

Proposed Bylaw Amendments for Land Use Contract Sites

Public Hearing

May 31, 2022

Context

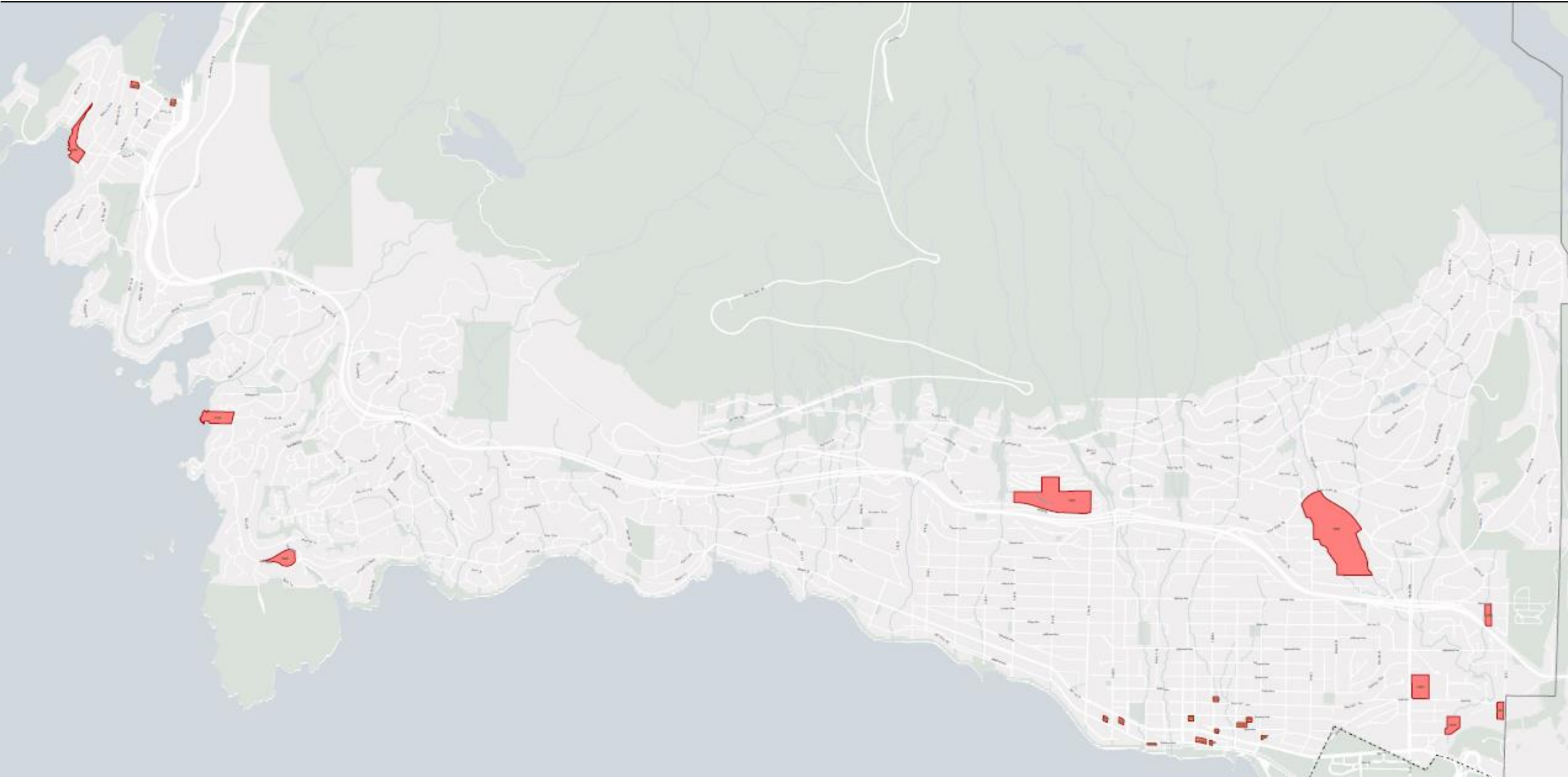
- Land Use Contracts (LUCs) remain in effect until June 30, 2024
- Amendments to the Zoning Bylaw are proposed to:
 - Provide CD zones that are consistent with current LUC land use regulations
 - Avoid future non-conformity
 - Avoid potential unintended changes to development rights

Proposed Bylaw Amendments

To bring forward bylaw amendments to provide consistent land use regulations for lands subject to expiring Land Use Contracts (LUCs)

- Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5201, 2022.
 - Amendments to 2 existing CD zones (CD10 & CD25)
 - Creation of 20 new CD Zones

Land Use Contract Sites (Excluding Caulfeild)



Public Feedback

Correspondence

- Since the notice of Public Hearing was sent, staff have received a number of emails and phone calls with questions about the zoning bylaw amendments.
- Staff responded to questions and for specific potential clarifications staff are keeping a record for anticipated amendments that would be brought forward prior to termination of the contracts (likely coordinated with the Caulfeild LUC zoning).

Staff Recommendations

Subject to the Public Hearing, staff recommend that Council approves Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5201, 2022, as:

- Proposed amendments achieve the initial intent of the Land Use Contracts

Thank You!
Questions?