

Address Gaps

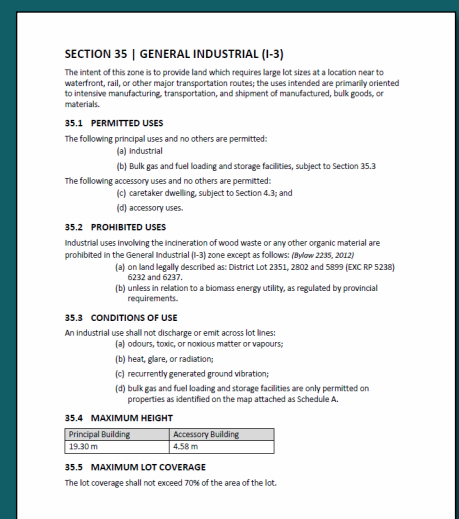
BACKGROUND

Existing gaps in Zoning Bylaw regulations can lead to incompatible land uses, unreasonable impacts on neighbouring properties or life safety deficiencies. Zoning Bylaw gaps can also result in loopholes that can be taken advantage of at the expense of neighbourhood or community planning intentions. In some areas, appropriate existing land uses are not paired with the relevant zoning creating problematic non-conforming situations. Finally, parking regulations in a number of situations are lacking key elements and require updating. The following issues will be considered as part of the Zoning Bylaw Update .

ADD MISSING REGULATIONS

Missing basic zone elements can lead to incompatible land uses, unreasonable impacts on neighbouring properties or life safety deficiencies. Examples include zones that are missing basic regulations such as:

- Minimum frontage widths;
- Minimum lot sizes;
- Standard regulatory provisions pertaining to permitted uses.



ADDRESS REGULATORY WEAKNESSES

Loopholes can be taken advantage of at the expense of neighbourhood or community planning intentions. Examples include accessory dwelling unit regulations in relation to:

- Caretaker dwelling units, and
- Accessory residential units.

