

Report to Council



Date: January 27, 2025
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 January 27, 2025 with respect to three rezoning applications and one site-specific Zoning Bylaw text amendment application;

AND THAT Rezoning Bylaws No. 12736, 12737, and 12738 and Zoning Bylaw Text Amending Bylaw No. 12739 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12736, 12737, and 12738 and Zoning Bylaw Text Amending Bylaw No. 12739 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 three rezoning applications and one site-specific Zoning Bylaw text amendment application were brought forward to Council for initial consideration on January 13, 2025. 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
667, 681 Wardlaw Ave	Z24-0039	12736	No	1 st , 2 nd , 3 rd , adopt	0
1230 Brookside Ave	Z24-0054	12737	No	1 st , 2 nd , 3 rd	0
2009 Enterprise Way	Z24-0052	12738	Yes	1 st , 2 nd , 3 rd	0
920 Rutland Rd N	TA24-0011	12739	No	1 st , 2 nd , 3 rd , adopt	0

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 Bylaws No. 12736, 12737, and 12738 and Zoning Bylaw Text Amending Bylaw No. 12739 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