
 - c) The siting locations for an addition or other improvements are limited due to topography.
8. In order to protect the public, Council members, and staff, the City has implemented strict physical distancing measures in all City facilities, which follow the guidelines and Orders of the Provincial Health Officer (PHO).

Until further notice, to support these measures, Council has directed Administration to receive public input for variance applications in written form only, until physical distancing requirements have been lifted by the PHO.

Only those written submissions (or emails to phearings@vernon.ca) received prior to the Public Input Session shall be distributed to Council.

As part of the notification process, ___ letters were sent to neighbouring residents, tenants and property owners. At the time of report writing, ___ written submissions had been received. As input is received, it is placed on the City of Vernon website (Land Use Contract Variance – Public Input) as well as in a binder at the front counter of the Community Services Building.

C. Attachments:

Attachment 1 – Site Plan and Building Elevations
Attachment 2 – Zoning Bylaw #5000 Section 9.2 R1 - Estate Lot Residential Zone
Attachment 3 – Bylaws #291 and #292 Land Use Contract (LTO #P2461)

D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

- Support sustainable neighbourhoods by implementing neighbourhood plans and the OCP

E. Relevant Policy/Bylaws/Resolutions:

1. The Official Community Plan (OCP) designates the property as Low Density Residential.
2. The Local Government Act provides Council with the authority to vary local bylaws based on site specific considerations. The granting of such variances does not set precedence within the community for future variances to be based upon, as each variance application must be evaluated on its own merit and potential implications to the whole community and the specific neighbourhood.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date: _____

Craig Broderick
Manager, Current Planning

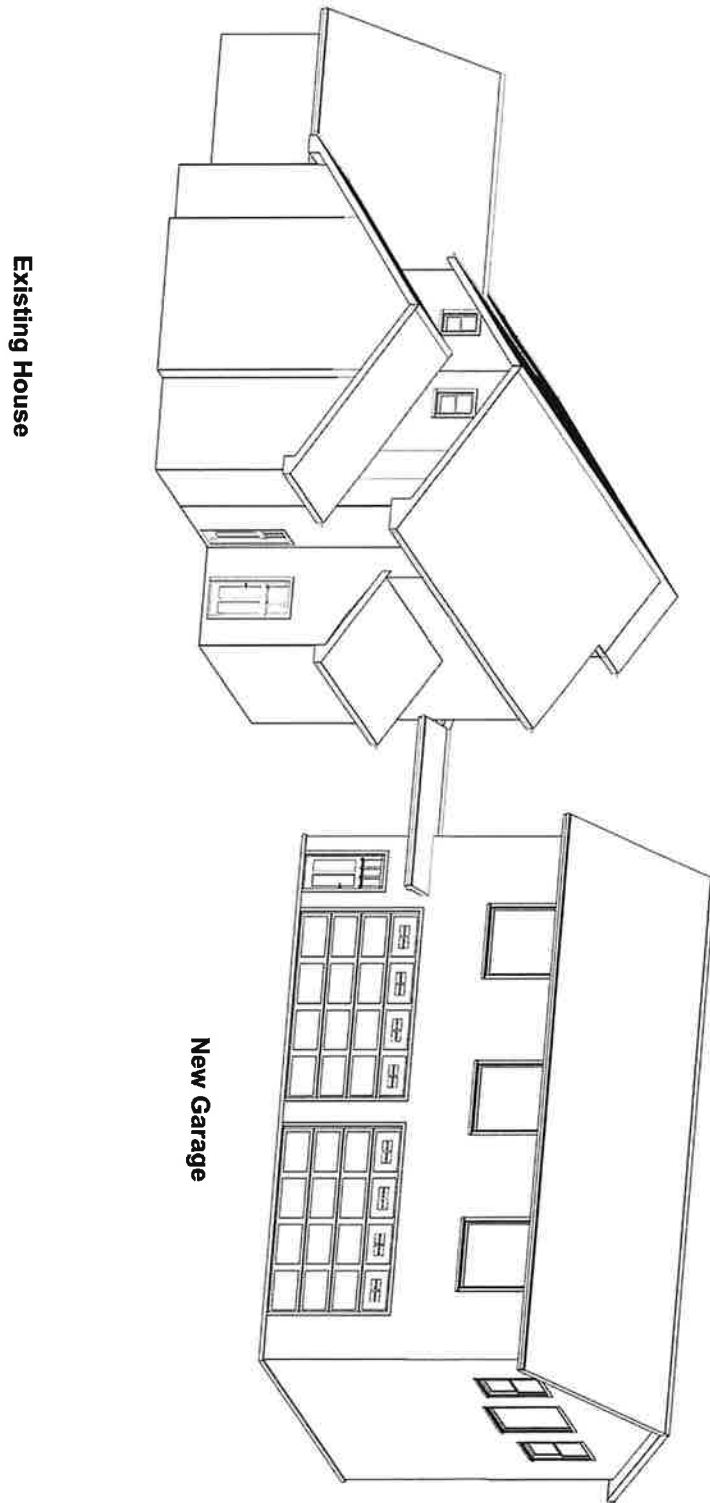
X

Signer 2

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|---|---|---|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC Aug.18/2020) | | |
| <input type="checkbox"/> OTHER: | | |



