

OCP & Zoning Bylaw Amendments

Public Hearing

Tuesday, October 14, 2025

OCP & Zoning Bylaw Amendments

Town's Land Use Bylaws

- Over time, day-to-day use as well as the processing of applications can reveal gaps, ambiguities, or unintended consequences that weren't evident during bylaw drafting.
- In response, it being proposed that a series of amendments be undertaken to the following bylaws:
 - Official Community Plan Bylaw No. 1375, 2022; and
 - Zoning Bylaw No. 1395, 2024.

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DP Exemption for Utilities

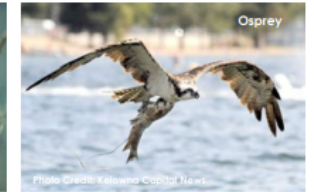
- *The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season).*

8. DEVELOPMENT PERMIT AREA GUIDELINES

8.E. Riparian Development Permit (RDPA) Area

.1 Purpose

The Riparian Development Permit (RDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity



.2 Area

Lands designated as Riparian Development Permit Area are:

- .1 shown as Riparian Development Permit Area on Map 19; or
- .2 within 30.0 metres of a stream; or
- .3 where a stream is in a ravine:
 - a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or
 - b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.

The definitions used in the *Local Government Act* and provincial *Riparian Area Protection Regulation* (RAPR) shall apply.

.3 Justification

The objective of this development permit area is to ensure that water quality, fish, and fish habitat are protected, flooding is limited, biodiversity is supported, and habitat restoration is encouraged.

.4 Development requiring a permit

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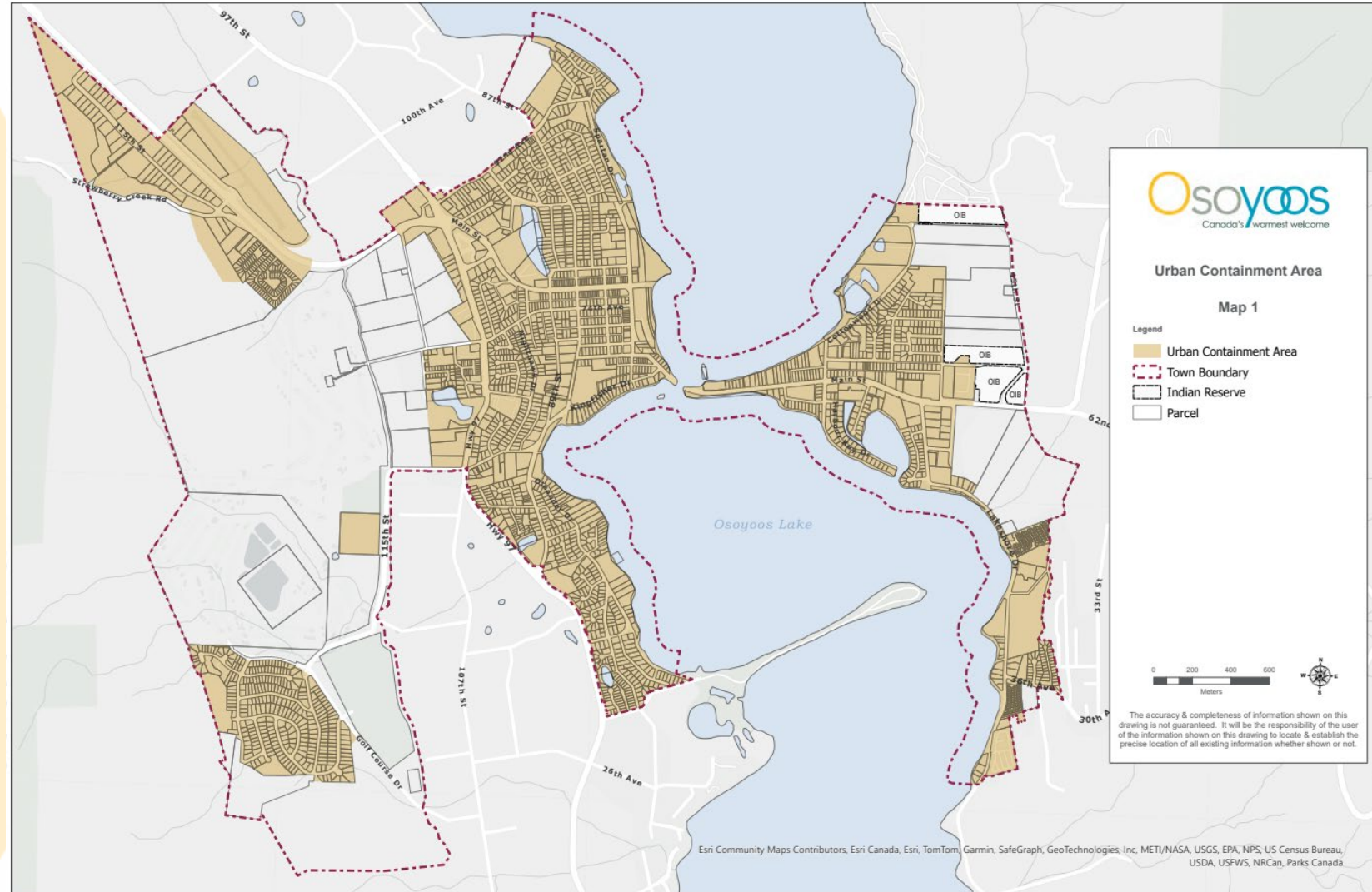
DP Exemptions - Concerns

