

Corporate Policy and Procedure



Policy No. 07-08-01
Page Page 1 of 2
Effective Date 1994 10 26
Supersedes

TAB: COMMUNITY DEVELOPMENT
SECTION: ZONING
SUBJECT: ZONING APPLICATION APPROVAL

POLICY STATEMENT	<p>Decisions of Council for the approval of rezoning applications will be considered null and void, and a new development application will be required, unless a zoning by-law is passed:</p> <ul style="list-style-type: none">• within 18 months of the Council decision, for applications not subject to a concurrent draft plan of subdivision application; and• within 36 months of the Council decision, for applications with concurrent draft plan of subdivision application.
PURPOSE	<p>The purpose of this policy is to ensure that the zoning by-law is kept as current as possible by having the by-laws which implement Council decisions with regard to rezoning applications passed as quickly as possible.</p>
SCOPE	<p>This policy applies to all applications for which no Council approval has been granted, as of the effective date of this policy.</p>
ADMINISTRATION	<p>In each case, reports recommending approval of an application will contain a recommendation that the approval be conditional upon the by-law being passed within the prescribed time frame, and that upon the expiry of that time frame the Council decision will be null and void.</p> <p>Prior to the expiration of the time frame, application can be made to the Commissioner of Planning and Building for an extension. Extensions of up to three months may be granted, provided the applicant is proceeding with reasonable diligence.</p> <p>If the Commissioner of Planning and Building denies the request</p>

Corporate Policy and Procedure



Policy No. 07-08-01
Page Page 2 of 2
Effective Date 1994 10 26
Supersedes

for an extension, the applicant may apply to Council for an extension. Extensions may be granted, based on the following criteria:

- Council continues to support the application; and
- it can be demonstrated that the applicant is proceeding with reasonable diligence; and/or
- planning fees have been paid.

REFERENCE: PDC-182-94 - 1994 10 26

LAST REVIEW DATE: April, 2010

CONTACT: For more information, contact the Development and Design Division, Planning and Building Department.