

Zoning Bylaw, Foreshore & Lake Zoning Bylaw, and Short Term Rental Policy/Program Recommendations

Council Workshop
Thursday, January 26th, 2023



AGENDA

1. Roundtable – Top 3 Items for Engagement
2. Zoning Bylaw
 - a. Service Commercial Uses
 - b. Backyard Hens
 - c. Off-Street Parking Requirements
 - d. Rental Tenure Zoning
 - e. Accessory Dwelling Units

AGENDA

3. Short-Term Rentals
4. Foreshore and Lake Zoning Bylaw
 - a. Town Foreshore Lease Areas
 - b. Buoys
5. Next Steps

ROUNDTABLE DISCUSSION



ROUNDTABLE DISCUSSION

What are the **top 3** topics related to Zoning, Foreshore and Lake Zoning, and Short-Term Rentals on which Council would like to seek public input as part of this community engagement process?

ZONING BYLAW



C8 – SERVICE COMMERCIAL

8.21 C8 – SERVICE COMMERCIAL

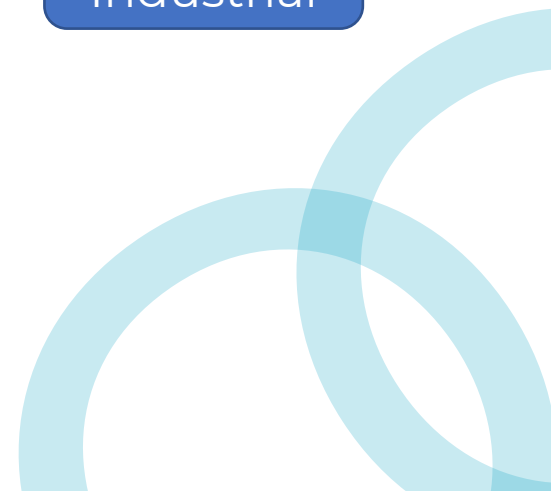
.1 Permitted Uses

The following uses and no others shall be permitted in the C8 zone:

- .1 animal hospital;
- .2 auction room;
- .3 automobile, boat, trailer, and recreation vehicle sales and rental, including related minor repair shop;
- .4 automotive and truck repair shop, including body repair and painting;
- .5 building supply establishment;
- .6 café or restaurant;
- .7 car wash;
- .8 fire hall, police station, telephone exchange and similar public utilities;
- .9 nursery;
- .10 delivery and express facility;
- .11 drive-in theatre;
- .12 gasoline service station;
- .13 mobile home sales, service and storage;
- .14 office, storage building, workshop and yard for general contractors and trade contractors;
- .15 one dwelling unit within a commercial building for residential use by the owner, manager or proprietor of the premises;
- .16 public transportation depot;
- .17 sale, rental and repair of tools and small equipment;
- .18 second hand store, pawnshop, junk shop;
- .19 service business;
- .20 tire shop, including sales and repair;
- .21 welding, machine and blacksmith shop;
- .22 accessory building;
- .23 warehouse;
- .24 truck and truck-tractor sales or rental.

