

City-wide Rezoning Guiding Principles

This attachment provides a set of general guiding principles (in no particular order) that informed the technical criteria governing the city-wide rezoning project.

General Guiding Principles

- 1** It is intended that properties should experience little to no loss of development rights.
- 2** Properties will be rezoned to the closest equivalent zone under the new Zoning Bylaw.
- 3** Non-conforming uses and developments, as a result of the zone transition, will be minimized.¹
- 4** New infrastructure and service upgrades are not anticipated to be required as a result of the rezoning transition. Infrastructure requirements will be reviewed on a case-by-case basis at the subdivision and/or development permit application stage.
- 5** Protection of Municipal Historic Resources and Heritage Areas will be maintained.
- 6** Rezoning will be closely aligned with taxation and assessment timelines to support a seamless transition.
- 7** Rezoning will not have an immediate impact on the tax assessment value for the vast majority of properties.
- 8** Direct Control Zones are out of scope and thus will not be rezoned to the closest equivalent zone under the new Zoning Bylaw.
- 9** Complex/major Special Area Zones are out of scope for rezoning.

¹ Given the permissive direction of the Zoning Bylaw Renewal, it is anticipated and intended that the city-wide rezoning will result in relatively few buildings and uses becoming legally non-conforming pursuant to s.643 of the *Municipal Government Act*