- list of exemptions is unclear (only parks & trails are listed).
- is exemption intended to apply to non-municipal works?
- having “considered” ecosystem functions, it is not clear what other obligation this requirement is imposing.
- Re-drafted exemption is intended to provide greater clarity and be applied to the Environmentally Sensitive (ESDP) and Riparian Development Permit (RDP) Areas designations.

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Urban Containment Area (UCA)

- Regional Growth Strategy (RGS) Commitment.
- The Town will focus growth within the UCA.



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Urban Containment Area

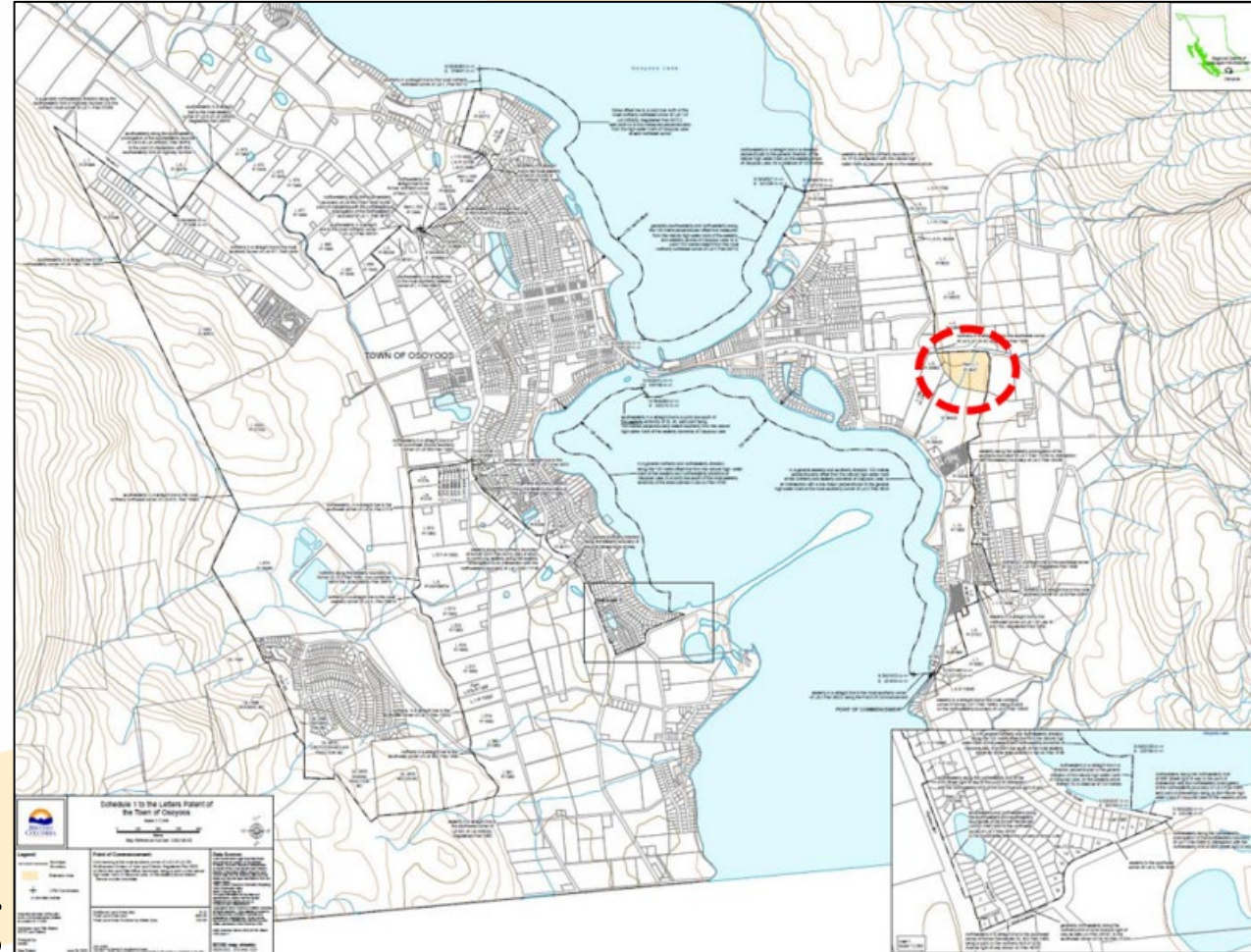
- Agricultural Land Commission condition of exclusion for the Southeast Meadowlark Plan is that property at 9910 Highway 3 be removed from the Urban Containment Area.