Institutional

Light Industrial



C1 – DOWNTOWN COMMERCIAL

8.13 C1 – DOWNTOWN COMMERCIAL

.1 Permitted Uses

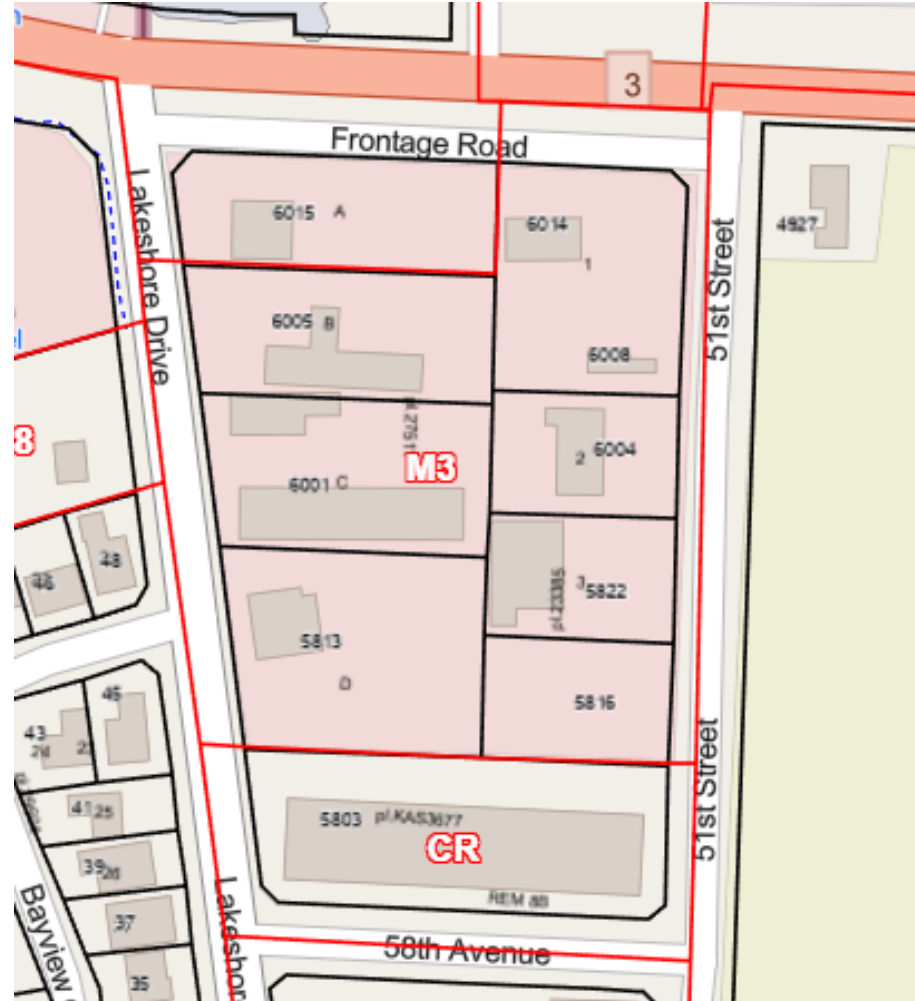
The following uses and no others shall be permitted in the C1 zone:

- .1 automotive repair shop;
- .2 bottle depot;
- .3 business, medical and professional office;
- .4 restaurant;
- .5 car wash;
- .6 club or lodge;
- .7 storefront school;
- .8 dwelling units located above or below the first storey of street level commercial uses;
- .9 financial institution;
- .10 funeral home;
- .11 hotel / motel;
- .12 institutional use;
- .13 self storage warehouse;
- .14 service business;
- .15 public assembly and entertainment use;
- .16 public transportation depots, including taxi dispatch office;
- .17 retail stores;
- .18 laundromat;
- .19 licensed establishment;
- .20 shopping centre;
- .21 minor repair shop;
- .22 gas bar;
- .23 one single family dwelling to replace an existing single family dwelling unintentionally damaged or destroyed to the extent of 75 percent or more of its value above the foundation;
- .24 pawn shop / second hand store;
- .25 building supply;
- .26 accessory use;
- .27 accessory building;
- .28 craft brewery/ distillery;
- .29 indoor recreation commercial.

