

Development Application and Heritage Procedures Bylaw

- ▶ Bylaw to establish procedures for processing development applications:
 - ▶ Official Community Plan Amendments
 - ▶ Zoning Amendments
 - ▶ Development Permits
 - ▶ Delegated Development Permits
 - ▶ Development Variance Permits
 - ▶ Delegated Development Variance Permits
 - ▶ ALC Applications, TFWH
 - ▶ Others

Proposed Amendments to Procedures Bylaw

1. Streamline Development Applications
 2. Public Hearing Streams (Bill 44)
 3. Expanding Delegated Authority
 4. Bylaw Maintenance
- ▶ No changes proposed to Heritage Procedures.
 - ▶ Heritage Procedure Amendments will be brought forward with OCP Amendments and Heritage Design Guidelines in late April or early May.

1. Streamline Rezoning & DP's

- ▶ Development permits no longer required with rezoning application
- ▶ Building permits can be applied for prior to development approval
- ▶ Pre-Development Tree Inventory only required at discretion of Staff

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2. Public Hearing Streams

- i. Zoning **inconsistent** with OCP – Public Hearing Required.
- ii. Zoning **non-residential** and **consistent** with OCP – Council may choose to hold Public Hearing.
- iii. Zoning **residential** and **consistent** with OCP – Public Hearing not permitted.
 - ▶ Council Policy 365: Official Community Plan Consistency Policy
 - ▶ Council Policy 367: Neighbourhood Notification Policy

3. Expanding Delegated DP's

- ▶ Current:
 - ▶ MF1 zoned properties
 - ▶ Commercial/industrial/institutional that is of limited size and is not adjacent to residential
- ▶ Proposed:
 - ▶ Three – Six dwelling units
 - ▶ commercial/industrial/institutional that is of limited size and is not adjacent to residential

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3. Expanding Delegated DVP's

- ▶ Current:
 - ▶ Single and Two Dwelling Housing
 - ▶ Commercial/industrial/institutional that is of limited size and is not adjacent to residential
- ▶ Proposed:
 - ▶ One to Six Dwelling Units
 - ▶ Commercial/industrial/institutional that is of limited size and is not adjacent to residential
 - ▶ Sign bylaw variances

4. Bylaw Maintenance

- ▶ Delegated authority for landscape agreements
- ▶ Bolding defined terms throughout document
- ▶ Reformatting charts, numbering, bullets
- ▶ Simplifying & updating wording

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