

Address Gaps

PROMOTE LIFE SAFETY

Regulatory gaps can result in life safety issues. Opportunities to improve life safety include:

- Ensuring appropriate regulations around proximity of eaves on adjacent buildings, and
- Consideration or proximity to and protection from rail lines.

ZONE FOR EXISTING USES

In some areas, appropriate existing land uses are not paired with the relevant zoning creating problematic non-conforming situations or land uses that have poorly defined regulatory controls. Examples

- Private residential land that is zoned as park;
- Zones are applied to properties without any associated regulations or details in the bylaw;
- Zoning boundaries that do not match lot lines due to historical mapping inaccuracies;
- Existing land uses that are not permitted in the bylaw due to oversight and existing permitted uses such as campgrounds that warrant specific regulations but which are not included.

PARKING REGULATIONS UPDATE

Parking regulations in a number of situations are lacking key elements and require updating. Examples include:

- Adding parking requirements for uses where they are missing,
- Clarifying visitor parking requirements in the downtown area,
- Defining and regulating tandem parking,
- Modifying parking stall requirements to reflect a mix of sizes, and
- Creating lighting requirements for parking areas.