AMENDMENT
BYLAW 1085.97 →

AMENDMENT
BYLAW 1085.125 →
AMENDMENT
BYLAW 1085.104 →

M3 - PARCELS TO REZONE TO C8



BACKYARD HENS

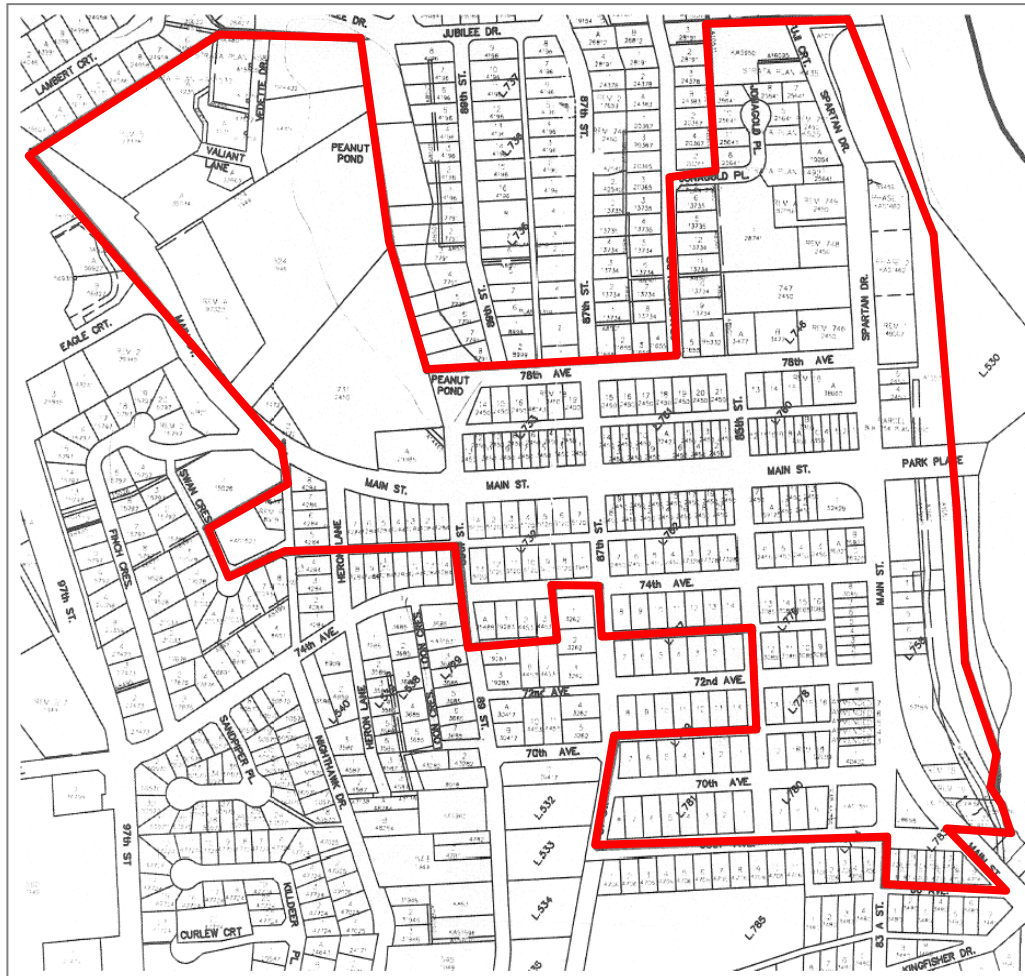
- Definitions/reference:
 - Often included under small livestock or poultry
 - Not always defined but explicit use of term 'hen'
- Regulation examples:
 - Setbacks for coops (rear, side, and from principal dwellings)
 - Number of hens permitted (ranges from 2 to 6)
 - Permitted in specific zones – typically rural and residential

BACKYARD HENS

Would Council like to permit backyard hens as an accessory use?



OFF-STREET PARKING FOR MULTI-RESIDENTIAL IN DOWNTOWN



- Is a different parking requirement for multiple-unit residential downtown still necessary?
- If so, are these boundaries still appropriate?

OFF-STREET PARKING FOR MULTI-RESIDENTIAL IN DOWNTOWN

Would Council like to apply different parking space requirements for purpose-built rental housing?

RESIDENTIAL RENTAL TENURE ZONING

- S. 481.1(1) of *Local Government Act* grants authority to limit tenure to rental only for multiple-unit residential
- Limit can apply to entire zone or number/% of units in a building
- Cannot limit tenure to ownership

RESIDENTIAL RENTAL TENURE ZONING

Would Council like to create a new Rental Tenure zone?