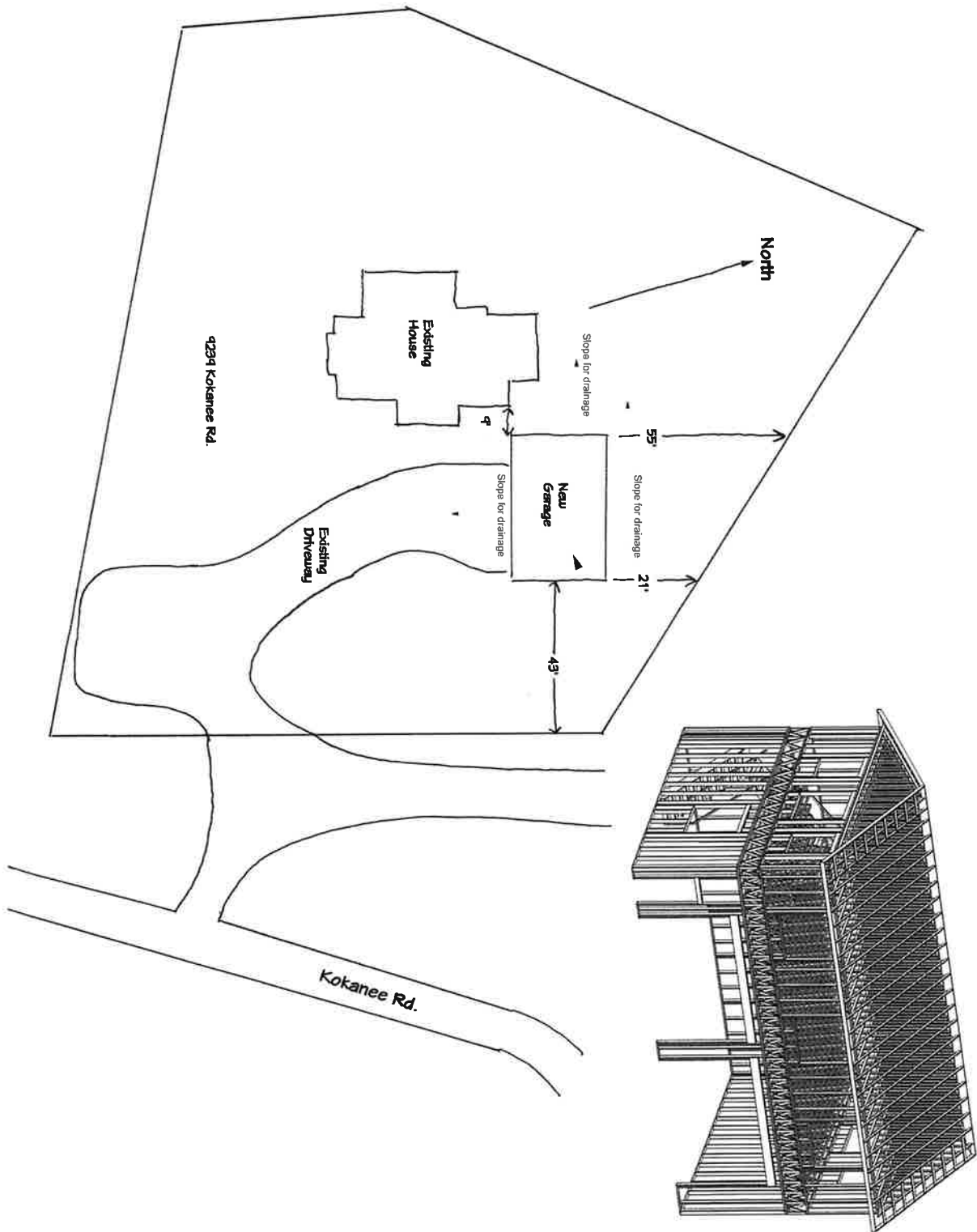
1

Schulz
Garage

9239 Kokanee Rd.
Vernon

N.T.S

Overview



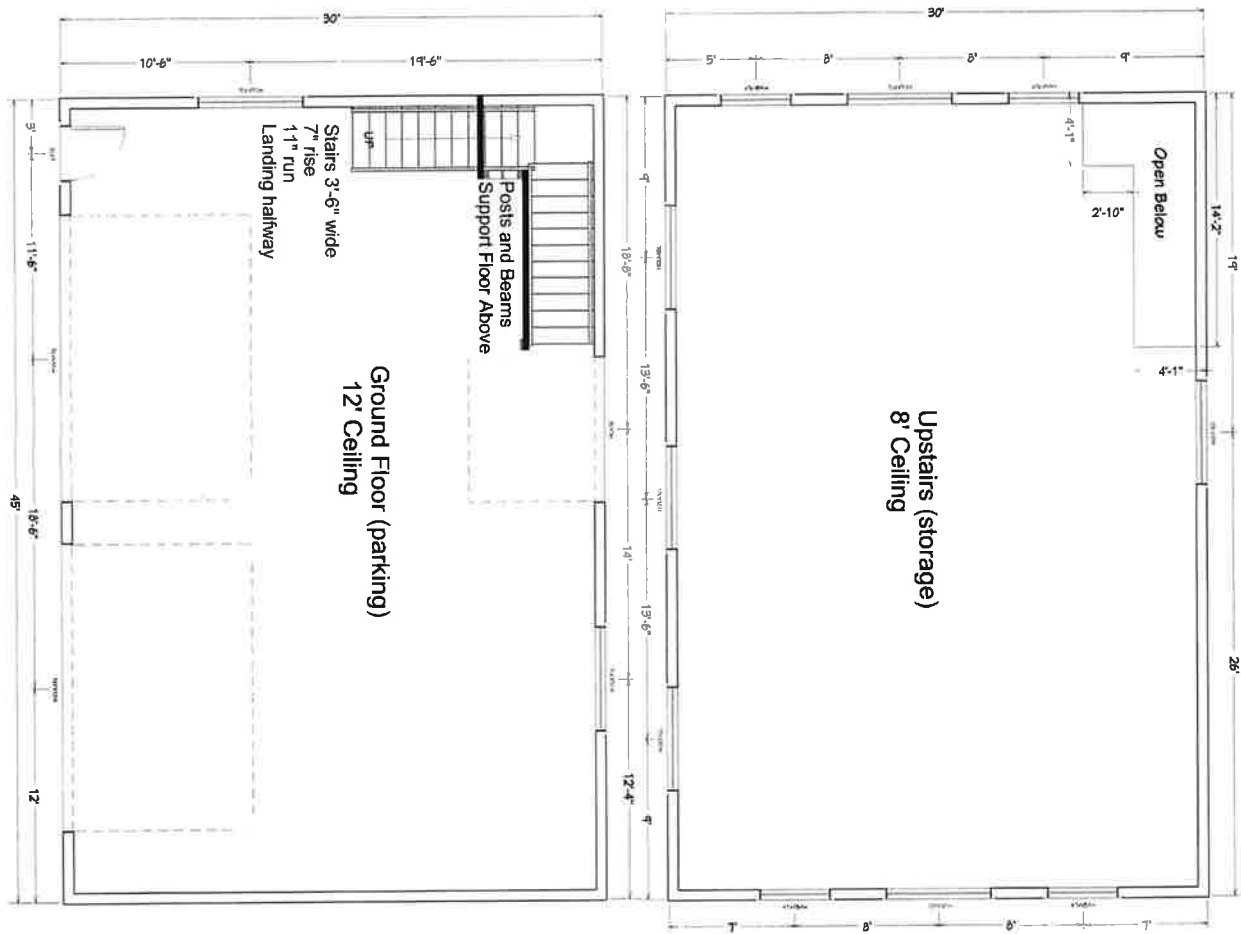
2

Schulz
Garage

9239 Kokanee Rd.
Vernon

N.T.S

Plot Plan



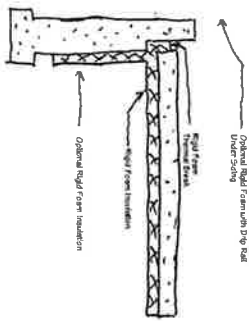
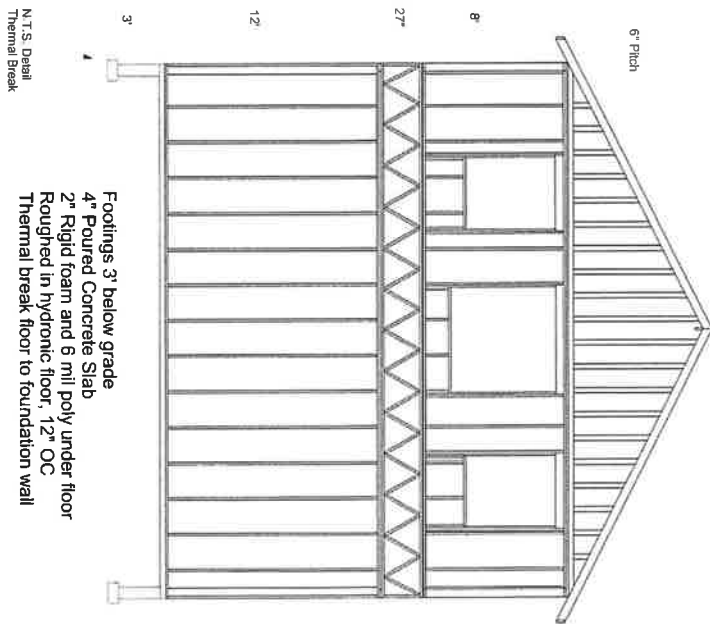
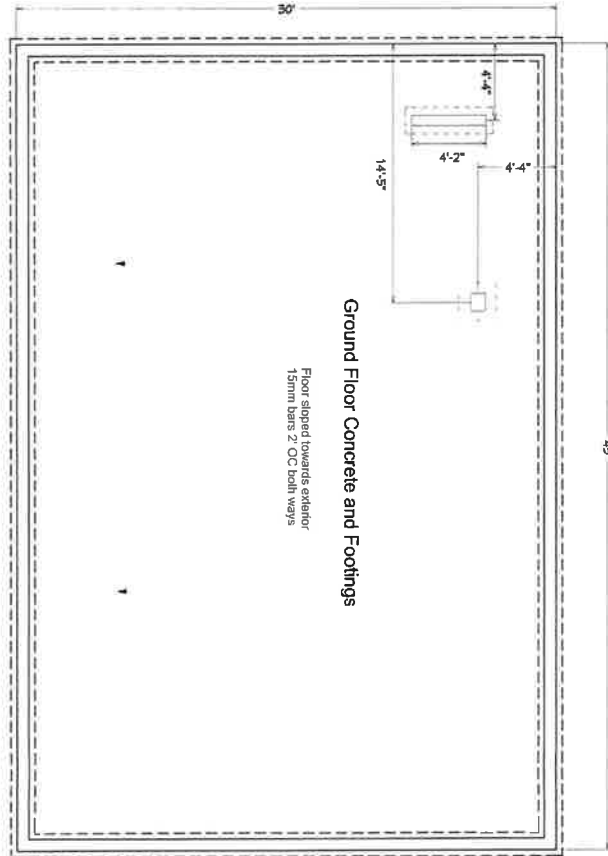
3

Schulz
Garage

9239 Kokanee Rd.
Vernon

1/4" = 1'

Ground and Upper Floorplans



Footings 3' below grade
 4" Poured Concrete Slab
 2" Rigid foam and 6 mil poly under floor
 Roughed in hydronic floor, 12" OC
 Thermal break floor to foundation wall

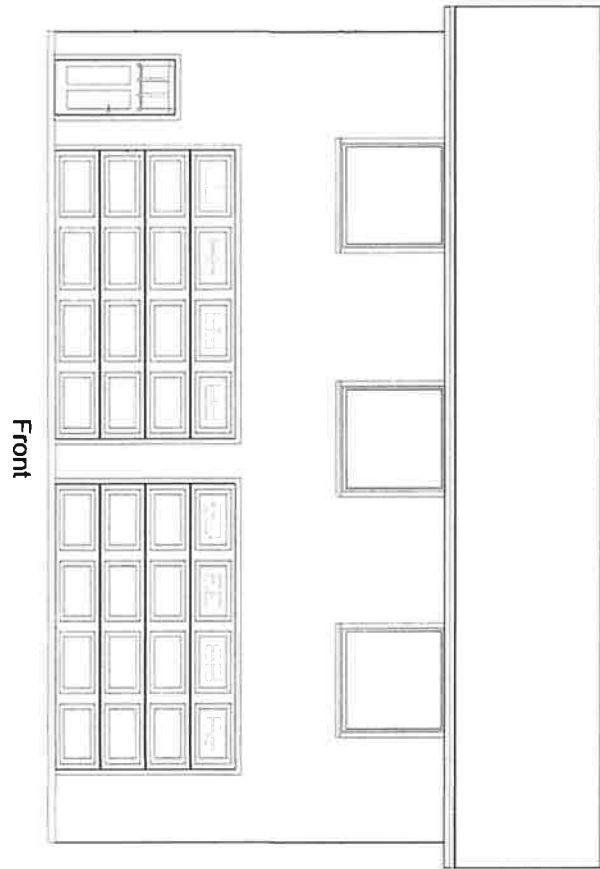
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Schulz Garage

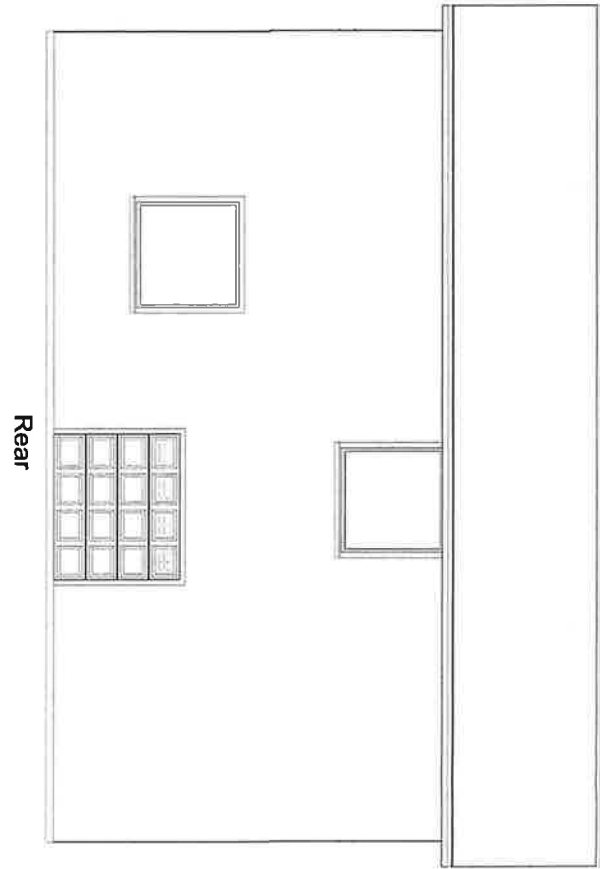
9239 Kokanee Rd.
 Vernon

1/4" = 1'

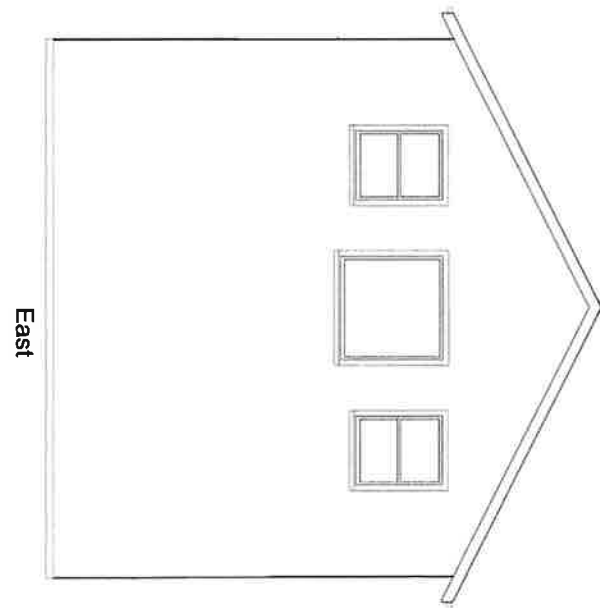
Concrete and Cross Section



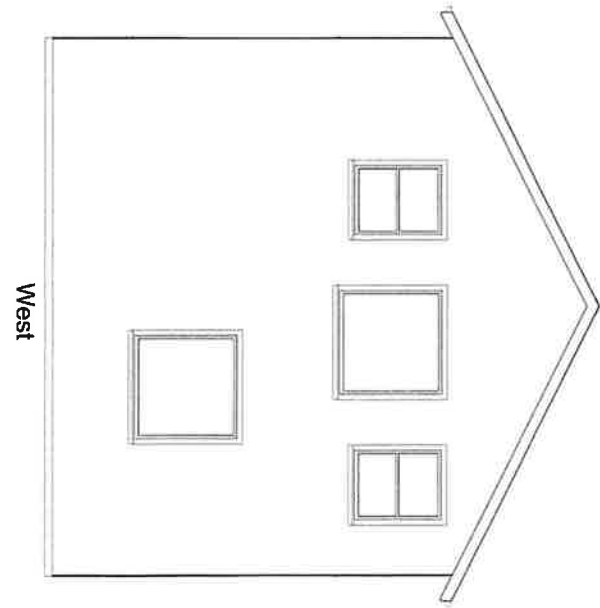
Front



Rear



East



West

5

Schulz
Garage

9239 Kokanee Rd.
Vernon

1/4" = 1'

Elevations



9.2 R1 : Estate Lot Residential

9.2.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible uses, on larger urban serviced **lots**. The R1c sub-zoning district allows for **care centre, major** as an additional use. The R1h sub-zoning district allows for **home based business, major** as an additional use. (*Bylaw 5467*)

9.2.2 Primary Uses

- **care centre, major** (*use is only permitted with the R1c sub-zoning district*)
- **single detached housing**

9.2.3 Secondary Uses

- **boarding rooms**
- **bed and breakfast homes** (in single detached housing only) (*Bylaw 5498*)
- **care centres, minor**
- **group home, minor**
- **home based businesses, minor**
- **home based businesses, major** (*use is only permitted with the R1h sub-zoning district*)
- **secondary suites**
- **seniors supportive housing**

9.2.4 Subdivision Regulations

- Minimum **lot width** is 24.0m.
- Minimum **lot area** is 740m², or 10,000m² if not serviced by a **community sewer system**.
- Maximum **density** is 30.0 units per gross hectare (12.0 units/gross acre).

9.2.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 7.5m.
- Minimum **side yard** is 2.5m, except it is 7.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- The maximum **height** of any vertical wall element facing a **front, flanking** or **rear yard** (including **walkout basements**) is the lesser of 6.5m or 1.5 **storeys**, above which the **building** must be **set back** at least 1.2m.

9.2.6 Other Regulations

- There shall be no more than one **single detached house** per lot.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.

- For **seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- **Seniors supportive housing** shall be for no more than four residents. *(Bylaw 5467)*
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

REGIONAL DISTRICT OF NORTH OKANAGAN

BY-LAW NO. 292

A By-law to amend Zoning By-law No. 229

2161

The Regional Board of the Regional District of North Okanagan in open meeting assembled enacts as follows:

(1) Pursuant to the provisions of Section 702A (2) and 798A (3) of the Municipal Act being Chapter 255 R.S.B.C. 1960, the NW 1/4, Section 11, Township 13, O.D.Y.D., except that part included on Plan 3836, and the W 1/2 of SW 1/4, Section 11, Township 13, O.D.Y.D. is hereby designated a development area.

(2) This By-law may be cited as "Rezoning By-law No. 292, 1978, No. 10".

READ A FIRST TIME this 25th day of October, 1978.

READ A SECOND TIME this 25th day of October, 1978.

READ A THIRD TIME this 25th day of October, 1978.

Received the approval of the Minister of Municipal Affairs and Housing this 13th day of December, 1978.

RECONSIDERED, FINALLY PASSED, AND ADOPTED this 10th day of January, 1979.

