

TO: COMMUNITY ADVISORY COMMITTEE
ADVISORY DESIGN PANEL

FROM: MARGARET ECKENFELDER - MANAGER

CC: STEPHEN BUTT – SUPERINTENDENT OF PUBLIC WORKS AND
BUILDING INSPECTOR
JOHN DOBBS – PLAN CHECKER
DALLAS ARCANGEL – PLANNING TECHNICIAN
MICHAEL ROSEN – PLANNING CONSULTANT

RE: NEW LAND USE AND DEVELOPMENT BYLAW (DRAFT 1.5)

DATE: JANUARY 10, 2010

Last year, the consulting firm of Michael Rosen and Associates Ltd. was retained to prepare a new land use regulatory bylaw for the University Endowment Lands (UEL). Over the last several months, UEL senior staff has been working collaboratively with Michael Rosen to produce a draft bylaw that is intended to be the catalyst of a community dialogue.

Please find attached the following material for your review and consideration:

- a) *Land Use and Development Bylaw (Draft 1.5)*
- b) *Land Use and Development Bylaw: Summary of Major Changes*
- c) *Land Use and Development Bylaw: A Proposed New Approach for Development Permits*

It should be noted that there are two items within the draft Bylaw that have been highlighted in green, those being *accessory or secondary suites* (Section 310) and the *height limitation for houses within Area C* (Section 405.2). There are likely to be different perspectives on these two issues within the community and as such significant community dialogue is required.

Over the next several months, a number of meetings with the community will be held, starting with the Community Advisory Committee on 20 January 2010 followed by the Advisory Design Panel on 21 January 2010. After these two groups have completed their review, the draft Bylaw will be revised and it is anticipated that the revised draft Bylaw will then be presented to the community at four separate community meetings for Areas A – D.

On behalf of the UEL senior staff and our consultant, we look forward to discussing the proposed new *Land Use and Development Bylaw* with you at our upcoming meetings.

Margaret Eckenfelder
Manager