



UNIVERSITY ENDOWMENT LANDS

In-Stream Development Permit Applications and Amended Bylaw

POLICY

Purpose:

The purpose of this policy is to clarify the treatment of Development Permit (DP) applications with respect to proposed changes to the University Endowment Lands (UEL) Land Use, Building and Community Administration Bylaw (the “*Bylaw*”) (expected to come into effect in July 2024).

For the purposes of this policy:

“in-stream” means an active DP application received by UEL Administration before the amended Bylaw comes into effect;

“superseded Bylaw” means the Bylaw that was in effect prior to the amended Bylaw coming into effect; and

“amended Bylaw” means the Bylaw that will come into effect at the time of Ministerial Order signing.

Background:

The UEL will update the *Bylaw* to align with new provincial legislation, namely Small Scale Multi Unit Housing (SSMUH). The SSMUH related updates will permit up to four (4) or six (6) units outright on currently designated single-family district lots. Regulations to allow SSMUH are captured in the amended Bylaw.

Application:

1. All “in-stream” DP applications may continue to be reviewed, sent out for neighbourhood notification, discussed by the Advisory Design Panel, and considered for approval by the UEL Manager against the superseded Bylaw regulations.
2. If an “in-stream” DP application is not approved on or before December 30, 2024 (6 months after Bylaw changes come into effect), it shall be considered cancelled, and a new DP application must be submitted that complies with the amended Bylaw.
3. Any significant revisions to an “in-stream” application, as determined by UEL staff, will require a new application to be submitted, which includes new DP fees and related forms. The new application must comply with the amended Bylaw.

Advisement: This information is provided for clarification purposes only and is not in substitution of any applicable Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws, or Bylaws take precedence. This policy will be updated to indicate when the new Bylaw comes into effect after the Ministerial Order to enact has been signed.



William Emo, Manager

University Endowment Lands



Heather Shay, Director of
Development Services

University Endowment Lands