[Signature] SECRETARY-TREASURER

[Signature] CHAIRMAN

I hereby certify the foregoing to be a true and correct copy of By-law No. 292 cited as "Rezoning By-law No. 292, 1978, No. 10" as read a third time by the Regional Board on the 25th day of October, 1978.

[Signature] SECRETARY-TREASURER

I hereby certify the foregoing to be a true and correct copy of By-law No. 292 cited as "Rezoning By-law No. 292, 1978, No. 10" as reconsidered, finally passed, and adopted by the Regional Board on the 10th day of January, 1979.

[Signature] SECRETARY-TREASURER

Registered Feb 05 1979
10
at the Registrar's Office
on the 5th day of February

RECORDED pursuant to the provisions of section 13 of the Act

[Signature] Minister of Municipal Affairs
REGIONAL NO. 78 292 040500 - 2

REGIONAL DISTRICT OF NORTH OKANAGAN

BY-LAW NO. 291

A By-law for the ratification of an agreement with Harold J. Sigalet to provide for the development of certain lands

The Regional Board of the Regional District of North Okanagan in open meeting assembled enacts as follows:

- (1) The Agreement made between the Regional District of North Okanagan and Harold J. Sigalet to provide for the development of

RW 1/4, Section 11, Township 13, O.D.Y.D., except that part included on Plan 3636, and the W 1/2 of SW 1/4, Section 11, Township 13, O.D.Y.D.

AND attached hereto as Appendix "A" is hereby ratified and the Chairman and Secretary are hereby authorized to execute same on behalf of the Regional District.

- (2) This By-law may be cited as "Land Use Contract Agreement By-law No. 291, 1978, No. 6".

READ A FIRST TIME this 25th day of October, 1978.

READ A SECOND TIME this 25th day of October, 1978.

READ A THIRD TIME this 8th day of November, 1978.

Advertised on the 31st day of October, 1978 and the 1st day of November, 1978 and a Public Hearing held pursuant to the provisions of Section 798A (3a) of the Municipal Act on the 8th day of November, 1978.

Received the approval of the Minister of Municipal Affairs and Housing this 13th day of December, 1978.


RECONSIDERED, FINALLY PASSED, AND ADOPTED this 10th day of January, 1979.


SECRETARY-TREASURER


CHAIRMAN

I hereby certify the foregoing to be a true and correct copy of By-law No. 291 cited as "Land Use Contract Agreement By-law No. 291, 1978, No. 6" as read a third time by the Regional Board on the 8th day of November, 1978.


SECRETARY-TREASURER


the Applicant

I hereby certify the foregoing to be a true and correct copy of By-law No. 291 cited as "Land Use Contract Agreement By-law No. 291, 1978, No. 6" as reconsidered, finally passed, and adopted by the Regional Board on the 10th day of January, 1979 upon affirmative vote in accordance with the provisions of Section 778(2) of the Municipal Act.


SECRETARY-TREASURER

THIS LAND USE CONTRACT numbered for reference 14 -
76 and dated for reference the 18 day of October , 1978.

BETWEEN:

THE REGIONAL DISTRICT OF NORTH OKANAGAN,
A regional District incorporated under the
laws of the Province of British Columbia,
and having an office at 2903 - 35th Avenue,
in the City of Vernon, Province of British
Columbia,

(hereinafter called the "District")

OF THE FIRST PART

AND:

James A
HAROLD A. SIGALET, Lumberman,
of R. R. # 6, Ellison Park Road,
in the City and Province aforesaid,

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS

A. The District pursuant to Section 702A and 798A of
the Municipal Act, may, with the approval of the Lieutenant-
Governor in Council, notwithstanding any By-Law of the
District or Section 712 or 713 of the Municipal Act upon the
application of an owner of land within a development area
designated as such by By-Law of the District, enter into a
Land Use Contract containing such terms and conditions for
the use and development of the land as may be mutually
agreed upon and thereafter the use and development of that
land shall be in accordance with such Land Use Contract;

B. The Municipal Act requires that the Regional Board in exercising the powers given by Section 702A shall have due regard to the considerations set out in Section 702(2) and Section 702A(1) in arriving at the use and development permitted by any land development contract and the terms, conditions and considerations thereof;

C. The Developer has presented to the District a scheme of use and development of the within described lands and premises and has made application to the District to enter into this Land Use Contract under the terms, conditions and for the consideration hereinafter set forth;

D. A Land Use Contract is deemed to be a zoning By-Law for the purposes of the Controlled Access Highways Act and if the land is so situated that it is subject to such Act, the approval of the Minister of Highways to the use set forth in this Agreement must first be obtained before the District can enter into same;

E. The Developer acknowledges that he is fully aware of the provisions and limitations of Sections 702A and 798A of the Municipal Act, and the District and Developer mutually acknowledge and agree that the Regional Board of the District cannot enter into this Agreement until the Regional Board has held a public hearing thereon, in the manner prescribed by law, has duly considered the representations made and the opinions expressed at such hearing, and a majority of all the Directors having among them a majority of all the votes of the Regional Board vote in favour of the District entering into this contract, and unless and until the Minister of Municipal Affairs has approved the By-Law of the District authorizing the District to enter into this contract.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the District and the Developer represent, covenant and agree as follows:

Developer's Representations

1. The Developer represents and warrants as follows:

1.1 The Developer is the registered owner of an estate in fee simple of all and singular that certain parcel or tract of land and premises situate, lying and being in the Vernon Assessment District, in the Province of British Columbia, and being more particularly known and described as:

W5345
W5343
The North West Quarter (¼) of
Section Eleven (11)
Township Thirteen (13)
Osoyoos Division Yale District
except that part included on plan 3836,
and,
the West half (½) of the South West Quarter (¼),
Section Eleven (11)
Township Thirteen (13)
Osoyoos Division Yale District

(hereinafter called the "Lands")

1.2 No other person or entity holds any registered interest in the Lands.

Developer's Covenants

2. The Developer covenants and agrees as follows:

2.1 That the Lands, including the surface of water, and any and all buildings, structures and improvements erected thereon, thereover or therein shall be used for the purpose specified in Schedule "A" hereto and for no other purpose.

2.2 That no Lands shall be subdivided except in compliance with and according to the plans and particulars set out in Schedule "B" hereto.

2.3 To construct or cause to be constructed all roads shown as such on Schedule "B" hereto in accordance with such standards of construction and other requirements as may be

specified by the Ministry of Highways ("Ministry") for the Province of British Columbia, and to deposit with the Ministry such sum or sums of money or other security as may be required by the Ministry with respect to the construction of roads within any subdivision of the Lands.

2.4 To construct and install such works and services on the Lands and to grant such easements as may be required by the Ministry to ensure proper drainage of the Lands.

2.5 To ensure that each lot within any subdivision of the Lands is supplied with domestic water, and to construct and install or cause to be constructed and installed a domestic water system to supply each lot in accordance with the specifications set out and described in Schedule "C" hereto and in accordance with such other plans and specifications as may be required by any governing authority of the Government of the Province of British Columbia.

2.6 That he will not sell, lease or otherwise dispose of any lot of any subdivision of the Lands until such time as the domestic water system referred to in Paragraph 2.5 above and described in Schedule "C" hereto is fully constructed and installed in accordance with the terms of this Agreement. Except that the Developer shall not be prohibited from mortgaging the Lands.

2.7 To deposit, after the Public Hearing, with the Comptroller of Water Rights, Water Utilities Act such sum or sums of money or other security as may be required by the Comptroller to ensure and secure the construction and installation of the domestic water system referred to in Paragraphs 2.5 and 2.6 above and in Schedule "C" hereto.

2.8 To ensure that each lot within any subdivision of the Lands is supplied with electrical power and to enter into such agreements with British Columbia Hydro and Power Authority as may be necessary to ensure performance of this covenant by the Developer including the depositing of such sum or sums of money with British Columbia Hydro and Power Authority as may be required by the said Authority.

2.9 To ensure that each lot within any subdivision of the Lands is supplied with telephone services and to enter into such agreements with the Okanagan Telephone Company including the deposit of such sum or sums of money as may be required by the said Company to ensure performance of this covenant by the Developer.

2.10 To pay all the District's reasonable costs including reasonable legal fees and disbursements incurred directly or indirectly as a result of the preparation and registration of this Land Use Contract and any By-Law required to implement the terms hereof.

2.11 To indemnify and save harmless the District and its servants, agents and employees from and against all actions, proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought or made against the District or its servants, agents and employees, resulting directly or indirectly from the failure of the Developer to perform his covenants herein contained.

2.12 To retain title in and to those portions of the Lands which are outlined in green on Schedule "B" (hereinafter referred to as the "Green Lands"). The District agrees that the Developer, his heirs, successors and assigns shall have the full right and title to sell, assign and otherwise deal with the said Green Lands, subject only to an easement permitting the owners of the lots or parcels created by the subdivision referred to in paragraph 2.2 in Schedule "B", the right to pass and re-pass at any time over the Green Lands, excluding the portion of the Green

- 5A -

Lands situate on that part of the Lands described as:
The West half of the South-west quarter,
Section 11,
Township 13,
O.D.Y.D.

2.13 To register a Statutory Building Scheme against the
Lands containing, inter alia, the restrictions numbered 4 and
5 of Schedule "A" hereto.

2.14 To deposit with the District the sum of Sixty-Seven Thousand (\$67,000.00) Dollars (hereinafter called the "Highway Improvement Contribution") upon deposit of the subdivision plan required pursuant to Paragraph 2.2 in the Kamloops Land Registry Office. The District shall hold the Highway Improvement Contribution in an interest bearing account, the principal of which and interest earned thereon to be released only for the following purposes:

- (a) Contribution to the construction of a by-pass of the portion of Okanagan Landing Road from Norman's Store, Okanagan Landing, British Columbia, south for a distance of One point four (1.4) miles to the intersection of Okanagan Landing Road and Peters Road; or
- (b) Contribution to the construction of improvements to the above mentioned portion of Okanagan Landing Road.

Provided that in the event the District does not release the Highway Improvement Contribution pursuant to either (a) or (b) above on or before Five (5) years from the date of deposit of the Highway Improvement Contribution then the District shall forthwith release the Highway Improvement Contribution, plus accumulated interest earned thereon, to the Developer.

District's Covenants

3. The District hereby covenants and agrees with the Developer to permit the Developer to use the Lands in accordance with the terms and conditions herein contained.

Mutual Covenants and Agreements

4. It is mutually understood and agreed as follows:

4.1 Schedules "A" to "C" inclusive attached hereto are hereby incorporated into and made part of this Land Use

Contract.

4.2 Subject to the terms, covenants, and conditions herein contained, the use and development of the Lands shall comply with all the By-Laws of the District.

4.3 The District has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer other than those contained in this Land Use Contract.

4.4 The Developer acknowledges that the execution of this Land Use Contract by the District and registration of this Land Use Contract does not, without more, permit a subdivision of the Lands, and in order to effect a subdivision of the Lands the Developer must first comply with all the provisions of the Land Registry Act of British Columbia and obtain the written approval of the appropriate Approving Officer for the Ministry.

4.5 All highways, bridges, culverts, lanes and walkways including drainage, surfacing, curbs, gutters, storm sewers, sidewalks, street lighting, boulevards and street signs shall, upon deposit in the Kamloops Land Registry Office of the subdivision plan made pursuant to this Land Use Contract, become the property of the Ministry, free and clear of any and all claims by the Developer and any person claiming through the Developer and the Developer shall, and hereby agrees to save harmless, the Ministry from any and all such claims.

Interpretation

5. Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties

so require.

6. The headings of the clauses of this Land Use Contract have been inserted for reference only and do not define, limit or alter or enlarge the meaning of any provision in this Land Use Contract.

General

7. This Land Use Contract shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

8. This shall be the Agreement between The Regional

SCHEDULE "A"

To Land Use Contract No.: 14 - 76

Subdivision

1. No lot or parcel in the lands created by the subdivision referred to in paragraph 2.2 and Schedule "B" (hereinafter called the "Lot") shall be subdivided or partitioned into two or more Lots or any Lots or any Lots consolidated into one or more Lots.

Permitted uses

2. The following uses, as defined by the by-laws of the District and no others shall be permitted;

- (a) Single family dwelling;
- (b) Accessory residential;
- (c) Restricted agricultural.

Buildings per Lot

3. The number of buildings allowed per Lot for each of the above mentioned permitted uses shall be not more than:

- (a) One (1) single family dwelling;
- (b) Two (2) accessory residential buildings;
- (c) Two (2) restricted agricultural buildings.

