

Transition Provisions Extension

Statutory Public Meeting and Decision for a Zoning By-law Amendment

File: OZS25-007

July 15, 2025

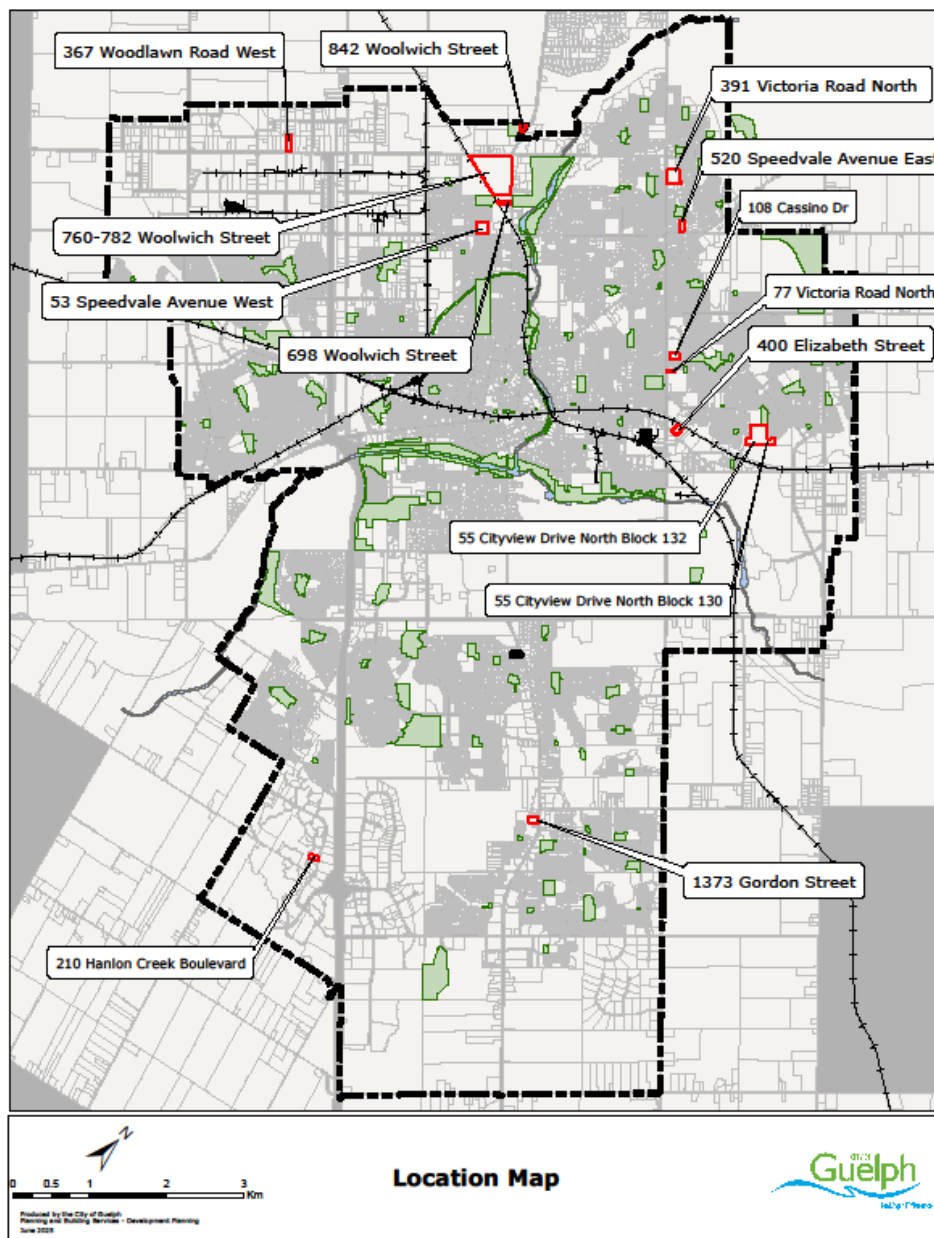
Proposed Zoning By-law Amendment - Background

- Transition provisions were included in the 2023 Zoning By-law to allow site planning and building permit applications underway to continue to proceed under the 1995 Zoning By-law
- Most of these provisions expired 2 years after the 2023 Zoning By-law came into effect (April 23, 2025)

Proposed Zoning By-law Amendment - Purpose

- 15 sites across the City are impacted by the expiration of the transition provisions
- Approximately half of the sites are multi-unit residential and the others are a mix of industrial, commercial and institutional
- Staff recommend amending the transition provisions in the 2023 Zoning By-law to allow an extra 2 years for these specific sites to be able to complete their site plan and building permit applications

Location of Subject Sites



Proposed Zoning By-law Amendment - Recommendation

- Staff recommend amending the transition provisions in the 2023 Zoning By-law to allow an extra 2 years for these specific sites to be able to complete their site plan and building permit applications
- Providing this flexibility will allow these sites to continue to develop as already reviewed, creating efficiency for the developers by avoiding the need for minor variances or potentially revised plans with additional costs and review time