

TO: Lorraine Hilton
Chief Administrative Officer

DATE: August 14, 2024
FILE: 3900.100

FROM: Laura Beckett
Municipal Planner

To Council
September 9, 2024

RE: BYLAW 458 – AMENDMENT TO ZONING BYLAW NO. 100, 1998

PURPOSE

For Council to consider an amendment to Zoning Bylaw No. 100.

BACKGROUND

It has come to staff's attention that amendments to the Zoning Bylaw are required to improve emergency vehicle turnaround areas along driveways. Please find attached Bylaw 458 and an excerpt from the Zoning Bylaw showing the proposed change.

OPTIONS

The following options are available for Council's consideration:

1. That Highlands Zoning Bylaw, 1998, Amendment No. 43, (Emergency Vehicle Turnaround Area) Bylaw No. 458, 2024 be read a first and second time;
That a public hearing for Highlands Zoning Bylaw, 1998, Amendment No. 43, (Emergency Vehicle Turnaround Area) Bylaw No. 458, 2024 be scheduled for October 7, 2024 immediately before the regularly scheduled Council Meeting.
2. That alternative direction be given.

DISCUSSION

Financial

- Costs for public hearing and other similar notices are included in the annual budget. No additional costs are anticipated.

Legal/Bylaw/Regulatory

- Due to topography in Highlands, the proposed requirement would provide optimal turnaround situations for fire trucks and emergency vehicles. In rare situations, a property owner may seek to avoid constructing a driveway in this manner, yet it remains necessary for effective delivery of firefighting protection and other emergency services.
- This proposed change would support previously made bylaw changes resulting from the Province's Small-Scale Multi-Unit Housing initiatives.
- The change would be implemented through Building Permit Applications.
- Like all Zoning Bylaw regulations, individuals can request a variance to the new requirement.

Social

- In exceptional circumstances, there may be additional construction expenses because of the proposed amendments. This can typically be avoided through thoughtful site planning.

Consultation

- Public notice of the public hearing would occur.
- No other consultation has occurred because the proposed changes are technical in nature and are required to best support emergency service delivery in the Highlands.

CONCLUSION

An amendment to the Zoning Bylaw is provided for Council consideration to support emergency vehicle turnaround areas along driveways.

RECOMMENDATION

That Highlands Zoning Bylaw, 1998, Amendment No. 43, (Emergency Vehicle Turnaround Area) Bylaw No. 458, 2024 be read a first and second time.

That a public hearing for Highlands Zoning Bylaw, 1998, Amendment No. 43, (Emergency Vehicle Turnaround Area) Bylaw No. 458, 2024 be scheduled for October 7, 2024 immediately before the regularly scheduled Council Meeting.

Respectfully submitted,

Concurrence



Laura Beckett, MURP, MCIP, RPP
Municipal Planner



Dean Ford,
Fire Chief

Concurrence



Lorraine Hilton,
Chief Administrative Officer

Attachments:

1. Zoning Bylaw excerpt showing incorporation of proposed Bylaw 458
2. Highlands Zoning Bylaw, 1998, Amendment No. 43, (Emergency Vehicle Turnaround Area) Bylaw No. 458, 2024

ATTACHMENT 1 – Zoning Bylaw Excerpt Showing Proposed Amendments with Bylaw 458

3.8 Vehicles, Driveways and Parking

...

(8) Dimensions of Parking Spaces and Driveways

- a) No building shall be sited, placed or constructed on a *lot* unless a driveway from the *roadway* to the *building*, capable of access by emergency vehicles is built and maintained and such a driveway:
 - (i) shall not have a centerline radius less than 12 metres,
 - (ii) shall not have a traveled width of less than 3.6 metres,
 - (iii) shall not have a “K” value for vertical curves less than “2”,
 - (iv) shall not have any overhead obstructions within 4 metres measured vertically over the required width and length of the driveway,
 - (v) must provide for the parking of an emergency vehicle not more than 15 metres from the main entrance to the *building*, and
 - (vi) must provide a turnaround area **for emergency vehicles between 15 and within** 30 metres of the main entrance to the *building* where the driveway exceeds 90 metres in length, measured between its intersection with the *roadway* and the *building* which it serves. Such a turnaround area shall have a minimum length of 10 metres, a minimum width of 5 metres and a maximum grade of 6%.



DISTRICT OF HIGHLANDS BYLAW NO. 458, 2024

A BYLAW TO AMEND THE “HIGHLANDS ZONING BYLAW NO. 100, 1998”

The Council of the District of Highlands in open meeting assembled enacts as follows:

1. The District of Highlands Zoning Bylaw No. 100, 1998 is hereby amended:
 - a) In SECTION 3, 3.8, replace subsection (8) a) (vi) with: “must provide a turnaround area for emergency vehicles between 15 and 30 metres of the main entrance to the *building* where the driveway exceeds 90 metres in length, measured between its intersection with the *roadway* and the *building* which it serves. Such a turnaround area shall have a minimum length of 10 metres, a minimum width of 5 metres and a maximum grade of 6%,”
2. This Bylaw may be cited for all purposes as, “Highlands Zoning Bylaw, 1998, Amendment No. 43, (Emergency Vehicle Turnaround Area) Bylaw No. 458, 2024.”

READ A FIRST TIME THIS DAY OF

READ A SECOND TIME THIS DAY OF

READ A THIRD TIME THIS DAY OF

ADOPTED THIS DAY OF

MAYOR

CORPORATE OFFICER