



# PUBLIC ENGAGEMENT

## ZONING BYLAW 05-2026 REVIEW

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### F - FOREST DISTRICT

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#### CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw identifies certain undeveloped lands as Resort Conservation District lands.

However:

- The current bylaw does not provide a clear definition or stated purpose for the district;
- The term “Conservation” can imply a variety of meanings and land use intentions that are not clearly defined within the bylaw;
- Conservation is more appropriately considered a land use or land management objective rather than a zoning district type; and
- The bylaw does not clearly explain the long-term planning intent for lands that may have future development potential.

As a result, the current terminology can create uncertainty regarding:

- Whether lands are intended for permanent protection;
- Whether future development may be contemplated; or
- What types of uses are intended to occur within the district.

#### PROPOSED NEW BYLAW PROVISION

F–FOREST DISTRICT

7.1.1 Purpose - The purpose of the F – Forest District is to provide a long-term holding designation for lands identified in the District Official Community Plan (DOCP) as having potential for future urban development. Development of these lands for residential, commercial, or other urban purposes shall not occur until such time as the lands are appropriately designated and zoned for such uses. Rezoning land for future development shall conform to the Future Land Use Plan or any future amendment to the Plan. Any such amendment shall be supported by comprehensive concept planning, review, servicing analysis and shall be subject to deliberate consideration and approval by Council. Until such time as development is approved, the District is intended to accommodate low-impact forestry, conservation, recreation, and resource-oriented uses that are compatible with the preservation of natural landscapes, recognizing that certain lands may be unsuitable for development and are more appropriately retained for long-term conservation or environmental protection.

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### WHAT WOULD CHANGE?

Under the proposed amendment the bylaw would establish a clearly defined Forest District designation. The existing undefined “Resort Conservation District” terminology would be removed.

The purpose and long-term planning intent of these lands would be clearly identified. The bylaw would clarify that conservation may be one possible long-term

outcome for some lands, but not necessarily the only intended purpose of the district.

Future development would require comprehensive planning and formal Council approval, and interim uses would remain limited to low-impact and resource-oriented activities compatible with natural landscape preservation.

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### IMPLICATIONS OF THE CHANGE

The proposed amendment is intended to provide greater clarity, transparency, and long-term planning direction for undeveloped lands within the municipality.

Replacing the undefined “Resort Conservation District” terminology with a clearly defined Forest District helps distinguish the zoning district itself from potential land uses or environmental objectives that may occur within the district.

The proposed Forest District recognizes that some lands may represent future urban growth opportunities while other lands may ultimately be better suited for conservation or environmental protection.

By establishing a formal holding designation, the proposed bylaw helps ensure future development occurs in a planned and orderly manner. Future decisions will be supported by infrastructure analysis, environmental review, comprehensive concept planning and deliberate public and Council consideration.

The amendment is also intended to prevent premature or fragmented development while providing clearer guidance regarding the long-term planning role of these lands within the community.

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### PLACE A DOT

Green (Agree) 1

Yellow (Unsure)

Red (Disagree) 1