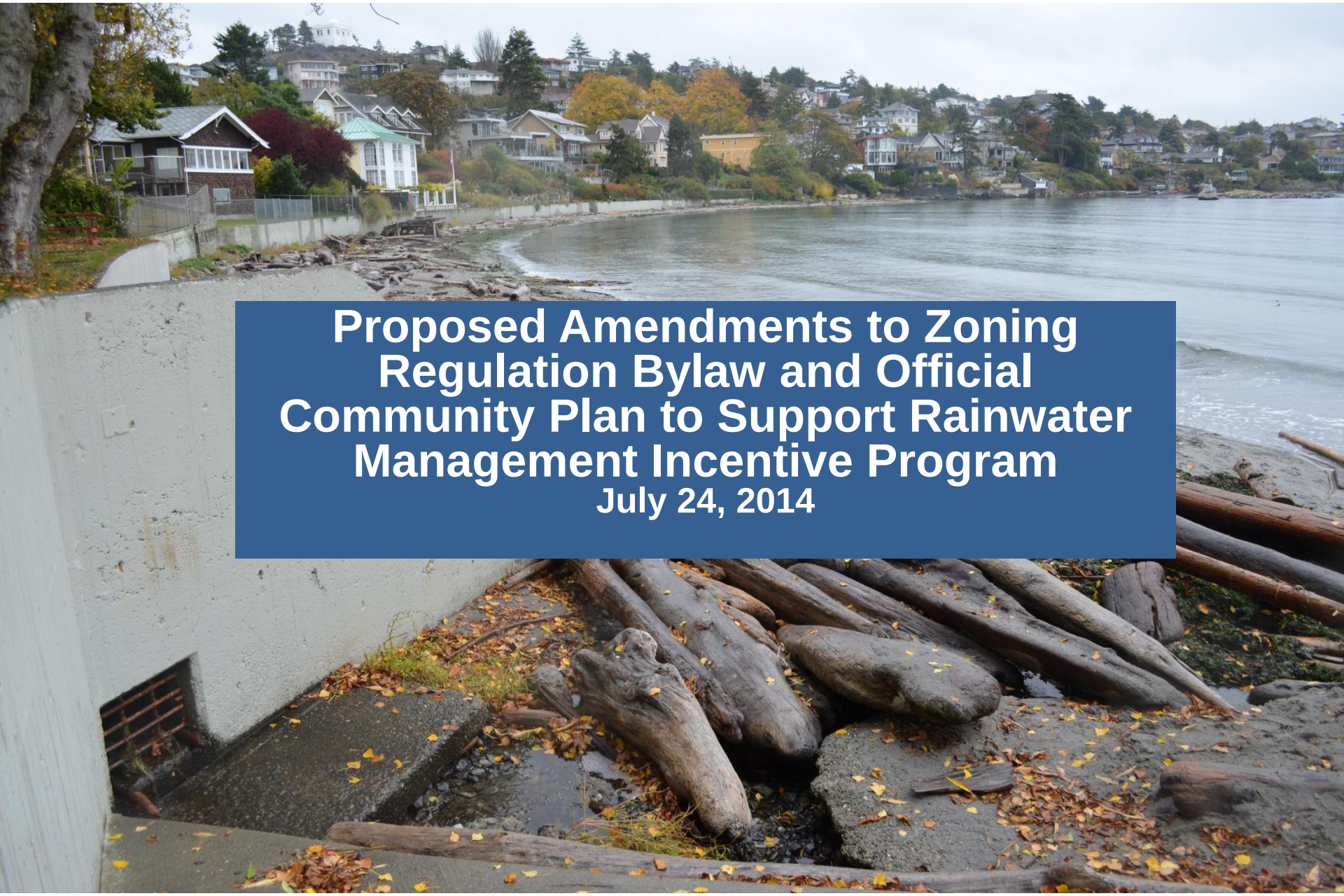

Proposed Amendments to Zoning Regulation Bylaw and Official Community Plan to Support Rainwater Management Incentive Program

July 24, 2014

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Purpose

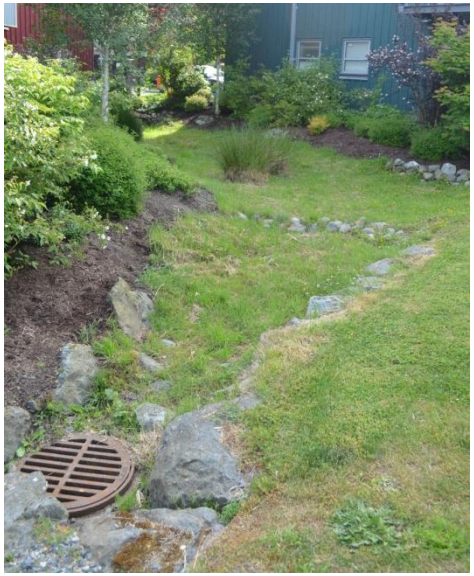
- Recommendations for streamlining regulations to encourage participation in the Rainwater Management Incentive Program.

Background

- Some practices may need to comply with zoning regulations

Background

- Others may require a DP or HAP



Key Issues

1. Regulations and approval processes = potential barrier to Incentive Program participation
2. Processing of DPs and HAPs may require significant resources
3. Without oversight, potential negative impacts on adjacent properties or the public realm

Analysis

- Potential Zoning Considerations:
  - Cisterns and compliance with setbacks, site coverage and parking requirements
  - Rooftop cisterns and compliance with height regulations

Analysis

- Development Permit/ Heritage Alteration Permit Considerations:
  - Landscaping-related projects and green roofs
  - Cisterns, particularly in visible locations (e.g. front yards and rooftops)

Recommendation

- a) Exempt landscaping-related projects, green roofs and cisterns from requiring a DP or HAP
- b) Exempt rooftop cisterns from height regulations
- c) Clarify that cisterns comply with zoning setbacks, site coverage and parking requirements
- d) Distribute information for placement and screening of cisterns

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