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**TO:** CBRM Council

**DATE:** July 05, 2021

**FROM:** Director, Planning and Development

**RE:** Parking Area Request – CBRM Parking Meter Bylaw T-5

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### **BACKGROUND**

Breton Brewing is currently evaluating options for a potential location in downtown Sydney. The applicant has indicated that due to the nature of their business and lack of dedicated parking spaces, they would require dedicated on-street parking spaces from 8-11am (Monday-Friday) in front of the building for the purpose of loading and unloading. The by-products from the production of beer require removal daily to avoid pests and potential odour.

At the Council meeting on June 15<sup>th</sup>, 2021, a motion was passed to approve first reading of the bylaw, and directing staff to provide notice of the public hearing on July 6<sup>th</sup>.

### **DISCUSSION**

With the number of existing buildings located within CBRM's downtown cores, it may be reasonable to consider a mechanism to provide limited spaces for the purpose of accommodating operational challenges. This would practically need to be balanced against public/customer parking requirements during business hours which are posted on CBRM's downtown parking meters currently (8am-6pm).

The bylaw amendment drafted by staff (Appendix A), to the Parking Meter Bylaw T-5, creates a process to designate specific parking spaces for property owners. It prescribes:

- A fee for space(s) - CBRM charges \$220/month, prorated, for the designation of parking spaces associated with a specific property.
- Criteria for eligible properties – Properties which house a manufacturing use which require daily access to the building for the purpose of loading/unloading of goods.
- Limits for time designated – Spaces are to be designated for specific hours of weekdays, no more than three hours daily.

## **NOTICE OF PUBLIC HEARING**

Notice of the Public Hearing was advertised in accordance with the *Municipal Government Act* and posted to the CBRM Facebook Page. The proposed amendment was discussed with the Sydney Downtown Development Association who indicated that they wish to have a larger conversation about parking and loading within the Sydney Downtown at a future date.

At the time this report was written, no public hearing submissions were received.

## **RECOMMENDATION**

That Council give second reading and approve the proposed amendment.

Respectfully submitted by:

## **ORIGINAL SIGNED BY**

Michael Ruus  
Director, Planning and Development

AMENDING BYLAW

By-law

of the Cape Breton Regional Municipality

amending the

Cape Breton Regional Municipality's Parking Meter Bylaw T-5

Pursuant to Section 168 of the Municipal Government Act of Nova Scotia, the Council of the Cape Breton Regional Municipality hereby amends the Cape Breton Regional Municipality's Vendor's Bylaw in the following manner:

THAT: Council amends the Section 2A. Definition of the Parking Meter Bylaw T-5 by deleting 'parking pass' and replacing it with the following:

"parking permit" means a card authorized and approved for daily, weekly, monthly and yearly parking by the bylaw enforcement division and displayed on the vehicle while in effect;

THAT: Council amends the Parking Meter Bylaw T-5 by deleting Section 8 When in Effect and replacing it with the following:

Each parking meter shall bear thereon directions indicating the days and hours when the requirement to deposit coins or use a parking permit therein shall apply, the value of the coins to be deposited and the limited period of time for which parking is lawfully permitted in the parking space to which such meter relates.

THAT: Council amends the Parking Meter Bylaw T-5 by adding the following:

Section 19 Designated Parking Spaces for a Manufacturing Use

- (1) An authorized officer may designate a parking space or spaces for the use of the owner of a manufacturing use for the purpose of loading/unloading of goods subject to the following conditions:
a. This designation shall be for specific hours and days of the week and shall not be assigned for longer than a three hour period daily.
b. Payment shall be prorated in compliance with the monthly rate of \$220.
c. Payment must be submitted annually.
(2) Upon approval of a designated space(s), the authorized officer will ensure the necessary signage is posted and states the days and times when the designation is in effect.
(3) The enforcement of unauthorized vehicles occupying any designated space during an approved period shall be the sole responsibility of the owner of the manufacturing use.

PASSED AND ADOPTED: by a majority of the whole Council at a duly called meeting of the Cape Breton Regional Municipal Council held on \_\_\_\_\_.

MAYOR

CLERK

THIS IS TO CERTIFY that the above amendments are a true and correct copy of the Amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on \_\_\_\_\_ to amend the Cape Breton Regional Municipality's Parking Meter Bylaw T-5 by.

Deborah Campbell Ryan, CLERK