

Report to Council



Date: November 25, 2024
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated November 25, 2024 with respect to one rezoning application and one site-specific Zoning Bylaw text amendment application;

AND THAT Rezoning Bylaw No. 12683 and Zoning Bylaw Text Amending Bylaw No. 12684 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaw No. 12683 and Zoning Bylaw Text Amending Bylaw No. 12684 and to give the bylaws further reading consideration.

Background:

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

The rezoning application and site-specific Zoning Bylaw text amendment application were brought forward to Council for initial consideration on July 22, 2024. The applicant withdrew bylaw consideration on September 23, 2024 and indicated they wanted to proceed with bylaw readings in November. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Public Hearing Option	Recommended Readings	Correspondence Received
3805 Lakeshore Rd	Z23-0035	12683	No	1 st , 2 nd , 3 rd	3
	TA24-0008	12684	No	1 st , 2 nd , 3 rd	

These applications were brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaws.

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaw No. 12683 and Zoning Bylaw Text Amending Bylaw No. 12684 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

- give a bylaw reading consideration,
- defeat the bylaw, or
- for non-residential bylaws, give a bylaw first reading and advance the bylaw to a Public Hearing.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: L Bentley, City Clerk

cc: Development Planning