

Proposed Miscellaneous Amendments for Planning Bylaws

Public Hearing

March 30, 2026

Proposed Bylaw Amendments

- **Zoning Bylaw** → Amendment Bylaw 5425, 2026
- **Official Community Plan Bylaw** → Amendment Bylaw 5428, 2026
- **Purpose of proposed bylaw amendments:**
 - ✓ Provide greater clarity to regulations
 - ✓ Correct inadvertent errors
 - ✓ Address inconsistencies

Zoning Bylaw Amendments

- Provide greater flexibility for:
 - Non-habitable attics
 - Power poles
 - Heat pumps
 - Accessory buildings/structures
 - Standard ferry terminal operations infrastructure
- Restrict shipping containers on residential sites



Wikipedia.org – Horseshoe Bay Ferry Terminal



BCHydro.com – Power lines

Zoning Bylaw Amendments (cont'd)

- Clarify regulations for:
 - Short-term rental accommodation
 - Garden walls
 - Physicians' offices in duplex dwelling and multiple dwelling zones
 - Bicycle parking for townhouses
 - CD86 Zone
- Correct inadvertent errors in RS3 and CD10 Zones

Official Community Plan Amendment

- Correct policy numbers for “Whitby Estates” and “Clyde Avenue Area” Development Permit Areas

Conclusion

That subject to public input at today's public hearing, that Council approve the Zoning and Official Community Plan amendment bylaws (including a modification to correct a numbering error identified by staff).

Thank You!
Questions?