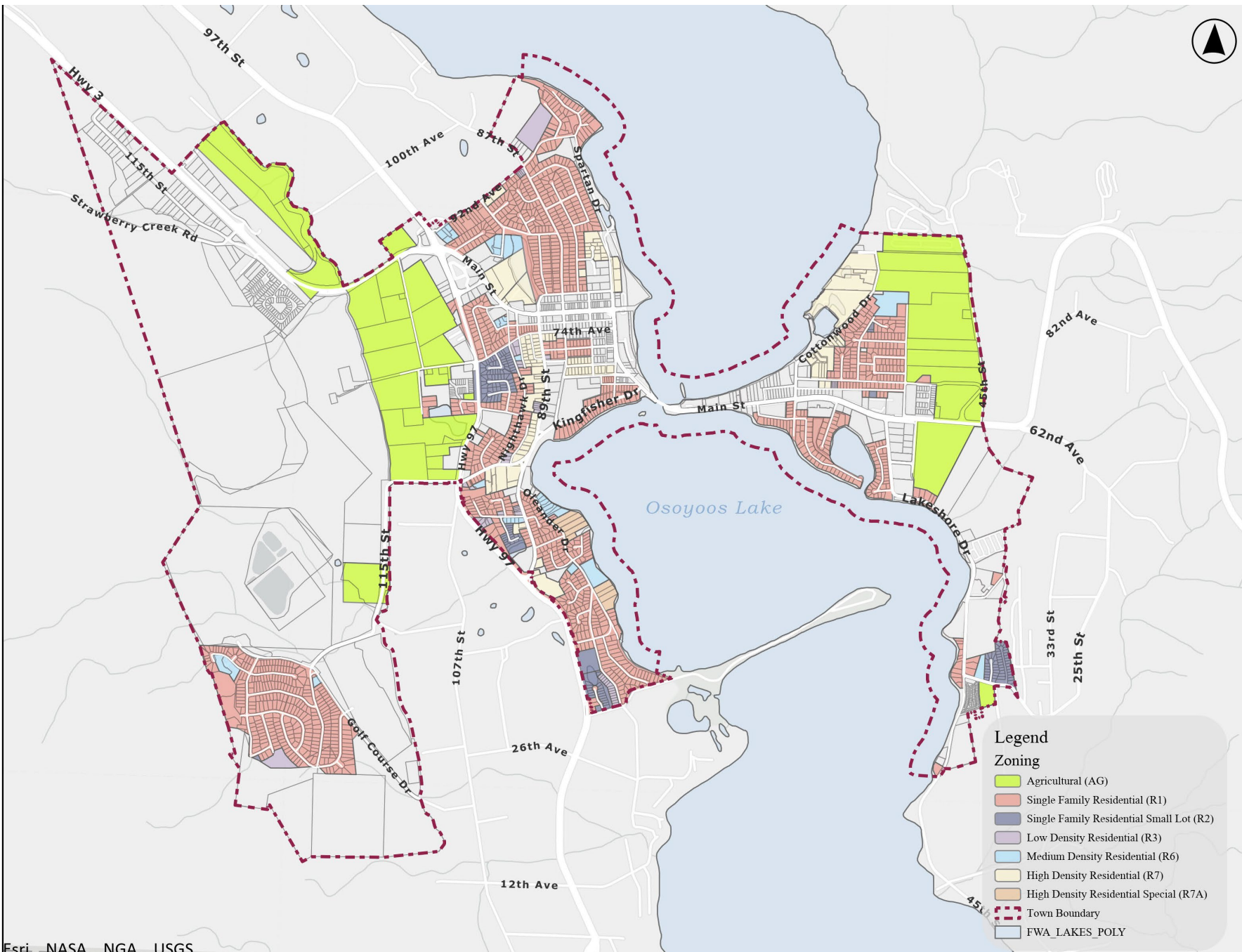
ACCESSORY DWELLING UNITS – What are they?

- Secondary suites – basement, garage
- Carriage/laneway homes, garden suites
- Lock-off units

ACCESSORY DWELLING UNITS – What does the OCP say about them?

6.B. Housing and Our Neighbourhoods

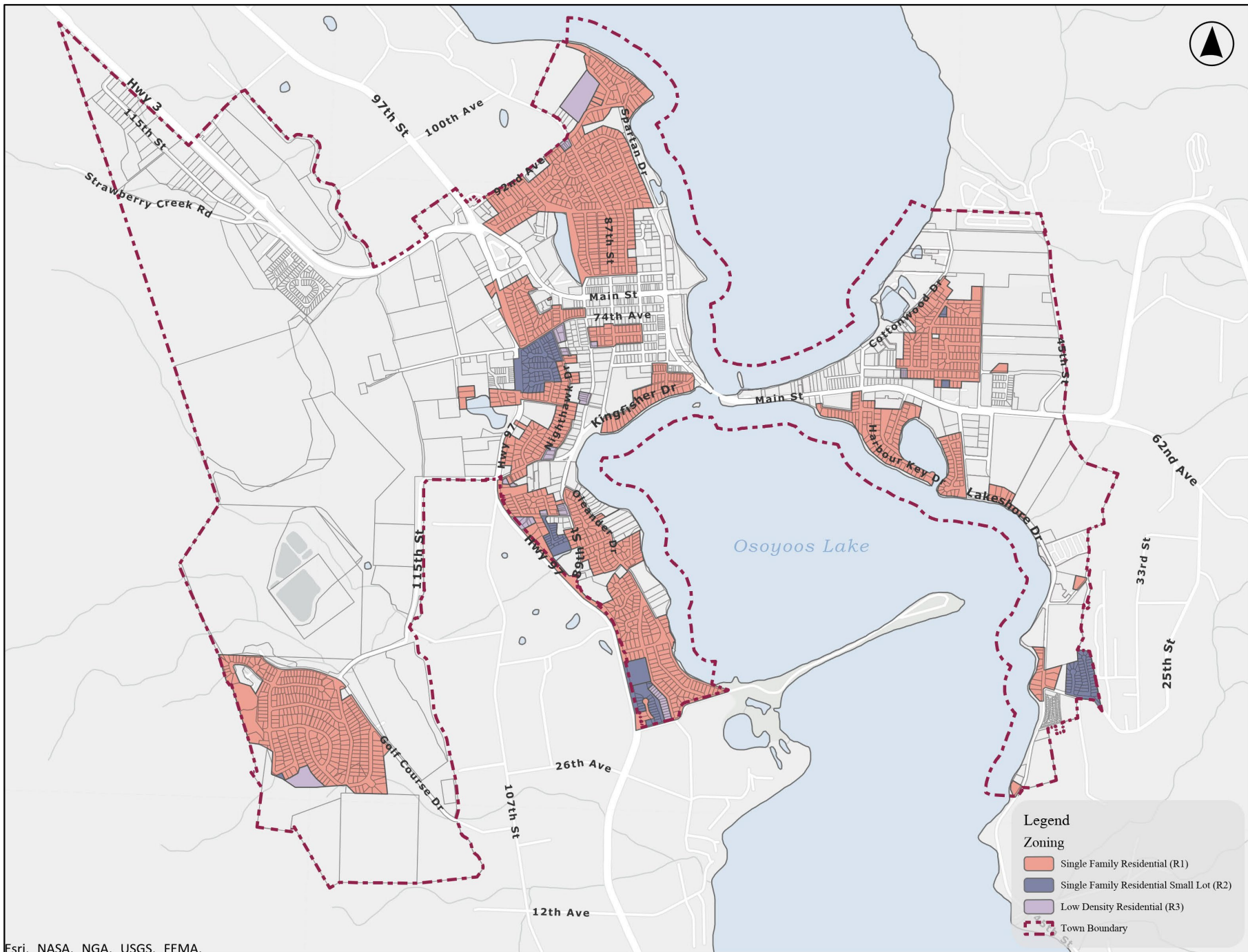
- 6.B.1.3.1 a. Encourage a mix of housing types to provide lower-cost options, such as duplex developments, apartments, townhouses, small homes, and secondary dwelling units.
- 6.B.3.3 a. Amend the Zoning Bylaw to permit carriage homes as a type of secondary dwelling unit. Permit 1 secondary dwelling unit per lot in the AG, R1, R2, R3, R6, R7, and R7A zones.



