

Policy Title: Zoning Application Approval

Policy Number: 07-08-01

Section:	Community Development	Subsection:	Zoning
Effective Date:	October 26, 1994	Last Review Date:	June, 2016
Approved by:	Owner Division/Contact:		
Council	Development and Design Division, Planning and Building Department		

Policy Statement

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:

- 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

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.

Scope

This policy applies to all applications for which no Council approval has been granted, as of the effective date of this policy.

Administration

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.

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.

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If the Commissioner of Planning and Building denies the request 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

Revision History

Reference	Description
PDC-182-94 - 1994 10 26	