

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: August 15, 2025

Subject: Correction – Zoning Amendment – 25 Gagnon

RECOMMENDATION:

THAT Council direct Administration not to move forward with Zoning Amendment Bylaw 1526, 2025 process;

AND THAT Council direct Administration to move forward with a Temporary Use Permit application for 25 Gagnon Place to operate a kennel.

BACKGROUND:

Update from August 11, 2025 Meeting

To answer Council's question about permit timelines, a Temporary Use Permit may be approved for a three (3) year term and then can be renewed once for an additional three (3) years, so up to six years in total. The applicant could then reapply and go through the application review process again for another three (3) year Temporary Use Permit if they wished.

Original Report:

At the Regular Meeting of August 11, 2025, Council asked staff if a time limit could be placed on the Zoning Amendment Bylaw. Staff advised yes, in accordance with Section 137 of the *Community Charter* Council may include sunset clauses to bylaws.

However, staff were later advised the week following that the clause does not generally pertain to Zoning and OCP bylaw amendments as there is legislation and alternatives that address this issue, such as authorizing temporary use permits. Once a zoning amendment is passed, there are other legislation and non-conforming use protections that make it difficult to change back in the future and the time limit may be more difficult to enforce.

As a result, the Temporary Use Permit legislation is there and a recommended option if a use is being authorized in a zone for the first time or to place time limits.

Staff have discussed this with the applicant and they are in support of staff recommending transitioning this application to a Temporary Use Application to meet both the needs of the applicant and the concerns expressed by Council at the last meeting. This change does not delay the processing timeline. The next steps would continue as follows:



A copy of the draft permit has been attached for Council's consideration.

BUDGETARY IMPACT:

There is no budgetary impact to this recommendation.

COUNCIL PRIORITIES:

Economic Vitality

- The District is a leader on efforts aimed at diversifying the community's economy, supporting local businesses, and attracting new investment to the community. Diversification, a strong business sector and new investment are key to our economic vitality.

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

RESPECTFULLY SUBMITTED:

Emily Kaehn, Director of Corporate Services

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer