

ATTACHMENT 4

ZONING BYLAW REWRITE PROJECT - Amended May 2024					2024												2025								
#	Module	Contents	Start Date	Effort	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
1	Bill 44 compliance	-SMMUsH uses and densities in all "restricted zones"	Jan-24	High						1/2/3/A															
2	Legacy Zonings	-Rezone individual sites where permitted uses are clearly contrary to OCP LUD -Bell McKinnon "holding zone"	Sep-23	Low								1/2/PH	3/A												
3	Agriculture, Rural Commercial & Large Residential	-Review agricultural permissions: orderly progression of A-zones with decreasing agricultural impact and increased permitted housing options -Reorganization of agricultural/large lot residential zones and rezoning parcels as needed -Create new Rural Commercial zones and rezone parcels accordingly (e.g. rural C2, C3 parcels) -Increase minimum lot size outside UCB -Expand Accessory Dwelling Unit Permissions: consider suite + ADU in restricted zones outside	Sep-23	High										1/2/PE	PH	3/A									
4	Growth Centres, Commercial & Industrial Zones	-Revisit/review SMMUsH provisions and site standards -Review/create zones for higher density, mixed use and growth centre commercial development -Review provisions of C-zones and I-zones -Review and update CD-zones -Options for density bonusing provisions	Jun-24	Med										1/2/PE	PH	3/A									
5	Water Lots, Civic Sites & Miscellaneous	-Review all water lot zonings and align with OCP WUDs -Review all civic sites (inside and outside UCB), adjust zoning if needed -Address anomalies and oddities, including Crown Land, Railway, misalignments and indeterminately-zoned parcels	Jun-24	Med												1/2/PE	PH	3/A							
6	General Regulations & Definitions	-Review general provisions applying to multiple zones, e.g. Home Based Business, Parking Standards, Animal Keeping -Associated amendments to other Bylaws if necessary (e.g. Building, Animal Control, Business Licence) -Add, delete, amend definitions as appropriate	Jun-24	High													1/2/PE	PH	3/A						
7	DP Guidelines	-Consultant specialist review of each set of DPGs -Stakeholder consultation -Replace Schedule J with complete new set of DPGs	Jul-24	Med																	1/2	PE	PH	3/A	
8	Formatting, OCP Alignment, Repeal and-Replace	-Reformat and redesign entire bylaw -OCP amendment bylaw to tweak LUDs and effect other identified changes -Further adjustments for any issues arising from earlier modules -Repeal and replace	Oct-24	Med																	1/2		PH	3/A	
9	Post-adoption review	-Address any issues/necessary tweaks arising from operating under the new bylaw	Mid 2025	Low																					

Can be combined under a single process

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1/2: First and Second Reading of Amendment Bylaw
 PE: Potential Non-Statutory Public or Interest Group Engagement
 PH: Public Hearing
 3/A: Third Reading and Adoption of Amendment Bylaw

#	Module	PREVIOUS PROJECT PLAN (Sep 2023) - SUPERSEDED Contents	Start Date	Effort	2023												2024				2025			
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1	Legacy Zonings	-Rezone sites where permitted uses are clearly contrary to OCP LUD	Sep-23	Low	1/2	PH	3/A																	
2	Agriculture, Rural Commercial & Large Residential	-Review agricultural permissions: orderly progression of A-zones with decreasing agricultural impact and increased permitted housing options -Reorganization of agricultural/large lot residential zones and rezoning parcels as needed -Create new Rural Commercial zones and rezone parcels accordingly (e.g. C2, C3 parcels outside of UCB) -Expand Accessory Dwelling Unit Permissions	Sep-23	High			1/2		PH	3/A														
3	Limiting Rural Subdivision	-Increase minimum lot size of residential parcels outside of UCB -Reorganize R- zones outside of UCB and rezone parcels as needed -Expand Accessory Dwelling Unit Permissions	Sep-23	High			1/2		PH	3/A														
4	Neighbourhood Zoning	-Review all parcels within Neighbourhood LUD and establish hierarchy of low-density residential zones -Review and update CD-zones as needed -Options for "prezoning" for ADUs, -plexes, rowhouses, etc.	Sep-23	High	External consultant assistance			1/2	PE		PH	3/A												
5	Growth Centres, Commercial & Industrial Zones	-Review/create zones for higher density, mixed use and growth centre commercial development -Review provisions of C-zones and I-zones -Review and update CD-zones -Options for density bonusing provisions -Review zones/uses within other commercial and industrial areas (including outside UCB)	Sep-23	Med	External consultant assistance			1/2	PE		PH	3/A												
6	Water Lots, Civic Sites & Miscellaneous	-Review all water lot zonings and align with OCP WUDs -Review all civic sites (inside and outside UCB), adjust zoning if needed -Address anomalies and oddities, including Crown Land, Railway, misalignments and indeterminately-zoned parcels	Dec-23	Med							External consultant assistance	1/2	PH	3/A										
7	General Regulations & Definitions	-Review general provisions applying to multiple zones, e.g. Home Based Business, Parking Standards, Animal Keeping -Associated amendments to other Bylaws if necessary (e.g. Building, Animal Control, Business Licence) -Add, delete, amend definitions as appropriate	Jan-24	High							External consultant assistance		1/2	PE		PH	3/A							
8	DP Guidelines	-Consultant specialist review of each set of DPGs -Stakeholder consultation -Replace Schedule J with complete new set of DPGs	Dec-23	Med											External consultant assistance		1/2	PE	PH	3/A				
9	Formatting, OCP Alignment, Repeal and Replace	-Reformat and redesign entire bylaw -OCP amendment bylaw to tweak LUDs and effect other identified changes -Further adjustments for any issues arising from earlier modules -Repeal and replace	Jul-24	Med												External consultant assistance	1/2		PH	3/A				
10	6 month review	-Address any issues/necessary tweaks arising from operating under the new bylaw	Late 2025	Med	initiate 6-8 months after new bylaw adoption																			

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Can be combined, or #8 can be separable and /or combined with #10

1/2: First and Second Reading of Amendment Bylaw
PE: Potential Non-Statutory Public or Interest Group Engagement
PH: Public Hearing
3/A: Third Reading and Adoption of Amendment Bylaw