

# OUR ZONING BLUEPRINT

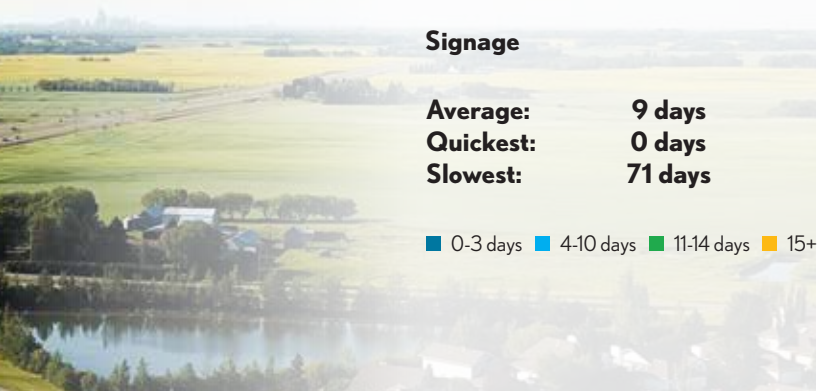
## 2023 MONITORING REPORT

In April 2019, Beaumont implemented its new [Land Use Bylaw](#), titled *Our Zoning Blueprint*. The desired outcomes for the new Land Use Bylaw include improving customer service by making the bylaw easier to use, and simplifying review and approval processes. It is intended to translate planning policies into regulation, and to encourage flexibility in site design. The results from January 2023 to December 2023 are presented below.

Please note: Since the COVID-19 pandemic the Fast Track application option has been put on hold.

### GOAL

### Be Easy to Use and Understand

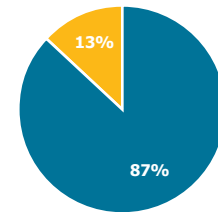


#### Signage

**Average:** 9 days  
**Quickest:** 0 days  
**Slowest:** 71 days

■ 0-3 days ■ 4-10 days ■ 11-14 days ■ 15+ days

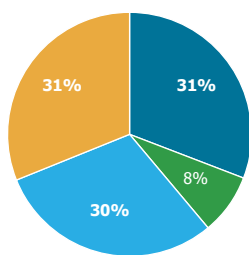
#### Signage Days to Decision



### GOAL

### Provide Clarity on Application Process & Decisions

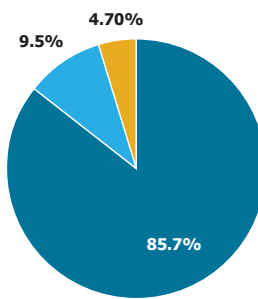
#### New Houses Days to Decision



**Average:** 11 days  
**Quickest:** 0 days  
**Slowest:** 88 days

■ 0-3 days ■ 4-10 days ■ 11-14 days ■ 15+ days

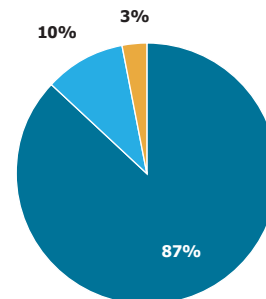
#### Commercial Tenant Improvement Days to Decision



**Average:** 6 days  
**Quickest:** 1 days  
**Slowest:** 119 days\*

\*Permit underwent appeal process

#### Residential Improvement\*\* Days to Decision



**Average:** 1 days  
**Quickest:** 0 days  
**Slowest:** 55 days

\*\*A residential improvement includes permit applications for home-based businesses, decks, hot tubs, accessory buildings, etc.

The target for issuing a permit is 3 business days from receipt of a complete application.\*

\*Note: The current metric does not allow calculation of business days. The reported time is based on total days (including weekends, holidays, etc.).

# GOAL

## Provide Clarity on Application Process & Decisions (cont.)

### COMPLEX COMMERCIAL PERMITS

#### RECEIVED

- 8 complex permits received in 2023
- 8 complex permits received in 2022
- 1 mixed use, 2 commercial and 1 institutional building



### SUBDIVISION APPLICATIONS

**TARGET** 60 business days from receipt of a complete application to make a decision.

#### RECEIVED

- 6 subdivisions received

#### RESULTS

The average number of days for a decision to be made from the date of a complete application is 90 days.

# GOAL

## Provide Flexibility on Site Design

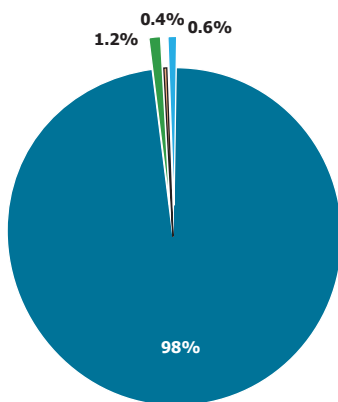
Our current results for variances applications to Land Use Bylaw standards are :

- 6% for block/subdivision standards
- 2% for commercial signs
- 81% for residential

Our current target is to promote a diversity of frontage type standards. Review of results indicate:

- Single family homes with front attached garages remain a predominant housing type, but duplexes and multi-attached housing have been incorporated. Other housing types include homes with a rear detached garage.

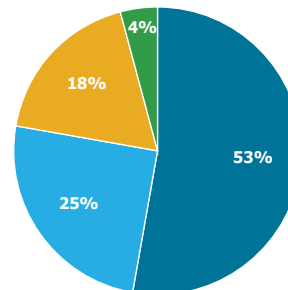
#### New House Variances



■ No variances ■ Sideyard ■ Site coverage ■ Rear Yard

\*Note: Figures represent 2023 only

#### Housing Diversity



■ SFD Front Attached ■ SFD Other ■ Semi-Detached ■ Multi-Attached



Single Family      Semi-Detached      Multi-Attached

# GOAL

## Provide Flexibility on Site Design

The Land Use Bylaw aligning with Municipal Development Plan policy is a guiding principle of the document. Data will be reviewed for year-over-year trends, including increases in additional dwelling units, infill and vacant lots, home-based businesses, and new storefronts in Centre-Ville. Percentage of total dwelling units constructed during the review period will be examined for diversity in frontage types.