Floor Area

4. The floor areas shall be as follows:

- (a) The floor area for a single family dwelling shall be not less than 60 m² (645.6 square feet).
- (b) The floor area for an accessory residential building shall not be greater than 55m² (591.8 square feet) with no horizontal dimension exceeding 9 m (29.53 feet);

Height of Buildings and Structures

5. The height of buildings and structures shall not exceed:

- (a) 5 m (16.40 feet) for accessory residential use;
- (b) 8 m (26.25 feet) for residential use;
- (c) 10 m (32.81 feet) for restricted agricultural use.

Lot Coverage

6. Lot coverage shall be not greater than thirty percent (30%) of the Lot area.

Off-Street Parking

7. Off-street parking shall be provided and maintained in accordance with the provisions of Schedule "E" of By-law 801 of the By-laws of the District and the number of parking spaces required to be provided on a Lot or Lots, shall be determined by the use or uses being carried on on such Lot or Lots from time to time.

Setbacks

8. (Subject to the special building line setback provisions of Section 407 of the By-laws of the District)

(a) Front Yard:

A front yard free of all buildings and structures shall be provided with a depth of not less than:

(i) 12 m (39.37 feet) for single family dwellings, and accessory residential use;

(ii) 15 m (49.21 feet) for restricted agricultural use;

(iii) 30 m (98.43 feet) for restricted agricultural use involving buildings used for the keeping of animals.

(b) Other Buildings:

Buildings shall not be sited within 3 m (9.843 feet) of any other building, except that buildings for restricted agricultural use involving the keeping of animals shall not be sited within 30 m (98.43 feet) of any residential dwelling not sited on the same Lot.

(c) Rear Yard:

A rear yard free of all buildings and structures shall be provided with a depth of not less than 8 m (26.25 feet), except that rear yards free of all buildings and structures used for keeping of animals shall be provided with a depth of not less than 30 m (98.43 feet) where the use abuts a Residential Zone.

(d) Side Yards:

Side yards free of all buildings and structures shall be provided with a width of not less than 8 m (26.25 feet), except that side yards free of buildings and structures used for keeping animal shall be provided with a width of not less than 30m (98.43 feet) where the use abuts a Residential zone.

Exterior side yards free of buildings and structures shall be provided with a width of not less than:

- (i) 12 m (39.37 feet) for single family dwellings, two family dwellings, mobile homes, and accessory residential use;
- (ii) 15 m (49.21 feet) for restricted agricultural use;
- (iii) 30 m (98.43 feet) for restricted agricultural use involving buildings used for the keeping of animals.

(e) Water Bodies:

Setbacks from water bodies and the natural boundary of any natural watercourse or source of water shall be in accordance with Section 406 of this By-law.

Restricted Agricultural Use

9. A restricted agricultural use shall be restricted to the cultivation of land and the keeping of animals for the personal use of the owner only, provided that this does not create a nuisance by reason of sound, sight, or smell and shall not include feed lots, mushroom growing, boarding and breeding kennels, or the keeping of swine or fur bearing animals.

Tree Cutting

10. No trees now standing on the Lands shall be cut or removed from the Lands unless the person desiring to cut any tree or trees makes written application to the District Planning Director for a tree cutting permit and states therein the following:

- (a) The reason for the proposed tree cutting;
- (b) The number, species and location of the tree or trees to be cut; and,
- (c) A tree survey if a building permit is being applied for.

10.1 The planning Director may, upon receipt of written application for the reasons therein specified pursuant to paragraph 10(a), issue a tree cutting permit. If the reason so stated pursuant to paragraph 10(a) is for a use pursuant to paragraph 2 herein, the Planning Director shall issue a tree cutting permit.

10.2 For purposes of paragraph 10 "Tree" means:

A member of any evergreen or deciduous species which has only a single leader (trunk) arising from the root mass, which will have a diameter at breast height ("DBH") of not less than 7.5 cm, and which is capable of growing to a height exceeding 3.5 m at maturity, and includes species in clump form having more than one leader per root mass.

SCHEDULE "B"

To Land Use Contract No: 14 - 76

Subdivision Plan as Attached

SCHEDULE "C"

To Land Use Contract No: 14 - 76

Domestic Water System Requirements

1. Water source: Okanagan Lake;
2. Storage reservoir 75,000 imperial gallons;
3. Line sizes, minimum pipe size 4";
4. Normal operating pressures 35 to 90 psi;
5. Fire hydrants to be located so that no lot is more than 500 feet from a hydrant;
6. Water meters installed for each lot;
7. Disinfection: gas chlorination at the primary pipe house followed by 20 minute contact time in the supply main and pump house well;
8. Pumps: Pump House 1, submersible turbines pumping to an elevation of 1,100 feet.

Q = 80 U.S.g pm
TDH = 462 feet
BHP = 15

Pump House 2, booster. Being a turbine pump either in line or from a wet well at an elevation of 1,435 feet pumping to the reservoir elevation of 1,850 feet.

Q = 80 U.S.g pm
TDH = 420 feet
BHP = 20



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Craig Broderick
Manager, Current Planning
Hazel Christy
Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: September 14, 2020
REPORT DATE: August 14, 2020
FILE: 3360-20 (ZON00354)

SUBJECT: **ZONING TEXT AMENDMENT BYLAW #5817, 2020 (HOME BASED BUSINESSES)
AND SIGN BYLAW TEXT AMENDMENT BYLAW #5818**

PURPOSE:

To review Zoning Text Amendment Bylaw #5817 (Home Based Businesses) and concurrent Sign Bylaw Text Amendment Bylaw #5818 to update the home based business regulations to encourage establishment and growth of home based businesses while respecting the residential character of neighbourhoods.

RECOMMENDATION:

THAT Council give first and second reading consideration to Zoning Text Amendment Bylaw #5817, 2020 (Home Based Businesses) and Sign Bylaw Text Amendment Bylaw #5818;

AND FURTHER, that Council direct Administration to schedule a public hearing for Zoning Text Amendment Bylaw #5817, 2020 (Home Based Businesses) as soon as practical.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council NOT support Zoning Text Amendment Bylaw #5817, 2020 (Home Based Businesses) and Sign Bylaw Text Amendment Bylaw #5818.

Note: This alternative does not support the proposed text amendments to Home Based Business regulations within Zoning Bylaw #5000 and Sign Bylaw #4489.

ANALYSIS:

A. Committee Recommendations:

At its meeting of August 18, 2020, the Advisory Planning Committee passed the following resolution:

“ “

B. Rationale:

1. Currently, Zoning Bylaw #5000 regulates Home Based Businesses by defining three types of Home Based Business: Minor, Major and Rural. This terminology implies a difference in scale of business operation and resulting level of impact on the neighbouring residential community, whether those neighbouring residential units are within a low density single/two family residential neighbourhood, a multi-family development, or a rural area.

2. While the General Regulations in the Zoning Bylaw prohibit all types of Home Based Businesses from creating a nuisance or “adversely affecting the amenities of the neighbourhood”, the intention is that the most limited type of operation in terms of size, employees and anticipated visits to the residence would be a Minor Home Based Business, and the largest scale of home based business and resulting activity would be a Rural Home Based Business, located on a agricultural or rural residential property.
3. The Major Home Based business type falls in between the Minor and Rural home based business categories in terms of size and other parameters such as numbers of non-resident employees permitted. In order for a Major Home Based business to be permitted as a Secondary Use within single detached housing within a low density residential zone, a site specific rezoning application to an Rh subzone is required. As an example, a single detached house within an R1 Zone would require a site specific rezoning to the R1h sub-zone to permit a Major Home Based Business as a Secondary Use. A Minor Home Based Business is a permitted Secondary Use within this district and does not require a zoning amendment.
4. The approach of considering a site specific sub-zone to allow an individual business to establish a Major Home Based Business within a low density residential neighbourhood has led to a number of specific concerns as outlined below, in addition to general concerns (i.e. parking, traffic, hours of operation) with home based businesses as currently regulated in the Zoning Bylaw:
 - a. Once a rezoning to a Rh sub-zone is adopted, the property is permitted to have a Major Home Based Business in perpetuity as long as the business complies with the Zoning and Business Licencing Bylaws and other regulations in effect at the time. The original home based business that was the subject of the rezoning application may be replaced by a different business with different impacts (i.e. physiotherapist changing to hair salon).
 - b. While Council may direct the registration of a Section 219 Covenant on Title to address or limit the anticipated impact, this mechanism is inefficient and may not always be effective. Issues may arise with the subsequent interpretation of the wording of the covenant or in a worst case scenario, the covenant may be missed through property transfer and/or licensing of a new business.
 - c. Requiring a rezoning to a Rh sub-zone creates uncertainty for the prospective home buyer or business operator wishing to establish a home based business. This uncertainty plus the time required to receive a Council decision on a Rh sub-zone application limits the properties available for consideration by a prospective purchaser or renter.
 - d. Increased interest in the pursuit of options to work from home, and/or a desire to supplement other income, makes regulation clarity and consistency important for all concerned.
 - e. Rezoning a property to a Rh sub-zone may be divisive, especially if the rezoning is to legalize an existing non-conforming business.
 - f. Individual Rh sub-zoning applications sometimes require Council and Administration time and resources disproportionate to the size of the development application under consideration.
5. In considering the regulation of home based businesses within a community, Council must balance issues of fairness and equity not only between the residents of a neighbourhood, but also between business owners allowed to operate out of residential premises versus those businesses required to operate out of commercial premises. Once again, clarity, equity and consistency of regulation are very important.

6. The intent of the proposed Zoning Text Amendment Bylaw #5817 (Home Based Businesses) attached to this report as Attachment 1, is to minimize the anticipated impacts of all home based businesses in general, and Major Home Based Businesses in particular so that Major Home Based Businesses (renamed Type 2 in the proposed amendment bylaw) can be permitted within low density single/two family neighbourhoods without requiring a Rh sub-zone rezoning application.
7. The text amendments seek to reduce the anticipated impacts of all home based businesses types in the following ways (please note that Minor, Major and Rural Home Based Businesses are to be renamed Types 1, 2 and 3 Home Based Businesses in the proposed text amendment):
 - a. Limit the Minor (renamed Type 1) Home Based Business to the primary dwelling unit only (previously permitted in a primary and accessory building/structure);
 - b. Limit employees of personal services businesses to residents only for Major (renamed Type 2) Home Based Businesses (anticipated to reduce traffic and parking issues);
 - c. Require a minimum parcel size of 1000m² for all Rural (renamed Type 3) Home Based Businesses (anticipated to reduce general impact);
 - d. Reduce the numbers of non-resident employees and client visits for each home based business type (anticipated to reduce traffic and parking issues);
 - e. Establish a maximum floor area where more than one home based business is permitted in all types of Homes Based Businesses on on a property (clarifies and allows for easier enforcement);
 - f. Require all storage to be wholly contained within permanent buildings (preserves neighbourhood character); and
 - g. Limit vehicle trips generated by the home based business to between the hours of 8:00 am and 6:00 pm (anticipated to reduce traffic and parking issues; preserve residential character).

Note that all existing licensed and legally operating Home Based Businesses will be made legally non-conforming by the proposed amendments and will be permitted to renew their operating license in accordance with the original licensing terms (“grandfathered”), unless discontinued for six months in which case their legal non-conforming status will have expired (Sec. 528 (2) of the Local Government Act).

8. The intent of Sign Bylaw Text Amendment Bylaw #5818 (Attachment 2) is to reduce the allowable size for a home based business sign to a size comparable to a residential real estate lawn sign.

Please see the attached Table 1 (Attachment 3) for further details of existing and proposed regulations which include amendments to Zoning Bylaw #5000 Section 2.0 Definitions, Section 5.0 Specific Use Regulations, Section 7.0 Parking and Loading as well as 38 individual zones where home based businesses are permitted as a secondary use, and the proposed concurrent amendment to Sign Bylaw #4489. The rationale for each proposed amendment is also included in the talbe.

C. Attachments:

Attachment 1 – Proposed Zoning Text Amendment Bylaw #5817

Attachment 2 – Proposed Sign Bylaw #4489 Text Amendment Bylaw #5818

Attachment 3 – Table 1 Proposed amendments to Zoning Bylaw #5000 and Sign Bylaw #4480

D. Council's Strategic Plan 2019 - 2022 Goals/Action Items:

The proposed Text Amendments involve the following goals/action items in Council's Strategic Plan 2019 – 2022:

- Streamline red tape to facilitate more development
- Work towards a sustainable Vernon environmentally, economically and socially

E. Relevant Policy/Bylaws/Resolutions:

1. Official Community Plan Guiding Principles:

Foster prosperity for people, business and government

Economic development initiatives are focused on growing a diversified local economy where residents and business thrive. Fair and equitable development policies ensure that this prosperity enhances the City's ability to provide cost effective quality services and infrastructure.

