



**Date:** February 27, 2025

**To:** Advisory Planning Commission

**From:** Brigid Reynolds, Consulting Planner

**RE:** 2025 APC/Planning Dept Workplan

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#### OCP Amendments

- Updates required related to recent zoning changes and Housing Needs Assessment (Bill 44). This must be completed by December 2025.

#### CMHC Housing Accelerator Fund (HAF)

- Climate adaptation/Resilience Planning with specific reference to rainwater/ stormwater management; interface wildfire adaptation. This work will also likely require amendments to the OCP, Subdivision Works and Services Bylaw and possibly the Zoning Bylaw. Proposed completion April 2026.
- Density Bonus Program – the OCP Section 5.2.1.5.4 and 5.2.1.6 provides guidance on the matter and Zoning Bylaw Schedule C identifies two developments where density bonuses were granted in exchange for the provision of additional units, i.e. density bonus. Recently adopted Provincial Bill 16 requires local governments proposing a new density bonus programs and for existing programs to comply with the new legislation by June 30, 2025. Proposed completion September 2026.
- Development Cost Charge incentives – This program needs to be advertised and a tracking system established. Proposed completion September 2026.
- Completion date for the program is January 2027

#### Regional Growth Strategy

- Initial Steering Committee was held on February 18, 2025.
- Proposed three year time frame.
- [Letter from Regional Board Vice Chair Kate Segal to TOLC Council](#)