



MEMORANDUM

TO: ADVISORY PLANNING COMMISSION
FROM: JAMES VAN HEMERT, CONSULTING TOWN PLANNER
SUBJECT: INCREASED DENSITY ON A SINGLE LOT
DATE: 4/18/2024

The third component of the Housing Accelerator Fund grant that is being undertaken is a review of increased density on a single lot. Communities over 10,000 in population or in major centres are required to fulfill this initiative in accordance with Bill 44. The Town is not subject to these provisions, however, under the HAF grant, we have voluntarily offered to undertake a review and increase density on selected single lots in a manner suitable for the town.

Milestone #1 Terms of Reference Zoning Bylaw Update

- Timeframe is August and September of 2024

Milestone #2 Complete Draft Zoning Bylaw Amendments including analysis, staff report and presentation to APC

- Timeframe is September through November of 2024
- Detailed analysis and comparison to Bill 44 requirements, including provincial guidance documents, as a point of reference
- Anticipated date for APC discussion is September

Milestone #3 Final Adoption Zoning Bylaw Amendments, including public hearing

- Anticipated first and second reading in October
- Anticipated public hearing in November