Create strong, compact and complete neighbourhoods

As neighbourhoods develop, essential elements such as housing employment, shops, parks, schools and other amenities can be found in closer proximity to one another, making alternatives to driving more attracting and viable while improving road safety. Where redevelopment in established areas is proposed, the existing neighbourhood character is respected.

Section 8.0 Commercial

Home Based Businesses

Home based businesses play a significant role in Vernon's commercial landscape. The challenges that such businesses present, however, are the possible increases in traffic, parking issues, noise associated with the business and a change in the residential character in the neighbourhood when signage is installed. The City will continue to ensure that home based businesses function in a way that minimizes these impacts while allowing appropriate business in these areas.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date: _____

Craig Broderick
Manager, Current Planning

X

Signer 2

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input checked="" type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input checked="" type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Aug.18/2020) | | |
| <input type="checkbox"/> OTHER: | | |

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5817

A bylaw to amend the City of Vernon
Zoning Bylaw Number 5000

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw Number 5000 to provide for and regulate home based businesses within the City of Vernon;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the Local Government Act, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Zoning Text (Home Based Businesses) Amendment Bylaw Number 5817, 2020**".

2. The City of Vernon Zoning Bylaw Number 5000 be, and is hereby amended, as follows:

(i) **AMENDING** Subsection 2.3.3 by:

a. **DELETING:**

~~i. **HOME BASED BUSINESS, MINOR** means an activity consisting of the use of the primary dwelling unit and/or secondary building/structure for a business by a resident who resides for more than 240 days of a year at that dwelling unit. The minor home based business shall not occupy more than 25% floor area of the dwelling unit up to a maximum area of 25m² of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling; and~~

REPLACING the above noted definition with:

ii. **HOME BASED BUSINESS, TYPE 1** means an activity consisting of the use of the primary dwelling unit by a resident.

b. DELETING:

- i. ~~HOME BASED BUSINESS, MAJOR means an activity consisting of the use of a dwelling unit and/or secondary building/structure for a business by a resident who resides for more than 240 days of a year at that dwelling unit. The major home based business shall not occupy more than 40% floor area of the primary dwelling unit up to a maximum area of 50m² of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling or secondary building; and~~

REPLACING the above noted definition with:

- ii. **HOME BASED BUSINESS, Type 2** means an activity consisting of the use of a dwelling unit and/or secondary building/structure for a business by a resident.

c. DELETING:

- i. ~~HOME BASED BUSINESS, RURAL means an activity consisting of the use of a dwelling unit and/or one secondary building/structure for a business by a resident who resides for more than 240 days of a year at that dwelling unit. The rural home based business shall not occupy more than 100m² of floor area inclusive of the secondary building or structure. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling; and~~

REPLACING the above noted definition with:

- ii. **HOME BASED BUSINESS, TYPE 3** means an activity consisting of the use of a dwelling unit and/or one secondary building/structure within an agricultural or rural residential zone for a business by a resident.

(ii) DELETING the existing Section 5.2 Home Based Businesses, Minor:

~~5.2 Home Based Businesses, Minor~~

~~5.2.1 All minor home based businesses shall be secondary uses and must comply with the following:~~

- ~~• a minor home based business shall be conducted within the primary building and/or secondary building/structure and no outdoor storage or operation of the minor home based business shall be permitted;~~
- ~~• no variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any primary building or structure for the purpose of~~

~~accommodating a minor home based business shall be permitted;~~

- ~~• no nuisance shall be produced by the minor home based business and, at all times, the privacy and enjoyment of adjacent lots shall be preserved and the minor home based business shall not adversely affect the amenities of the neighbourhood; and~~
- ~~• the minor home based business shall not generate more than one client visit to the site from which the business is being operated on any given day, and~~
- ~~• this use does not include the repair or painting of vehicles, trailers or boats; cabinet making; welding or machine shops; care centres; or cutting and wrapping of meat, including wild game.~~

~~5.2.2 No person other than residents of the primary residence shall be engaged in the minor home based business.~~

~~5.2.3 The total area of minor home based businesses shall not occupy more than 25% of the floor area of the dwelling up to a maximum area of 25m².~~

~~5.2.4 Subject to section 5.2.6, retail sales and display of products not produced on the premises shall not be permitted in a minor home based business, with the exception of~~

- ~~• agricultural products only in the A1, A2 and A3 Agricultural zones,~~
- ~~• mail order sales,~~
- ~~• telephone sales,~~
- ~~• goods where the customer does not enter the premises to pick up the goods; and,~~
- ~~• products incidental to the service provided, subject to section 5.2.6.~~

~~5.2.5 No sign advertising the minor home based business is permitted.~~

~~5.2.6 The following uses are prohibited as minor home based businesses: automotive repair, cabinet making, welding, care centres, cutting & wrapping of meat, including wild game, escort services, and gun shops; and~~

ADDING a new Section 5.2 Home Based Businesses, General as follows:

5.2 Home Based Businesses, General

5.2.1 More than one home based business shall be permitted per dwelling or property, and all home based businesses shall be secondary to the principal residential use and must comply with the following:

- a. Where a property contains a dwelling and either a secondary suite or accessory suite, and both the principal dwelling and the secondary or accessory suite each contain a home based business, the total allowable floor**

area used for home based business operations on the property shall not exceed the maximum allowable floor area for the largest home based business type, either Type 1, Type 2 or Type 3, permitted for that property.

b. All storage related to the home based business must be wholly contained within permanent buildings, and no outdoor operation of the home based business shall be permitted.

c. No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating the home based business shall be permitted.

d. No nuisance shall be produced by the home based business and, at all times, the privacy and enjoyment of adjacent properties shall be preserved and the home based business shall not adversely affect the amenities of the neighbourhood.

e. The following uses are prohibited as home based businesses: automotive repair, cabinet making, welding, cutting and wrapping of meat including wild game, escort services, gun shops and pet daycare.

f. Retail sales of products not produced on the premises shall not be permitted with the exception of:

- i. Agricultural products only in the A1, A2 and A3 Agricultural Zones,
- ii. Mail order, internet or telephone sales, or similar sales of goods where the customer does not enter the premises to pick up the product;
- iii. Products incidental to the services being provided.

g. No vehicle trips generated by the home based business shall be permitted between the hours of 6.00 pm and 8.00 am.

h. The home based business shall be operated by at least one of the persons designated on the records of the Land Title Office as the registered owner of the lot. In the case of rental premises, written permission for the operation of the home based business must be obtained from the property owner.

i. Parking shall be in conformance with the regulations of this Bylaw.

j. Signage shall be in conformance with the Sign Bylaw currently in effect.

k. A valid Business License in accordance with the Business License Bylaw currently in effect must be in place at all times.

(iii) **DELETING** the existing Section 5.3 Home Based Businesses, Major:

~~5.3 Home Based Businesses, Major~~

5.3.1 All ~~major home based businesses~~ shall be ~~secondary uses~~ and must comply with the following:

- ~~a major home based business~~ shall only be conducted within the primary ~~building~~ and/or one ~~secondary building/structure~~;
- ~~no outdoor storage~~ or operation of the ~~major home based business~~ shall be permitted;
- ~~no variation from the residential character and appearance of land or buildings~~ shall be permitted and no external structural change to any primary ~~building~~ or ~~structure~~ for the purpose of accommodating a ~~major home based business~~ shall be permitted;
- ~~no nuisance~~ shall be produced by the ~~major home based business~~ and, at all times, the privacy and enjoyment of ~~adjacent lots~~ shall be preserved and the ~~major home based business~~ shall not adversely affect the amenities of the neighbourhood; and,
- the ~~major home based business~~ shall not generate more than three clients to the ~~site~~ from which the ~~business~~ is being operated at any given time; and
- this ~~use~~ does not include the repair or painting of ~~vehicles~~, trailers or boats; welding or machine shops; care centres; or cutting and wrapping of meat, including wild game.

5.3.2 ~~No more than two persons, other than residents of the primary residence, shall be engaged in the major home based business.~~

5.3.3 ~~The major home based business shall not occupy more than 40% of the floor area of the dwelling unit, and in no case shall the combined area of the residence used for the business and a secondary building used for the business exceed 50m². (Bylaw 5339)~~

5.3.4 ~~The display and retail sales of goods not produced on the premises shall not be permitted in a major home based business, with the exception of~~

- ~~products that are associated with the goods produced on the site,~~
- ~~agricultural products only in the A1, A2 and A3 Agricultural zones,~~
- ~~mail order sales,~~
- ~~telephone sales,~~
- ~~goods where the customer does not enter the premises to inspect or pick up the goods, and~~
- ~~products incidental to the service provided, subject to Section 5.3.7.~~

~~5.3.5 Parking shall be in conformance with the regulations of this Bylaw. No parking of commercial vehicles larger than 4100kg gross vehicle weight on or about the site is allowed for a major home based business.~~

~~5.3.6 A major home based business sign is permitted according to the provisions of the City of Vernon Sign Bylaw No. 4489, as amended.~~

~~5.3.7 The following uses are prohibited as home based businesses: automotive repair, welding, care centres, cutting & wrapping of meat, including wild game, escort services, and gun shops.~~

and

ADDING a new Section 5.3 Home Based Business Regulations for Home Based Business Types 1, 2 and 3, as follows:

5.3 Home Based Business Regulations, Types 1, 2 and 3

5.3.1 The regulations contained in Table 5.3 shall apply to Home Based Business Types 1, 2 and 3 respectively as shown:

Home Based Business Type	Location of Home Based Business	Number of Client Visits Permitted	Non-resident employees	Maximum area of all Home Based Businesses on Property
Type 1	Principal Residence	1 client per day	0	15 m ²
Type 2	Principal Residence or one Secondary Structure	1 client at a time	0 non-resident employee for personal services; 1 non-resident employee for all other businesses	50 m ² The sum of total GFA shall not exceed 50m ²
Type 3 (minimum parcel size 1000 m ²)	Principal Residence or one Secondary Structure	3 clients at a time	2 non-resident employee	100 m ² (Note: ALC regulations may apply)

(iv) **DELETING Section 5.4 Home Based Businesses, Rural** in its entirety:

5.4 Home Based Businesses, Rural

5.4.1 All ~~rural home based businesses~~ shall be ~~secondary uses~~ and must comply with the following:

- ~~a rural home based business~~ shall only be conducted within a primary ~~building~~ or one ~~secondary building~~ or ~~structure~~.
- no ~~outdoor storage~~ or operation of the ~~rural home based business~~ shall be permitted;
- no variation from the residential character and appearance of land, ~~buildings~~ or ~~structures~~ shall be permitted and no external structural change to any primary ~~building~~ or ~~structure~~ for the purpose of accommodating a ~~rural home based business~~ shall be permitted;
- no ~~nuisance~~ shall be produced by the ~~rural home based business~~ and, at all times, the privacy and enjoyment of ~~adjacent dwellings~~ shall be preserved and the ~~rural home based business~~ shall not adversely affect the amenities of the neighbourhood; and,
- the ~~rural home based business~~ shall not generate more than three clients to the ~~site~~ from which the ~~business~~ is being operated at any given time; and
- this ~~use~~ does not include the repair or painting of ~~vehicles~~, trailers or boats; cabinet making; welding or machine shops; care centres; or cutting and wrapping of meat, including wild game.

5.4.2 ~~No more than two persons, other than residents of the primary residence, shall be engaged in the rural home based business.~~

5.4.3 ~~The rural home based business shall not occupy more than 25% of the floor area of the dwelling unit or secondary building or structure, and in no case shall the combined area of the residence used for the business and a secondary building or structure used for the business exceed 100m².~~

5.4.4 ~~The display and retail sales of goods not produced on the premises shall not be permitted in a rural home based business, with the exception of~~

- ~~products that are associated with the goods produced on the site,~~
- ~~agricultural products only in the A1, A2 and A3 Agricultural zones,~~
- ~~mail order sales,~~
- ~~telephone sales,~~
- ~~goods where the customer does not enter the premises to inspect or pick up the goods, and~~
- ~~products incidental to the service provided,~~
subject to Section 5.4.7.