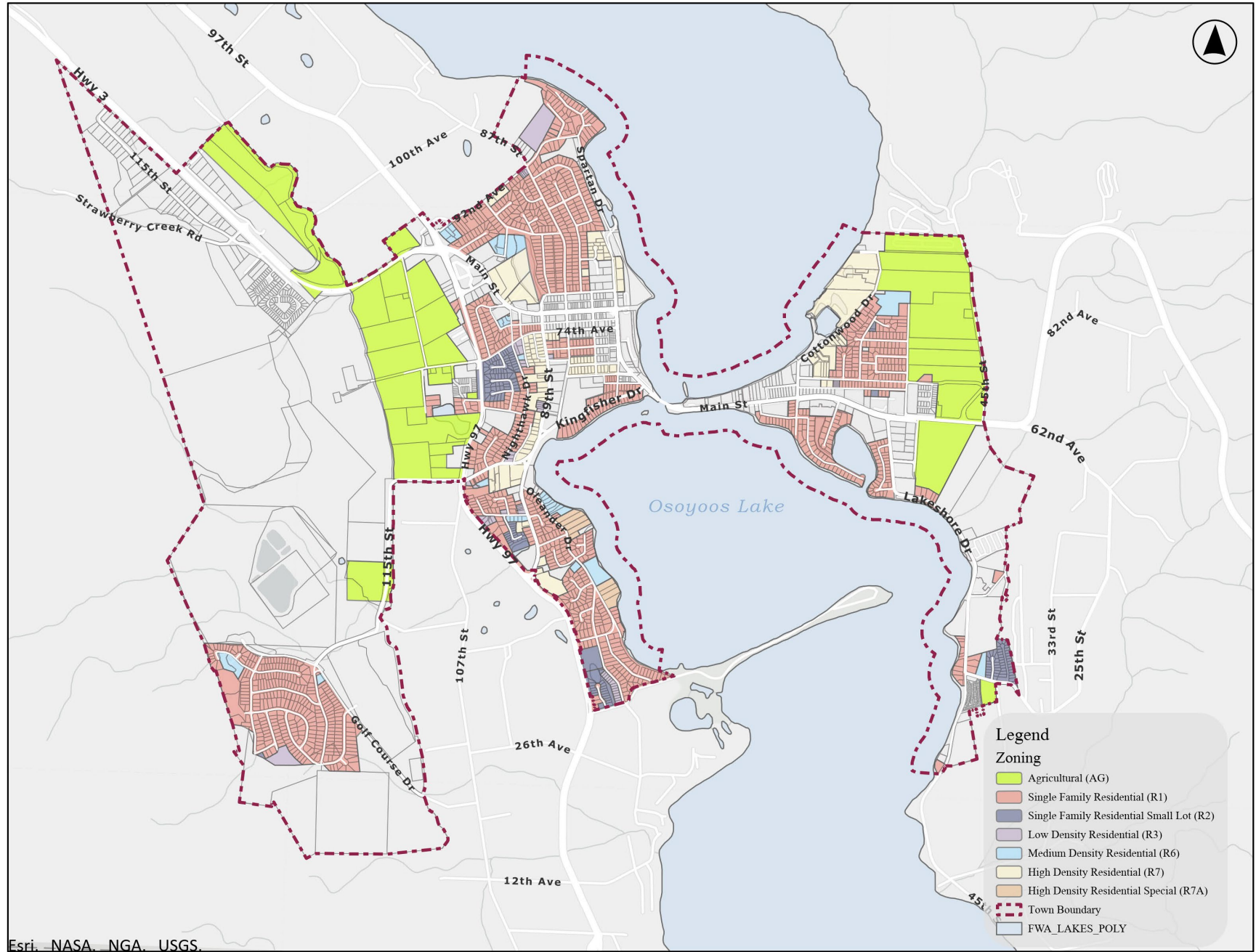
ACCESSORY DWELLING UNITS – What does the OCP say about them?

