

Document 14 – Future work needed following approval of the new Zoning By-law

Zoning staff are coordinating with staff in other departments to determine whether amendments are needed to align other City by-laws with the new Zoning By-law once it is in effect. A preliminary review to scope the changes needed is underway, and to-date, it has been confirmed that amendments will be needed to several by-laws to ensure coordination of regulations. Most of the amendments will be technical in nature to ensure terminology is consistent.

It is anticipated there will be ongoing amendments to the Official Plan during 2025 to ensure conformity with provincial policy and legislative changes during 2024. Depending on the timing of the amendments and when they come into effect, it may not be possible to incorporate a zoning conformity exercise in response to the changes in the Official Plan before Draft 3 is completed. In that case, a zoning conformity exercise would be initiated as soon as possible in 2026.

Technical reviews of exceptions and schedules to ensure they are coordinated with the provisions in the new Zoning By-law will be ongoing during 2025 in preparation for Draft 3. As the provisions in exceptions and schedules are extremely detailed and often very complex, there is the potential that further technical corrections to exceptions and schedules may be needed after the new Zoning By-law is considered by Council in Q4 2025. Technical review of exceptions and schedules could continue in 2026, with an amendment brought forward that maintains the intent of the provisions in exceptions and schedules, while making corrections to ensure they function properly.

Given the complexity inherent in zoning regulations, following the approval of a new Zoning By-law, it is customary for amendments to be needed to address technical errors and omissions to the text of the by-law and to the Zoning Map. Staff expect that “zoning anomaly reports” will be needed to correct these errors and to ensure that development can proceed in an orderly way with minimal delays.

Other future work may be needed on particular zoning issues arising out of discussions at Joint Committee and Council as part of consideration of Draft 3. For these issues, a zoning study could be undertaken at the direction of Council.