~~5.4.5 A rural home based businesses shall not occupy a required parking space.~~

~~5.4.6 A rural home based business sign is permitted according to the provisions of the City of Vernon Sign Bylaw No. 4489, as amended.~~

~~5.4.7 The following uses are prohibited as home based businesses: automotive repair, welding, care centres, cutting & wrapping of meat, including wild game, escort services, and gun shops.~~

- (v) **ADDING** the following wording to Subsection 7.3.2 (b) Vehicle Parking and Loading:

7.3.2 Every on-site parking or loading area required by this Bylaw to accommodate 4 or more **vehicles**:

- a. shall clearly delineate individual **parking spaces, loading spaces, accessible parking spaces**, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;
- b. shall be designed to allow forward entry to and exit from the property **on** which the parking or loading area is located directly to a dedicated public **street or lane**, without encumbering any lands other than the subject property. This provision does not apply where parking or loading can be provided and accessed directly from an **abutting lane or for residential developments having 2 units or less**;
- c. shall direct surface drainage to the public storm sewer system, if available, or alternatively to approved planting areas or an approved on-site drainage system;
- d. shall be constructed with surface grades not exceeding 6%; and
- e. tandem parking arrangements are permitted in conjunction with Home Based Businesses.

- (vi) **DELETING** the parking regulations for **Home Based Businesses, Rural, Minor and Major** from the **Residential and Residential Related:Uses** portion of **Table 7.1 Parking Schedule in Section 7.0 Parking and Loading**

Home Based Business, Rural	1 per non-resident employee and 1 per customer in addition to that required for the primary dwelling.
Home Based Business, Minor	1 per customer in addition to that required for the primary dwelling.
Home Based Business, Major	1 per non-resident employee and 1 per customer in addition to that required for the primary dwelling.

And:

REPLACING the Home Based Business rows of **Table 7.1 in Section 7.0 Parking and Loading** with the following:

Home Based Business, Type 1	No parking spaces in addition to those required for the primary dwelling
Home Based Business, Type 2	1 per non-resident employee and 1 per client in addition to that required for the primary dwelling.
Home Based Business, Type 3	1 per non-resident employee and 1 per client in addition to that required for the primary dwelling.

(vii) **DELETING** the following Secondary Uses from Section 8.1, the **A1 Agriculture within the ALR Zone**:

- ~~• home based businesses, rural~~
- ~~• home based businesses, minor~~
- ~~• home based businesses, major~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2
- home based businesses, Type 3.

(viii) **DELETING** the following Secondary Uses from Section 8.2, the **A2 Large Rural Holdings Zone**:

- ~~• home based businesses, rural~~
- ~~• home based businesses, minor~~

- ~~• home based businesses, major~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2
- home based businesses, Type 3.

- (ix) **DELETING** the second bullet point of Subsection 8.2.6 Other Regulations:

~~When a home based business of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the lot must have a minimum lot area greater than 0.33ha (0.8 acres).~~

- (x) **DELETING** the following Secondary Uses from Section 8.3, the **A3 Rural Small Holdings Zone**:

- ~~• home based businesses, rural~~
- ~~• home based businesses, minor~~
- ~~• home based businesses, major~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2
- home based businesses, Type 3.

- (xi) **DELETING** the second bullet point of Subsection 8.3.6 Other Regulations:

~~When a home based business of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the lot must have a minimum lot area greater than 0.33ha (0.8 acres).~~

- (xii) **DELETING** the following Secondary Uses from Section 9.1, the **RR Rural Residential Zone**:

- ~~• home based businesses, rural~~
- ~~• home based businesses, minor~~
- ~~• home based businesses, major~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2

- home based businesses, Type 3.

(xiii) DELETING the second bullet point of Subsection 9.1.6:

~~When a home based business of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the lot must have a minimum lot area greater than 0.33ha (0.8 acres).~~

(xiv) DELETING the last sentence from Section 9.2 R1 Estate Lot Residential Subsection 9.2.1:

~~The R1h sub-zoning district allows for home bases business, major as an additional use.~~

(xv) DELETING the following Secondary Uses from Section 9.2, the R1 Estate Lot Residential Zone:

- ~~• home based businesses, minor~~
- ~~• home based businesses, major (use is only permitted with the R1h sub-zoning district)~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2

(xvi) DELETING the last sentence from Section 9.3 R2 Large Lot Residential Subsection 9.3.1:

~~The R2h sub-zoning district allows for home bases business, major as an additional use.~~

(xvii) DELETING the following Secondary Uses from Section 9.3, the R2 Large Lot Residential Zone:

- ~~• home based businesses, minor~~
- ~~• home based businesses, major (use is only permitted with the R2h sub-zoning district)~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2

(xviii) DELETING the last sentence from Section 9.4 R3 Medium Lot Residential Subsection 9.4.1:

~~The R3h sub-zoning district allows for home based business, major as an additional use.~~

(xix) DELETING the following Secondary Uses from Section 9.4, the R3 Medium Lot Residential Zone:

- ~~• home based businesses, minor~~
- ~~• home based businesses, major (use is only permitted with the R3h sub-zoning district)~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2

(xx) DELETING the last sentence from Section 9.5 R4 Small Lot Residential Subsection 9.5.1:

~~The R4h sub-zoning district allows for home based business, major as an additional use.~~

(xxi) DELETING the following Secondary Uses from Section 9.5, the R4 Small Lot Residential Zone:

- ~~• home based businesses, minor~~
- ~~• home based businesses, major (use is only permitted with the R4h sub-zoning district)~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2

(xxii) DELETING the last sentence from Section 9.6 R5 Four-plex Housing Residential Subsection 9.6.1:

~~The R5h sub-zoning district allows for home based business, major as an additional use.~~

(xxiii) DELETING the following Secondary Uses from Section 9.6, the R5 Fourplex Housing Zone:

- ~~• home based businesses, minor~~
- ~~• home based businesses, major (in single detached housing only)(use is only permitted with the R5h sub-zoning district)~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2 (*in single detached housing only*)

(xxiv) **DELETING** the following Secondary Uses from Section 9.6a, the **R5A Semi-Detached Residential Zone**:

- ~~home based businesses, minor~~

AND REPLACING them with the following:

- home based businesses, Type 1

(xxv) **DELETING** the last sentence from Section 9.7 R6 Lakeshore Residential Subsection 9.7.1:

~~The R6h sub-zoning district allows for home based business, major as an additional use.~~

(xxvi) **DELETING** the following Secondary Uses from Section 9.7, the **R6 Lakeshore Residential Zone**:

- ~~home based businesses, minor~~
- ~~home based businesses, major (*in single detached housing only*)(*use is only permitted with the R6h sub-zoning district*)~~

AND REPLACING them with the following:

- home based businesses, Type 1,
- home based businesses, Type 2 (*in single detached housing only*)

(xxvii) **DELETING** the following Secondary Use from Section 9.8, the **R7 Mobile Home Residential Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxviii) **DELETING** the following Secondary Use from Section 9.9, the **RTR Resort Residential Zone**

- ~~home based businesses, minor~~

AND REPLACING it with:

- home based businesses, Type 1

(xxix) **DELETING** the following Secondary Use from Section 9.10, the **RM1 Row Housing Residential Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxx) **DELETING** the following Secondary Use from Section 9.11, the **RM2 Multiple Housing Residential Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxxii) **DELETING** the following Secondary Use from Section 9.12, **RH1 Low Rise Apartment Residential Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxxiii) **DELETING** the following Secondary Use from Section 9.13, the **RH2 Stacked Row Housing Residential Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxxiiii) **DELETING** the following Secondary Uses from Section 9.14, the **RH3 High Rise Apartment Residential Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxxv) **DELETING** the following Secondary Use from Section 9.15, the **HR1 Hillside Residential Single and Two Family Zone**:

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1
- home based businesses, Type 2 (*in single detached housing only*)

(xxxv) DELETING the following Secondary Use from Section 9.16, the **HR2 Hillside Residential Multi-Family Zone:**

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxxvi) DELETING the following Secondary Use from Section 9.17, the **HR3 Hillside Residential Apartment Zone:**

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xxxvii) DELETING the following Secondary Use from Section 9.18, the **RST1 Residential Single and Two Family Zone:**

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1
- home based businesses, Type 2 (*in single detached housing only*)

(xxxviii) DELETING the following Secondary Use from Section 9.19, the **RST2 Residential Single and Two Family Zone:**

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1
- home based businesses, Type 2 (*in single detached housing only*)

(xxxix) DELETING the following Secondary Use from Section 10.1, the **C1 Neighbourhood Commercial Zone:**

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xi) **DELETING** the following Secondary Uses from Section 10.2, the **C2 Transitional Commercial Zone**:

- ~~home based businesses, minor~~
- ~~home based business, major~~

AND REPLACING them with the following:

- home based businesses, Type 1
- home based businesses, Type 2 (*in single detached housing only*)

(xii) **DELETING** the following Secondary Uses from Section 10.3, the **C3 Mixed Use Commercial Zone**:

- ~~home based businesses, minor~~
- ~~home based businesses, nmajor~~

AND REPLACING them with the following:

- home based businesses, Type 1
- home based businesses, Type 2 (*in single detached housing only*)

(xiii) **DELETING** the following Secondary Use from Section 10.4, the **C4 Street Oriented Commercial Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

(xiv) **DELETING** the following Secondary Use from Section 10.6, the **C6 Village Commercial Zone**:

- ~~home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

- (xliv) **DELETING** the following Secondary Use from Section 10.7, the **C7 Heritage Business District Commercial Zone**:

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

- (xliv) **DELETING** the following Secondary Use from Section 10.8, the **C8 Central Business District Commercial Zone**:

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

- (xlvi) **DELETING** the following Secondary Use from Section 10.10, the **C10 Tourist Commercial Zone**:

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

- (xlvii) **DELETING** the following Secondary Use from Section 10.10A, the **C10A Tourist Commercial and Residential Zone**:

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

- (xlviii) **DELETING** the following Secondary Use from Section 10.13, the **RTC Resort Commercial Zone**:

~~• home based businesses, minor~~

AND REPLACING it with the following:

- home based businesses, Type 1

- (xlix) **DELETING** the following Secondary Use from Section 10.13A, the **RTCA Resort Commercial and Residential Zone**:

"Zoning Text (Home Based Businesses) Amendment Bylaw Number 5817, 2020"

READ A THIRD TIME this day of , 2020.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure
BYLAW 5817

ADOPTED this day of , 2020.

Mayor

Corporate Officer

Certified a True Copy

Corporate Officer

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5818

A bylaw to amend the City of Vernon
Sign Bylaw Number 4489

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Sign Bylaw Number 4489 to regulate signage for home-based businesses within the City of Vernon;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Sign Bylaw Text Amendment Bylaw Number 5818, 2020 (Home Based Businesses)**".

2. The City of Vernon Sign Bylaw Number 4489 is hereby amended, as follows:

(i) **AMENDING PART IV – SIGN SPECIFICATIONS BY ZONE/SECONDARY USE, SECTION A:**

a. **BY DELETING:**

HOME BASED BUSINESS – MAJOR, and HOME BASED BUSINESS – MINOR from the list of Secondary Uses named in Section A:

A SECONDARY USES: ROOMING HOUSE, BED & BREAKFAST, HOME BASED BUSINESS- MAJOR, HOME BASED BUSINESS-MINOR, CONGREGATE HOUSING-MAJOR, CARE CENTRES-MAJOR

AND REPLACING the above noted Section heading with:

A SECONDARY USES: ROOMING HOUSE, BED & BREAKFAST, HOME BASED BUSINESS-TYPE 1, HOME BASED BUSINESS-TYPE 2, HOME BASED BUSINESS-TYPE 3, CONGREGATE HOUSING-MAJOR, CARE CENTRES-MAJOR

Vernon Home Based Business Text Amendment

Existing Subsection Heading & Number	Existing Wording	Proposed Wording Additions = <i>italics</i> Deletions = strikethroughs	Rationale
ZONING BYLAW 5000 AMENDMENTS			
(Definitions) 2.2.3	Home Based Business, Minor means an activity consisting of the use of the primary dwelling unit and/or secondary building/structure for a business by a resident who resides for more than 240 days of a year at that dwelling unit. The minor home based business shall not occupy more than 25% floor area of the dwelling unit up to a maximum area of 25 m2 of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling.	Home Based Business, Type 1 means a <i>business</i> activity consisting of the <i>secondary or incidental</i> use of the primary dwelling unit and/or secondary building/structure for business by a resident. who resides for more than 240 days of a year at that dwelling unit. The minor home based business shall not occupy more than 25% floor area of the dwelling unit up to a maximum area of 25 m2 of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling.	<ul style="list-style-type: none"> • The Type 1 or “minor” HBB is intended for a multi-family situation. A secondary building is unlikely. • Activity must have commercial or business implications. • Take out 240 days in a year. Just as difficult to determine as “secondary or incidental”. • Remove Conditions of Use from definition. Best practice for bylaw drafting is to limit definitions to descriptive wording and not include regulatory provisions.
(Definitions) 2.3.3	Home Based Business, Major means an activity consisting of the use of the primary dwelling unit and/or secondary building/structure for a business by a resident who resides for more than 240 days of a year at that dwelling unit. The major home based business shall not occupy more than 40% floor area of the dwelling unit up to a maximum area of 50 m2 of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change the residential character of	Home Based Business, Type 2 means a <i>business</i> activity consisting of the <i>secondary or incidental</i> use of the primary dwelling unit and/or secondary building/structure for business by a resident. who resides for more than 240 days of a year at that dwelling unit. The major home based business shall not occupy more than 40% floor area of the dwelling unit up to a maximum area of 50 m2 of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change	<ul style="list-style-type: none"> • The Type 2 HBB is intended for a single or two family low density residential zone. • Activity must have commercial or business implications. • Take out 240 days in a year as this is just as difficult to enforce as “secondary or incidental”. • Remove Conditions of Use from definition. Best practice for bylaw drafting is to limit definitions to descriptive wording and not include regulatory provisions.