7.B. Low-Density Residential

- 7.B.2.2a) Permitted housing types may include single detached homes, small homes, secondary dwelling units, townhouses, triplexes, and four-plexes.
- 7.B.2.2 d) Encourage secondary dwelling units as a form of infill development throughout existing low-density residential neighbourhoods.
- 7.B.2.2 j) Permit one secondary dwelling unit per lot in the R1, R2, and R3, zones subject to compliance with the Zoning Bylaw.



Are additional areas of the community appropriate for permitting accessory dwelling units?



ACCESSORY DWELLING UNITS – Number per Property

OCP Direction = 1 accessory dwelling unit per lot

Is more than one accessory dwelling unit per lot appropriate for some zones or areas of the community? For example, 1 carriage home and 1 garage or basement suite per lot

CARRIAGE HOMES – Minimum Lot Sizes

Zones	Minimum Lot Sizes
AG	n/a
R1	665 sq. m.
R2	400 sq. m., unless bareland strata, then 325 sq. m.
R3	Single detached dwelling – 557 sq. m. Two-unit dwelling – 835 sq. m.
R6	1000 sq. m.
R7	1000 sq. m.
R7A	1000 sq. m.

Are these minimum lot sizes appropriate for carriage homes?

SHORT-TERM RENTALS



STRs - What does the OCP say about them?

6.B. Housing and Our Neighbourhoods

- 6.B.1.3.1 e. Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure that long-term rental housing stock is protected.
- 6.B.3.2 g. Consider implementing a short-term rental permitting process to regulate the use of residential properties for commercial uses.
- 6.B.3.3 e. Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure long-term rental housing stock is protected.

STRs – Permitted Zones

In which areas of the community would Council like to permit short-term rentals?



STRs – What are the options for regulation?

- Permitted as an accessory use in certain zones
- Maximum number of STRs per property
- Permit in an accessory dwelling unit or principal dwelling unit only
- Require owner or designate to be present on property
- Business license/permit required
- Maximum number of guests per property or unit
- Proof of insurance required
- Notification of neighbours about new STR
- Maximum number of nights
- Additional parking space required

What regulations would Council like to consider?

FORESHORE AND LAKE ZONING BYLAW



TOWN-LEASED FORESHORE AREAS WITH PRIVATE BUOYS

Jasmine Drive



TOWN-LEASED FORESHORE AREAS WITH PRIVATE BUOYS



Walton's Resort,
Lakeshore Drive

TOWN-LEASED FORESHORE AREAS WITH PRIVATE BUOYS



Oasis Resort,
Lakeshore Drive

TOWN-LEASED FORESHORE AREAS WITH PRIVATE BUOYS

Lions Park



BUOY FARMS

Would Council like to consider permitting buoy farms (a foreshore area where a conglomeration of buoys to a maximum number is permitted)?

NEXT STEPS



NEXT STEPS

- Draft engagement content from direction provided
- Online engagement: Monday, February 13th – March 13th
 - [Webpage: www.osoyoozoningupdate.ca](http://www.osoyoozoningupdate.ca)
- Online Workshop: Tuesday, March 7th
- In-Person Community Meeting and Workshops:
 - Tuesday, February 28th
 - Saturday, March 11th

THANK YOU!

