

## **Issues yet to be discussed - for Planning Board**

### **Minor Cleanup items yet to do:**

- Need to add definitions for:
  - Backyard suite
  - Garden suite
  - Secondary Suite
- Verify that the Heritage designated & registered property map is still accurate, and if not, update it.
- Italicize all the terms in Section 13, Definitions, throughout the document.
- Check that "Environmental Reserve Zone" is the "Environmental Reserve Overlay Zone" throughout.
- Check all cross-referencing within the document.

### **Medium-to-large potential changes that could still be made before a public meeting:**

#### **Zone requirements** (CAO can present an example of what this could look like)

- Option to present as a table for ease of understanding
- Easier to ensure full consistency across the plan and policies (e.g. double check against OP policy 4-2)

#### **Encouraging Density:**

- **Smaller minimum lot sizes in Commercial Zone** - Reduce the minimum lot size in this zone to encourage greater density. There are many viable commercial businesses that may only be as small as a house. In addition, this zone allows housing, and by having such a large minimum lot size and large setbacks, we may be encouraging sprawl rather than density.
- Small minimums on lot sizes still allow the option for larger lot sizes to exist...
- The Commercial Zone is close to the hall, the central core... recommended to allow the higher-density, pedestrian-friendly density to continue.
- See new language in Commercial Designation in OP, too.

#### **'Residential-Commercial Businesses'**

- Mostly called 'Home-based businesses' in other jurisdictions, and while Victoria is proud of the density of these businesses in the central core, it is unusual (and more restrictive than other municipalities) that we do not allow them in other zones with residences. (Double-check consistency with policy 4-51) Victoria could allow such businesses in General Residential, too.
- Potential definition: "HOME-BASED BUSINESS means the accessory use of a primary dwelling or of a building accessory to a primary dwelling for an

occupation or business conducted for profit involving the production, sale, or provision of goods and services."

- See section 5.18 in the bylaw - apply to all zones instead? And rename?

### **Multiple attached dwellings**

- Decision on whether there is comfort is leaving the number of units in a 'multiple attached' dwelling open, in the zones in which they are allowed, or if a max # of units per lot needs to be defined.

### **Agricultural and Commercial Zones not giving Permitted Uses automatically:**

- Our consultant advised that it is not proper planning to have a zone focused a use that is not an as-of-right permitted use.... An Agricultural Zone that requires Special Permits for agricultural uses as a permitted use does not make sense... likewise a Commercial Zone that uses Special Permits (rather than As-Of-Right permits) for commercial uses. [Also relevant: the criteria on 'major developments' for any commercial development or expansion, which call major developments to Council/a public meeting process]
- Consultant advised: either rename as Rural Zone or add agricultural uses as a permitted use (rather than a special permitted use).
- If renaming as Rural Zone, add agricultural uses as a special permitted use, but note that this shifts away from the goal/policies stated in the OP, of supporting agricultural uses in the community.