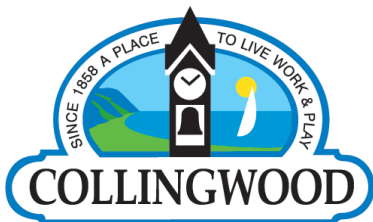


Short-Term ICBL Exemption Program Extension & Proposed Water and Wastewater Servicing Capacity Allocation Policy Updates

Staff Report CAO2022-16

Development & Operations Committee

December 12, 2022



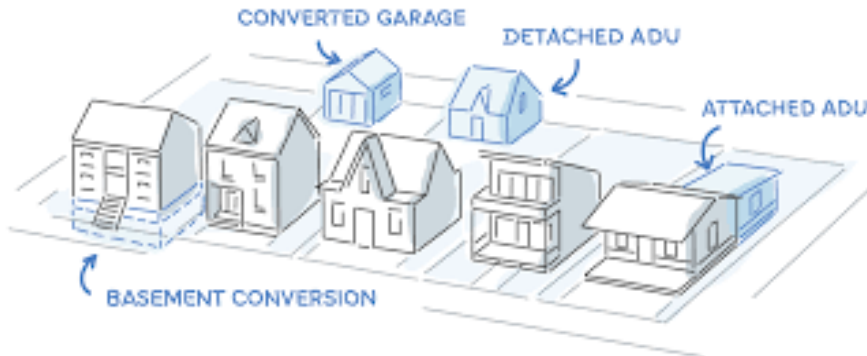
Background



Short-Term ICBL Exemption Program



- 1) Automatically extended until ZBA appeals resolved or withdrawn
- 2) Allows small-scale development to continue, support economic development and housing
- 3) Interpret ICBL so ADUs are facilitated



Proposed SCAP Amendments



Decoupling *Planning Act* decisions from allocation capacity decisions

STEP 1 >



Proceeds under *Planning Act* timeframes, conditional approvals

STEP 2 >



Batch approach, allows for comparison of proposals to ensure complete community

Proposed SCAP Amendments



Subdivisions clarification:

- Draft Plan Approval - “Commitment to Allocate”
- Development Agreement sets Allocation
Activation Timing
- Current practice, SCAP provisions clarified

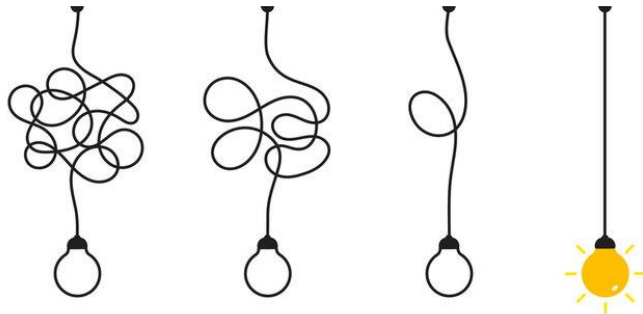


Proposed SCAP Amendments



Simplifying small-scale development by exempting the following from SCAP:

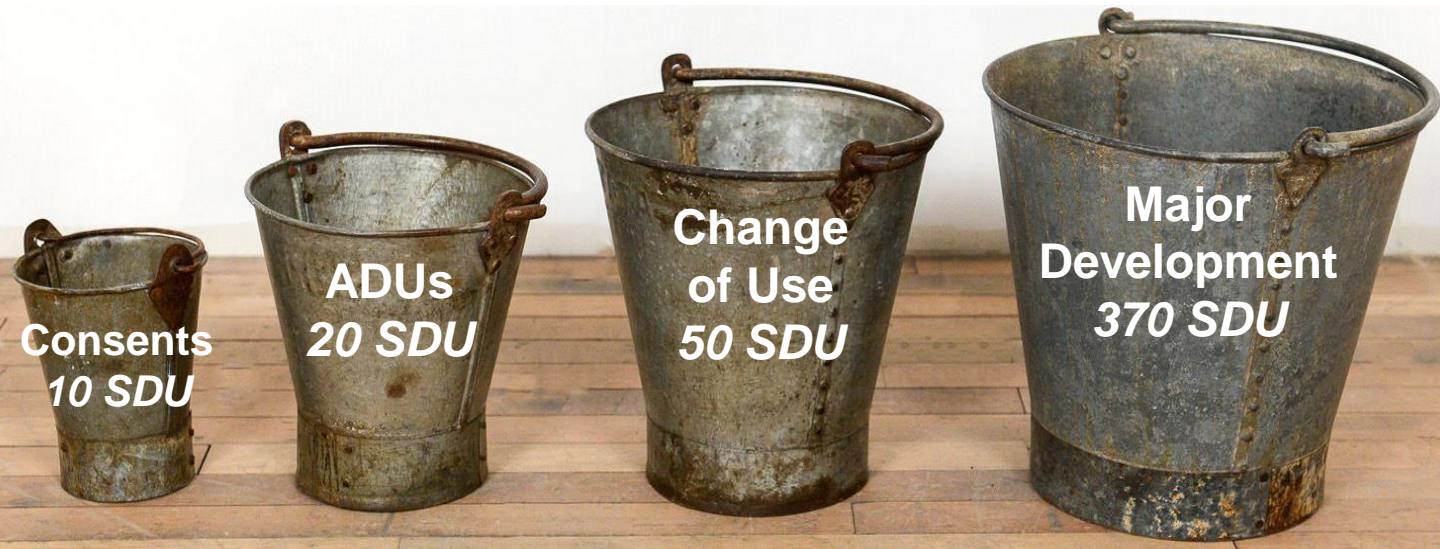
- Change from one permitted use to another
- New lots (through consent process) or existing small residential vacant lots where site plan is not required
- Minor amendments to site plan/subdivisions/condos (<10 SDU)



Recommended “Buckets”



- ~450 SDU* of water to allocate in 2023



* Subject to actual water usage, including expiry of unused allocations, and drinking water or wastewater plant expansion schedules or risks

Next Steps

- *By Jan. 16:* receive further written comments from key stakeholders & public
- *~Jan. 23/23:* report back to Council
- *Mar. 2023:* new policies help guide ICBL Exemptions and SCAP Allocations



Thank You! Q&A

