Land Use Redesignation "Rezoning" Application Process

Applicant Scope | City Process

Planning Research and Feasibility

Site Research → Bylaw & Policies → Site Constraints

Early Outreach and Proposal Refinement

Public Outreach → Neighbours → Councillor → Application Changes → Assemble Materials

Application Submission and Intake

Submission to Municipality → Intake → Timeline (4-6 Mo.)

Circulation & Advertising

Planner Assigned → Neighbour Notice, Site Posting

Municipal Review

Planner Manages File → Administration Review Letter(s) → Transportation, Parks, Service & Utilities, Technical Studies

UDRP (rarely)

Issue Resolution

Applicant Revisions → Issue Resolution → Recirculation → Applicant's Response

Ongoing Applicant-Lead Public Engagement

Online Engagement, Presentations, Stakeholder Meetings, Feedback Loop, Outreach Report

Planning Committee

Administration's Report → Committee Review → Committee Report to Council

Council Public Hearing

Public Hearing → Administration Presentation → Speakers (5m) → Councillor Questions → Councillor Discussions

Council Decision

First Reading → Approval or Rejection → 2nd & 3rd Readings → Bylaw Enacted

Approved Development Permit Required (rare)

Appeals and the Next Application

Bylaw Enacted → Maps Updated → Development Application

Appeal (very unusual)

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