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
	the dwelling or secondary building.	the residential character of the dwelling or secondary building.	
(Definitions) 2.3.3	Home Based Business, Rural means an activity consisting of the use of a dwelling and/or secondary building/structure for a business by a resident who resides for more than 240 days of a year at that dwelling unit. The rural home based business shall not occupy more than 100 m2 of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling or secondary building.	Home Based Business, Type 3 means a <i>business</i> activity consisting of the <i>secondary or incidental</i> use of a dwelling and/or secondary building/structure <i>within an agricultural or rural residential zone</i> for a business by a resident. who resides for more than 240 days of a year at that dwelling unit. The rural home based business shall not occupy more than 100 m2 of floor area inclusive of the secondary building. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling or secondary building.	<ul style="list-style-type: none"> • The Type 3 or “rural” HBB is intended for agricultural or rural residential zones. • Activity must have commercial or business implications. • Take out 240 days in a year as this is just as difficult to enforce as “secondary or incidental”. • Remove Conditions of Use from definition. Best practice for bylaw drafting is to limit definitions to descriptive wording and not include regulatory provisions.
NEW Subsection Heading: HBB (Types 1, 2 and 3)	N/A	Home Based Businesses (General)	<ul style="list-style-type: none"> • Consolidate regulations that are repeated from Definitions, and again in each HBB category • Use numbered subsections, not bullet points. • Reference Parking section • Reference Sign Bylaw
NEW Subsection	N/A	<i>More than one home based business shall be permitted per dwelling or property, and all home based businesses shall be secondary to the principal residential use and comply with the following:</i> <i>a) Where a property contains a dwelling and either a secondary suite or</i>	<ul style="list-style-type: none"> • Consolidate regulations that are repeated from Definitions, and again in each HBB category • Use numbered subsections, not bullet points. • Clarify number and maximum size of HBB

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
		<p><i>accessory suite, and both the principal dwelling and the secondary or accessory units each contain a home based business, the total allowable floor area used for home based business operations on the property shall not exceed the maximum allowable floor area for the largest Home Based Business Type, either Type 1, Type 2 or Type 3 permitted for that property.</i></p> <p>b) No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating the home based business shall be permitted:</p> <p>c) <i>All storage related to the home based business must be wholly contained within permanent buildings;</i></p> <p>d) No nuisance shall be produced by the home based business and, at all times, the privacy and enjoyment of adjacent properties shall be preserved and the home based business shall not adversely affect the amenities of the neighbourhood;</p> <p>e) The following uses are prohibited as home based businesses: automotive repair, cabinet making,</p>	<p>permitted on one property</p> <ul style="list-style-type: none"> • Add regulations concerning outside storage, • Add prohibition re pet daycare • Add hours of operation (vehicle trips, pedestrian trips okay) • Reference Parking section • Reference Sign Bylaw

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
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		<p>welding, cutting and wrapping of meat, including wild game, escort services, gun shops, <i>and pet daycare.</i></p> <p>f) Retail sales of products not produced on the premises shall not be permitted with the exception of:</p> <ul style="list-style-type: none"> i. Mail order, <i>internet</i> or telephone sales, or similar sales of goods where the customer does not enter the premises to pick up the product; ii. Products incidental to the services being provided. <p>g) <i>No vehicle trips generated by the home based business shall be permitted between the hours of 6.00 pm and 8.00 am.</i></p> <p>h) The home based business shall be operated by at least one of the persons designated on the records of the Land Title Office as the registered owner of the lot. In the case of rental premises, written permission for the operation of the home based business must be obtained from the property owner.</p> <p>i) Parking shall be in conformance with the regulations of this Bylaw.</p> <p>j) Signage shall be in conformance with the Sign Bylaw currently in effect.</p>	
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Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
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		k) A valid Business Licence in accordance with the Business Licence Bylaw currently in effect must be in place at all times.	
(Subsection Heading) 5.2	Home Based Business, Minor	Home Based Business, <i>Type 1</i>	<ul style="list-style-type: none"> • Change of terminology
(Subsection HBB Minor) 5.2.1	<p>All minor home based businesses shall be secondary uses and must comply with the following:</p> <ul style="list-style-type: none"> • A minor home based business shall be conducted within the primary building and/or secondary building or structure and no outdoor storage or operation of the minor home based business shall be permitted; • No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating a minor home based business shall be permitted; • No nuisance shall be produced by the minor home based business and, at all times, the privacy and enjoyment of adjacent lots shall be preserved and the minor home based business shall not adversely affect the amenities of the neighbourhood; and 	<p>Renumber All <i>Type 1</i> home based businesses shall be secondary uses and must comply with the following:</p> <p>a) A <i>Type 1</i> home based business shall be conducted within the primary building only;</p> <p>b) No outdoor storage or operation of the <i>Type 1</i> home based business shall be permitted;</p> <ul style="list-style-type: none"> • No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating a minor home based business shall be permitted; • No nuisance shall be produced by the minor home based business and, at all times, the privacy and enjoyment of adjacent lots shall be preserved and the minor home based business shall not adversely affect the amenities of the neighbourhood; and <p>c) The <i>Type 1</i> home based business shall not generate more than one client visit</p>	<ul style="list-style-type: none"> • All items struck out are either captured above for all categories of Home Based Business or found in Definitions. • Use numbered sections not bullet points. • HBB minor must be only in primary residential building • One client per day; easy to monitor; no more impact than residential visitor; parking requirement for low density residential or visitor parking in apartment setting allows for this;

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
	<ul style="list-style-type: none"> The minor home based business shall not generate more than one client visit to the site from which the business is being operated on any given day; and This use does not include the repair or painting of vehicles, trailers or boats, cabinet making, welding or machine shops, care centres; or cutting and wrapping of meat, including wild game, escort services or gun shops. 	<p>to the site from which the business is being operated on any given day.</p> <ul style="list-style-type: none"> This use does not include the repair or painting of vehicles, trailers or boats, cabinet making, welding or machine shops, care centres; or cutting and wrapping of meat, including wild game, escort services or gun shops. 	
5.2.2	No person other than residents of the primary residence shall be engaged in the minor home based business.	d) No person other than residents of the primary residence shall be engaged in the <i>Type 1</i> home based business.	<ul style="list-style-type: none"> Renumber, rename, but no other change.
5.2.3	The total area of minor home based businesses shall not occupy more than 25% of the floor area of the dwelling up to a maximum area of 25m ² .	e) The total area of <i>all Type 1</i> home based businesses <i>on the premises</i> shall not occupy more than 25% of the floor area of the dwelling up to a maximum area of 15 m ² .	<ul style="list-style-type: none"> Renumber plus wording changes for clarification. Use maximum floor area only, no percentage. Reduce max area from 25m² to 15m²
5.2.5	No sign advertising the minor home based business is permitted.	f) No sign advertising the minor home based business is permitted.	<ul style="list-style-type: none"> Sign Bylaw to be amended
(Subsection Heading) 5.3	Home Based Businesses, Major	Home Based Business, <i>Type 2</i>	<ul style="list-style-type: none"> Name change
5.3.1	<p>All major home based businesses shall be secondary uses and must comply with the following:</p> <ul style="list-style-type: none"> A major home based business shall only be conducted within the primary building and/or one secondary building or structure; 	<p>All <i>Type 2</i> home based businesses shall be secondary uses and must comply with the following:</p> <p>a) A <i>Type 2</i> home based business shall only be conducted within the primary building and/or one secondary building or structure;</p>	<ul style="list-style-type: none"> All items struck out are either captured above for all categories of Home Based Business or found in Definitions. Use numbered sections not bullet points. Change from three clients per day to one client at a time. Easier

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
	<ul style="list-style-type: none"> • No outdoor storage or operation of the major home based business shall be permitted; • No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating a major home based business shall be permitted; • No nuisance shall be produced by the major home based business and, at all times, the privacy and enjoyment of adjacent lots shall be preserved and the major home based business shall not adversely affect the amenities of the neighbourhood; and • The major home based business shall not generate more than three client visits to the site from which the business is being operated on any given day; and • This use does not include the repair or painting of vehicles, trailers or boats, cabinet making, welding or machine shops, care centres; or cutting and wrapping of meat, including wild game. 	<p>b) No outdoor storage or operation of the <i>Type 2</i> home based business shall be permitted;</p> <ul style="list-style-type: none"> • No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating a major home based business shall be permitted; • No nuisance shall be produced by the major home based business and, at all times, the privacy and enjoyment of adjacent lots shall be preserved and the major home based business shall not adversely affect the amenities of the neighbourhood; and <p>c) The <i>Type 2</i> home based business shall not generate more than <i>one</i> client visit at any time to the site from which the business is being operated.</p> <ul style="list-style-type: none"> • This use does not include the repair or painting of vehicles, trailers or boats, cabinet making, welding or machine shops, care centres; or cutting and wrapping of meat, including wild game. 	<p>to enforce and less intrusive to neighbourhood.</p>
5.3.2	No more than two persons, other than residents of the primary residence shall be	<p>d) <i>Employees</i></p> <p>i. <i>Where personal services are provided as part of</i></p>	<ul style="list-style-type: none"> • Renumber, reduce two non-resident employees to

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
	engaged in the major home based business.	<p><i>the Type 2 home based business, only residents of the primary residence shall be engaged in providing those services.</i></p> <p>ii. <i>In all other cases, no more than one non-resident employee shall be engaged in the Type 2 home based business.</i></p>	<p>residents only in the case of personal services, otherwise one non-resident employee shall be permitted.</p> <ul style="list-style-type: none"> For personal services, number of employees providing services correlates to numbers of clients and parking requirements at a given time.
5.3.3	The major home based business shall not occupy more than 40% of the floor area of the dwelling unit, and in no case shall the combined area of the residence used for the business and a secondary building used for the business exceed 50m2	e) The <i>total area of all home based businesses on the premises</i> shall not occupy more than 50 m2 being 40% of the floor area of the dwelling unit, and in no case shall the combined area of the residence and a secondary building used for the business. and a secondary building used for the business exceed 50m2	<ul style="list-style-type: none"> Renumber plus wording changes for clarification. Use maximum floor area only, no percentage. Could have a Type 2 HBB, plus a couple of Type 1 HBBs (i.e. accounting plus hairdressing)
5.3.5	Parking shall be in conformance with the regulations of this Bylaw. No parking of commercial vehicles larger than 4100 GVW on or about the site is allowed for a major home based business	Delete this section	<ul style="list-style-type: none"> This restriction is covered in Section 3.3 Prohibitions.
(Subsection Heading) 5.4	Home Based Businesses, Rural	Home Based Business, Type 3	<ul style="list-style-type: none"> Rename
5.4.1	<p>All rural home based businesses shall be secondary uses and must comply with the following:</p> <ul style="list-style-type: none"> A rural home based business shall only be conducted within a 	<p>All <i>Type 3</i> home based businesses shall be secondary uses and must comply with the following:</p> <p>a) <i>The minimum parcel size for a Type 3 home based business is 1000m2</i></p>	<ul style="list-style-type: none"> All items struck out are either captured above for all categories of Home Based Business or found in Definitions. Use numbered sections not bullet points.