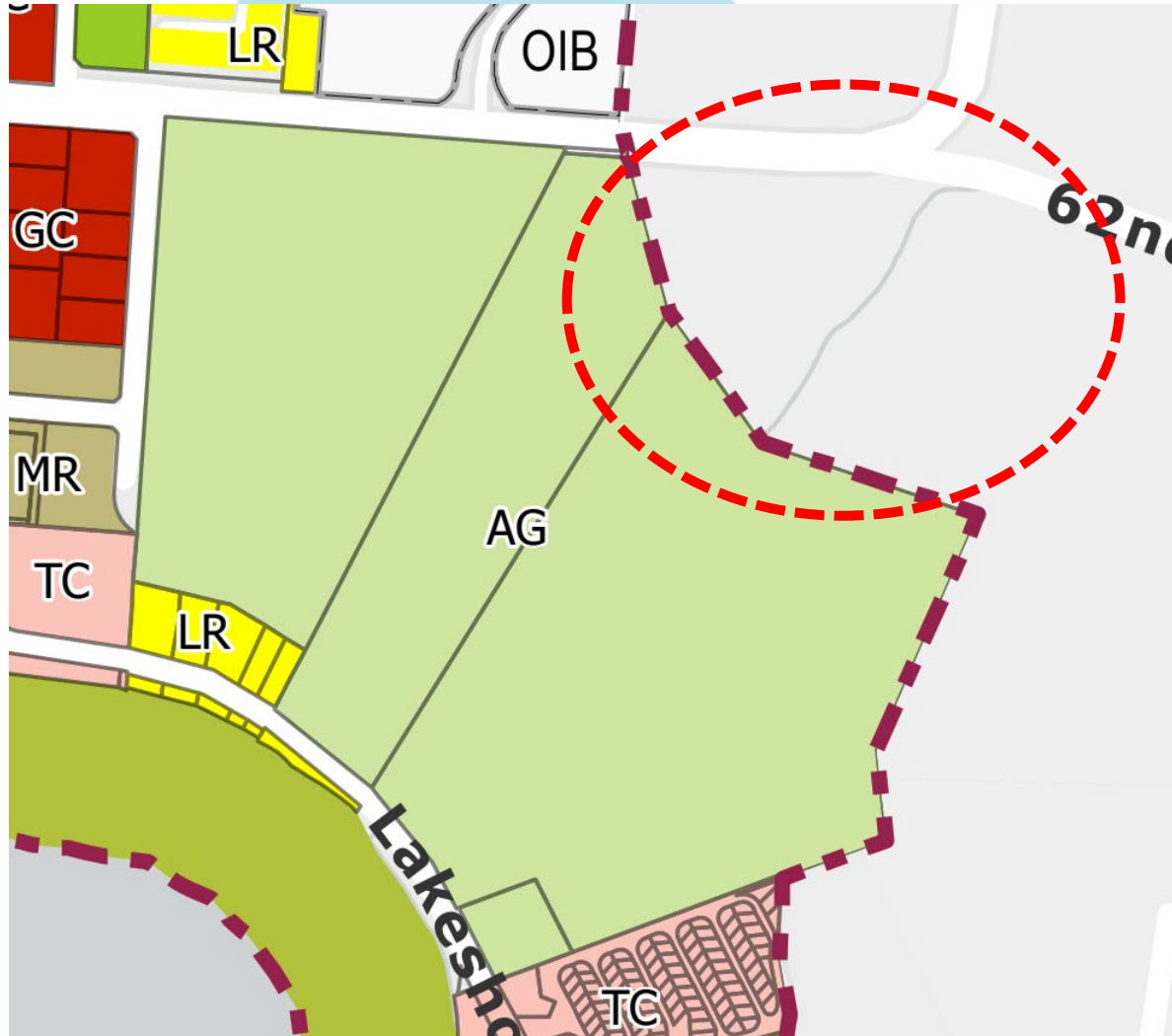
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Municipal Boundary Expansion

