

Report to Council



Date: July 7, 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 July 7, 2025 with respect to six rezoning applications;

AND THAT Rezoning Bylaws No. 12796, 12797, 12798, 12801, 12802 and 12803 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12796, 12797, 12798, 12801, 12802 and 12803 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 six Rezoning Applications were brought forward to Council for initial consideration on June 9, 2025 and June 23, 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
675 Black Mountain Dr	Z25-0004	12796	No	1 st , 2 nd , 3 rd , adopt	0
2271 Harvey Ave	Z24-0040	12797	No	1 st , 2 nd , 3 rd	0
125 Park Rd	Z25-0010	12798	No	1 st , 2 nd , 3 rd	0
3466 Hall Rd	Z24-0051	12801	No	1 st , 2 nd , 3 rd , adopt	0
4578 Raymer Rd	Z24-0053	12802	No	1 st , 2 nd , 3 rd , adopt	0
3577 3581 Lakeshore Rd	Z24-0058	12803	No	1 st , 2 nd , 3 rd	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. 12796, 12797, 12798, 12801, 12802 and 12803 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: L Klaamas, Legislative Technician

Approved for inclusion: L. Bentley, City Clerk

cc: Development Planning