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
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	<p>primary building and/or one secondary building or structure;</p> <ul style="list-style-type: none"> • No outdoor storage or operation of the rural home based business shall be permitted; • No variation from the residential character and appearance of land, buildings or structures shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating a rural home based business shall be permitted; • No nuisance shall be produced by the rural home based business and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the rural home based business shall not adversely affect the amenities of the neighbourhood; and • The rural home based business shall not generate more than three client visits to the site from which the business is being operated at any given time; and • This use does not include the repair or painting of vehicles, trailers or boats, cabinet making, welding or machine shops, care centres; or cutting and wrapping of meat, including wild game. 	<p>b) A <i>Type 3</i> home based business shall only be conducted within a primary building and/or one secondary building or structure;</p> <p>c) No outdoor storage or operation of the <i>Type 3</i> home based business shall be permitted;</p> <ul style="list-style-type: none"> • No variation from the residential character and appearance of land, buildings or structures shall be permitted and no external structural change to any primary building or structure for the purpose of accommodating a rural home based business shall be permitted; • No nuisance shall be produced by the rural home based business and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the rural home based business shall not adversely affect the amenities of the neighbourhood; and <p>d) The <i>Type 3</i> home based business shall not generate more than three two client visits to the site from which the business is being operated at any given time; and</p> <ul style="list-style-type: none"> • This use does not include the repair or painting of vehicles, trailers or boats, cabinet making, welding or machine shops, care centres; or cutting and 	<ul style="list-style-type: none"> • Add minimum parcel size. More potential impact therefore must be on a large rural lot. • Change from three clients at a time to two clients at a time. Less disruptive to the neighbourhood and more residential in nature.
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Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
		wrapping of meat, including wild game.	
5.4.2	No more than two persons, other than residents of the primary residence shall be engaged in the rural home based business.	e) No more than two one person, other than residents of the primary residence shall be engaged in the <i>Type 3</i> home based business.	<ul style="list-style-type: none"> • Renumber, reduce two persons to one person. • Less employees means less disruptive to neighbourhood and more residential in nature.
5.4.3	The rural home based business shall not occupy more than 25% of the floor area of the dwelling unit or secondary building or structure, and in no case shall the combined area of the residence used for the business and a secondary building or structure used for the business exceed 100m ² .	f) The <i>total area of all home based businesses on the premises</i> shall not occupy more than 100 m ² being 40% of the floor area of the dwelling unit, and in no case shall the combined area of the residence and a secondary building used for the business. and a secondary building used for the business exceed 50m²	<ul style="list-style-type: none"> • Renumber plus wording changes for clarification. • Use maximum floor area only, no percentage. • Could have a Type 3 HBB, plus a couple of minor (i.e. accounting plus hairdressing)
7.0 Parking and Loading			
7.1.1 Table 7.1 Residential and Related Uses	Home Based Business Minor: 1 per customer in addition to that required for the primary dwelling	Home Based Business Minor: 1 per customer in addition to that required for the primary dwelling	<ul style="list-style-type: none"> • Delete parking requirement for HBB Minor if only residents may be employed and only one client per day is permitted.
7.3.2 Vehicle Parking and Loading	Every on-site parking or loading area required by this Bylaw to accommodate 4 or more vehicles: <ul style="list-style-type: none"> • • Shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located directly to a dedicated public street or lane, without encumbering any lands 	Every on-site parking or loading area required by this Bylaw to accommodate 4 or more vehicles: <ul style="list-style-type: none"> a) b) Shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located directly to a dedicated public street or lane, without encumbering any lands other than the subject property. This provision does not apply 	<ul style="list-style-type: none"> • Add exception for low density residential uses i.e. single family, or duplexes. • Use subsections not bullet points

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
	other than the subject property. This provision does not apply where parking or loading can be provided or accessed directly from an abutting lane.	where parking or loading can be provided or accessed directly from an abutting lane, <i>or for residential developments having 2 units or less.</i>	
8.1 A1 Agriculture in the ALR	HBB Minor, Major and Rural Permitted	Rename HBB Minor, Major and Rural to Type 1, Type 2 and Type 3	<ul style="list-style-type: none"> • Rename
8.2 A2 Rural Large Holdings	HBB Minor, Major and Rural Permitted	Rename HBB Minor, Major and Rural to Type 1, Type 2 and Type 3	<ul style="list-style-type: none"> • Rename
8.3 A3 Rural Small Holdings	HBB Minor, Major and Rural Permitted	Rename HBB Minor, Major and Rural to Type 1, Type 2 and Type 3	<ul style="list-style-type: none"> • Rename
9.1 RR Rural Residential	HBB Minor, Major and Rural Permitted	Rename HBB Minor, Major and Rural to Type 1, Type 2 and Type 3	<ul style="list-style-type: none"> • Rename
9.2 R1 Estate Lot Residential	HBB minor permitted HBB major permitted with subzone amendment	Rename HBB Minor to <i>Type 1</i> Delete HBB Major Add HBB Type 2 (no subzone amendment required)	<ul style="list-style-type: none"> • HBB Type 2 modified to have less impact within low density residential neighbourhood, so may be permitted as of right
9.3 R2 Large Lot Residential	HBB minor permitted HBB major permitted with subzone amendment	Rename HBB Minor to <i>Type 1</i> Delete HBB Major Add HBB Type 2 (no subzone amendment required)	<ul style="list-style-type: none"> • HBB Type 2 modified to have less impact within low density residential neighbourhood
9.4 R3 Medium Lot Residential	HBB minor permitted HBB major permitted with subzone amendment	Rename HBB Minor to <i>Type 1</i> Delete HBB Major Add HBB Type 2 (no subzone amendment required)	<ul style="list-style-type: none"> • HBB Type 2 modified to have less impact within low density residential neighbourhood
9.5 R4 Small Lot Residential	HBB minor permitted HBB major permitted with subzone amendment	Rename HBB Minor to <i>Type 1</i> Delete HBB Major Add HBB <i>Type 2</i> (no subzone amendment required)	<ul style="list-style-type: none"> • HBB Type 2 modified to have less impact within low density residential neighbourhood
9.6 R5 Fourplex Housing	HBB Minor permitted HBB Major permitted with subzone amendment	Rename HBB Minor to <i>Type 1</i> Delete HBB Major	<ul style="list-style-type: none"> • HBB Type 2 not appropriate for multi family situations

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
		Add HBB <i>Type 2 (in single detached housing only)</i>	<ul style="list-style-type: none"> HBB Type 2 modified to have less impact within low density residential neighbourhood
9.6a R5A Semi-Detached Residential Housing	HBB Minor permitted	Add HBB <i>Type 1</i>	<ul style="list-style-type: none"> Rename
9.7 R6 Lakeshore Residential	HBB Minor permitted HBB Major permitted with subzone amendment	Rename HBB Minor to <i>Type 1</i> Delete HBB Major Add HBB <i>Type 2 (in single detached housing only)</i>	<ul style="list-style-type: none"> HBB Type 2 modified to have less impact within low density residential neighbourhood
9.8 R7 Mobile Home Residential	HBB Minor permitted	Rename HBB Minor to <i>Type 1</i>	
9.9 RTR Resort Residential	No HBBs permitted	Add HBB <i>Type 1</i>	<ul style="list-style-type: none"> HBB Type 1 non-obtrusive
9.10 RM1 Row Housing Residential	HBB minor permitted	Rename HBB Minor to <i>Type 1</i> Add HBB <i>Type 2 (in single detached housing only)</i>	<ul style="list-style-type: none"> HBB Type 2 now has much less impact
9.11 RM2 Multiple Housing Residential	HBB minor permitted	Rename HBB Minor to <i>Type 1</i> Add HBB <i>Type 2 (in single detached housing only)</i>	<ul style="list-style-type: none"> HBB Type 2 now has much less impact
9.12 RH1 Low Rise Apartment Residential	HBB minor permitted	Rename HBB Minor to <i>Type 1</i>	
9.13 RH2 Stacked Row Housing Residential	HBB minor permitted	Rename HBB Minor to <i>Type 1</i>	
9.14 RH3 High Rise Apartment Residential	HBB minor permitted	Rename HBB Minor to <i>Type 1</i>	
9.15 HR1 Hillside Residential Single and Two Family	HBB minor permitted	Rename HBB Minor to <i>Type 1</i> Add HBB <i>Type 2 (in single detached housing only)</i>	<ul style="list-style-type: none"> HBB Type 2 now has much less impact
9.16 HR2 Hillside	HBB minor permitted	Rename HBB Minor to <i>Type 1</i>	

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
Residential Multi Family			
9.17 HR3 Hillside Residential Apartment	HBB minor permitted	Rename HBB Minor to <i>Type 1</i>	
9.18 RST1 Residential Single and Two Family	HBB minor permitted	Rename HBB Minor to <i>Type 1</i> Add HBB Type 2 (<i>in single detached housing only</i>)	<ul style="list-style-type: none"> HBB Type 2 now has much less impact
9.19 RST2 Residential Single and Two Family	HBB minor permitted	Rename HBB Minor to <i>Type 1</i> Add HBB Type 2 (<i>in single detached housing only</i>)	<ul style="list-style-type: none"> HBB Type 2 now has much less impact
10.1 C1	HBB minor permitted	Rename HBB Minor to <i>Type 1</i>	
10.2 C2 Transitional Commercial	HBB Minor and HBB Major permitted	Rename HBB Minor to <i>Type 1</i> Rename HBB Major to <i>Type 2</i> Add (<i>in single detached housing only</i>)	<ul style="list-style-type: none"> HBB Type 2 modified to have less impact; allow in SFD only
10.3 C3 Mixed Use Commercial	HBB Minor and HBB Major permitted	Rename HBB Minor to <i>Type 1</i> Rename HBB Major to <i>Type 2</i> Add (<i>in single detached housing only</i>)	<ul style="list-style-type: none"> HBB Type 2 modified to have less impact; allow in SFD only
10.4 C4 Street Oriented Commercial	HBB Minor Permitted	Rename HBB minor to Type 1	<ul style="list-style-type: none"> Rename
10.6 C6 Village Commercial Zone	HBB Minor Permitted	Rename HBB minor to Type 1	<ul style="list-style-type: none"> Rename
10.7 C7 Heritage Business District	HBB Minor Permitted	Rename HBB minor to Type 1	<ul style="list-style-type: none"> Rename
10.8 C8 Central Business District Commercial	HBB Minor Permitted	Rename HBB Minor to Type 1	<ul style="list-style-type: none"> Rename
10.10 C10 Tourist Commercial	HBB minor Permitted	Rename HBB Minor to Type 1	<ul style="list-style-type: none"> Rename
10.10A Tourist Commercial and Residential	HBB minor Permitted	Rename HBB Minor to Type 1	<ul style="list-style-type: none"> Rename
10.13 RTC Resort	HBB Minor Permitted	Rename HBB Minor to Type 1	<ul style="list-style-type: none"> Rename

Existing Subsection Heading & Number	Existing Wording	Proposed Wording	Rationale
Commercial Zone			
10.13A RTCA Resort Commercial and Residential	HBB minor permitted	Rename HBB minor to Type 1	<ul style="list-style-type: none"> • Rename
13.3 CD3	HBB minor permitted	Rename HBB minor to Type 1	<ul style="list-style-type: none"> • Rename
13.4 CD4	HBB minor permitted	Rename HBB minor to Type 1	<ul style="list-style-type: none"> • Rename
13.6 CD6	HBB minor permitted	Rename HBB minor to Type 1	<ul style="list-style-type: none"> • Rename
			<ul style="list-style-type: none"> •
SIGN BYLAW 4489 AMENDMENTS			
Part IV A <u>Secondary Uses: Rooming House, B&B, HBB Minor, HBB Major, Congregate Housing Minor, Care Centres-Major</u>	<u>Secondary Uses: Rooming House, B&B, HBB Minor, HBB Major, Congregate Housing Minor, Care Centres-Major:</u> 1. The following signs are permitted on land in association with the above noted uses: a) Up to one (1) fascia or freestanding sign provided that the sign area shall not exceed 6.0 m2 (64.6 ft 2)	<u>Secondary Uses: Rooming House, B&B, HBB Minor, HBB Major Type 2, Congregate Housing Minor, Care Centres-Major</u> 1. The following signs are permitted on lands in association with the above noted uses: a) Up to one (1) fascia or freestanding sign provided that the sign area shall not exceed 0.5 m2 (5.4 ft 2). 2. Signs shall be non-illuminated. 3. Freestanding signs shall be no higher than 1.0 m from grade and shall not be placed so as to obstruct vehicle or pedestrian visibility.	<ul style="list-style-type: none"> • Existing sign regulation permits large signage for secondary uses in residential areas. • Signage should be similar to real estate “for sale” lawn signs in residential areas.
BUSINESS LICENCE BYLAW 5480 no amendment necessary (Home Based Occupation HBO in accordance with Zoning Bylaw)			
			<ul style="list-style-type: none"> •
			<ul style="list-style-type: none"> •
MUNICIPAL TICKETING INFORMATION BYLAW 5300 Schedule B no amendment necessary (Ticket offence – no business licence)			
			<ul style="list-style-type: none"> •
			<ul style="list-style-type: none"> •
			<ul style="list-style-type: none"> •