



Corporate NO: R211

Report COUNCIL DATE: September 25, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: September 21, 2000**

FROM: General Manager, Planning & Development **FILE: 5502-027**

SUBJECT: Conversion of Secondary Suite Zoned Properties From RF(R)-SS (Zoning By-law No. 5942) to RF-SS (Zoning By-law No. 12000)

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Endorse the process for converting properties zoned RF(R)-SS (By-law No. 5942) to RF-SS (By-law No. 12000) as outlined in this report and to waive the public hearing notice requirement pursuant to Section 893(7) of the Municipal Act; and
3. Instruct the City Clerk to introduce a By-law to rezone those properties listed in Appendix I from RF(R)-SS (By-law No. 5942) to RF-SS (By-law No. 12000), give first and second reading and set a date for Public Hearing.

BACKGROUND

When the new Zoning By-law No. 12000 was adopted on September 13, 1993, those properties on which there were active rezoning applications were not converted to the new zones under the new Zoning By-law, in order to allow the current rezoning applications to proceed to completion under the old Zoning By-law No. 5942. As these rezoning applications are completed, the properties are converted through Council initiative to the appropriate By-law No. 12000 zone.

This conversion is a housekeeping amendment and is being recommended to provide for ease of administration of the Zoning By-law.

DISCUSSION

Properties that were rezoned for secondary suites during 1993 and early 1994, prior to, or shortly after, the adoption of the new Zoning By-law, were rezoned to the RF(R)-SS Zone under Zoning By-law No. 5942. Since then, properties rezoned for secondary suites were zoned directly to the RF-SS Zone, or other appropriate secondary suite zones, under By-law No. 12000.

Since there are approximately 900 secondary suite properties that have old Zoning By-law zones, it is appropriate for Council to undertake the conversion of those properties zoned RF(R)-SS under Zoning By-law No. 5942 to the RF-SS Zone under Zoning Bylaw No. 12000. These properties are listed in Appendix I.

The process being recommended to convert these properties is as follows. An appropriate rezoning by-law for the zoning conversion will be introduced. Owners of the properties to be converted will be notified in writing by the Legislative Services Department. A Public Hearing will be held and will be advertised as usual in two editions of the local newspapers. Due to the nature of the rezoning (zoning conversion) where no change in land use is contemplated, and to reduce costs and simplify the process, individual notices of the Public Hearing to adjoining property owners will be waived. Section 893(7) of the *Municipal Act*, allows a municipality to waive individual notices if a zoning by-law amendment affects 10 or more parcels and owners. Upon completion of the Public Hearing, Council may grant third and final reading to the rezoning by-law.

CONCLUSION

During 1993 and 1994 approximately 900 properties were rezoned for secondary suites but were rezoned to the RF(R)-SS Zone under Zoning By-law No. 5942 rather than to the RF-SS Zone under Zoning By-law No. 12000. It is now appropriate for Council to initiate the rezoning to these properties, as outlined in Appendix I, from RF(R)-SS (By-law No. 5942) to RF-SS (By-law No. 12000). It is also recommended that owners of neighbouring properties not be sent individual notices of the rezoning since the zoning conversion process will not affect the land uses permitted on the affected sites. This is the same process as has been applied previously to the conversion of zoning on properties.

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General Manager

Planning & Development Department

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Appendix I-List of Properties to be Rezoned for RF(R)-SS to RF-SS

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