

# Brookwood-Fernridge Community Plan Cedar Creek Estates

## Information on Proposed Land Use Designation and Zoning Amendments

### **What is the difference between Land Use Designation and Zoning?**

Land Use Designation is written into a Community Plan Bylaw, and provides an indication of potential future land use of a property.

Zoning is written in the Zoning Bylaw, and regulates the current uses allowed on a property.

It is possible for a property's Land Use Designation to differ from its Zoning, such as in the case of the Cedar Creek Estates property. When this is the case, a directive from Council or an application by the property owner may be submitted to initiate an amendment to the Zoning Bylaw or the Community Plan Bylaw. This process involves many stages, including reviews by staff to ensure the application qualifies, a review and First and Second Reading by Council, a Public Hearing, and finally a Third and Fourth Reading by Council.

### **What Land Use Designation and Zoning is the property of Cedar Creek Estates?**

In the 1987 Brookwood/Fernridge Community Plan, the Land Use Designation was assigned 'Single Family'. In the current 2017 Brookwood-Fernridge Community Plan, the Land Use Designation assigned is 'Single Family 3'. Both the 1987 and 2017 Land Use Designations provide for the development of single family subdivisions.

Current and past Zoning for the Cedar Creek Estates property is 'Manufactured Home Park' (MH-1).

### **Is the Land Use Designation or Zoning going to change?**

No change to the Land Use Designation or Zoning has been determined at this time.

### **Land Use Designation Change**

A proposed amendment to the Community Plan (Bylaw No. 5320) to change the Land Use Designation of the Cedar Creek Estates property from 'Single Family 3' to 'Manufactured Home Park' received First and Second Reading by Council on November 27, 2017. It was brought to a Public Hearing on December 11, 2017 and February 19, 2018. The Public Hearing has now been concluded, which means that Mayor and Council cannot receive further information on this matter from the public. On March 5, 2018, the matter was referred to staff to consider comments received from the public during the Public Hearing. Staff are currently working on a report to be presented to Council at a future Regular Evening Meeting, where Council may also consider Third, and possibly Final Reading of Bylaw No. 5320.

If Council ultimately adopts the proposed Bylaw No. 5320, the Land Use Designation would be changed to 'Manufactured Home Park'. However, Council is not obligated to adopt the proposed Bylaw and could elect to pursue a different course of action. In such a case the property would remain designated as 'Single Family 3' as per the 2017 Brookwood-Fernridge Community Plan.

### **Zoning Change**

An application for an amendment to the Zoning Bylaw was submitted by the property owner on March 2, 2018, to rezone the property from 'Residential Mobile Home Park' (MH-1) to a Residential Single Family zone. This application must now follow legislative process and Council is obligated under the Local Government Act to consider the application. Staff will be reviewing the application and based on applicable municipal bylaws and policies, as well as provincial regulations, will bring forward a report at a future Regular Evening Meeting of Council for Council's consideration.

### **How can I stay updated on the status of the Land Use Designation and Zoning?**

Sign up for Email Notifications for 'Brookwood-Fernridge' through your TOL account at [tol.ca/notifications](http://tol.ca/notifications). You can also contact staff directly at [brfrcp@tol.ca](mailto:brfrcp@tol.ca) or by calling 604-533-6034.