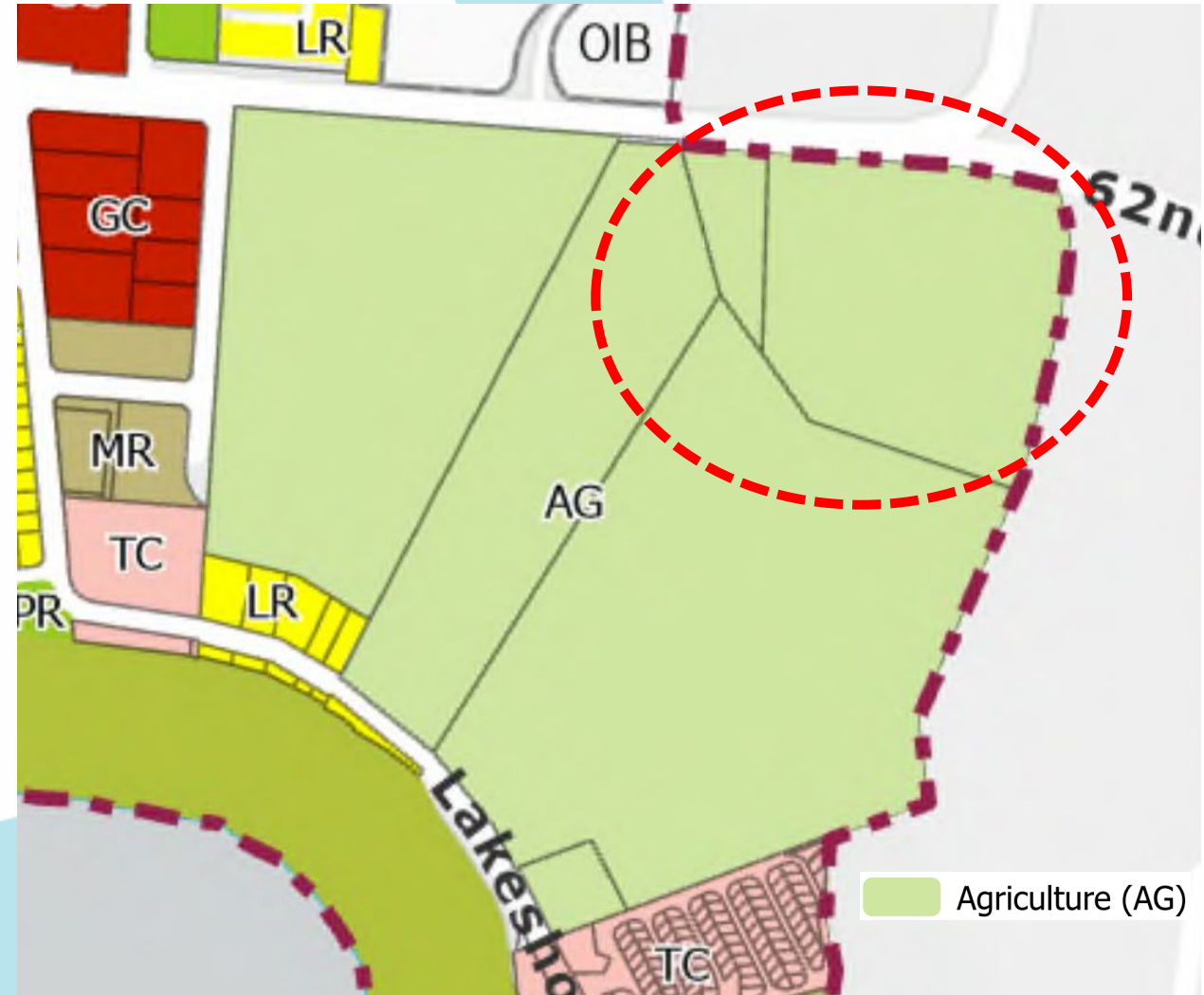
- Completed in 2024.
- Incorporated two parcels:
 - 4295 Highway 3;
 - 4303 Highway 3.
- Parcels were included in new Zoning Bylaw maps (2024).
- All OCP maps require updating (NOTE: Map 4, as amended)



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Current Map 2 (Land Use Designations)



Proposed Map 2 (Land Use Designations)

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Medium Density Residential (MR) Designation

- Current OCP policy speaks to permitting “densities of no more than 75 units per hectare ...”
- Re-drafted policy would speak to support for “densities of approximately 75 units per hectare ...”
- Will provide greater flexibility to Council to consider MR proposals that exceed 75 units/ha without the need to create a new land use designation in the OCP.

Zoning Bylaw

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Proposed New Exemption

- no off-street parking spaces shall be required for a change of use or alteration of a building provided there is no increase in gross floor area; and
- no off-street parking space may be removed, repurposed, or rendered unusable.



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Miscellaneous Zoning Amendments

- Clarify that the minimum parcel size of 225 m² listed in the Small-Scale Multi-Unit Residential (RS1) Zone is intended to be applied to the proposed subdivision of duplex dwellings under the Strata Property Act (e.g. buildings not land).
- Clarify that “public storage or maintenance and works yards” is a permitted principal use in the General Industrial (I1) Zone.