

# Increase Zoning Flexibility

## BACKGROUND

In certain areas, the zoning regulations are overly restrictive without providing significant benefit to the community. These restrictions can frustrate the public, impair the maximum potential of land use and create a burden on staff and Council through repeated variance applications. The following issues will be considered as part of the Zoning Bylaw Update.

## EXPAND PERMITTED USES

Permitted uses in a number of zones will be considered for expansion in order to provide opportunities for a broader range of employment and recreational activities. Examples include:



- Permitting personal service establishment in a broader range of commercial zones;
- Permitting one commissary kitchen use in all restaurant kitchens;
- Permitting commercial and residential with separated entrances on the same floor of multifamily developments;
- Permitting celebratory event as a permitted use to appropriate zones.

## RELAX REGULATIONS

Regulations do not provide benefit to the community and restrict land use will be considered for amendment. Examples include:

- Permitting below grade steps and steps leading to rear or side decks as projections into interior side setbacks;
- Allowing awnings as projections into setbacks;
- Permitting more accessory buildings on P-2 parcels;
- Replacing the limit on number of accessory buildings with a limit on the total floor area of accessory buildings.

