Council Early Input

Development Applications

Background

February 16 Resolution of Council:

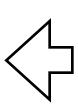
"That staff review the development application process to include a preliminary process for Council to consider individual project early on."

Process Map

Preliminary Planning Application

Concept sketches / drawings Preliminary technical review Early Input Opportunity (Public)* Early Advisory Panel review*

Detailed Planning Application (Rezoning)



Detailed submission
Public Information Meeting
Technical review (all depts)
Advisory Panel review
Formal Council consideration of land use

Development Permit Application



Detailed DP submission
Public Information Meeting**
Formal Council consideration of DP's

Building Permit Construction



Technical review and approvals all depts Conditions compliance Engineering Service Agreement Construction Traffic Management Plan Inspections

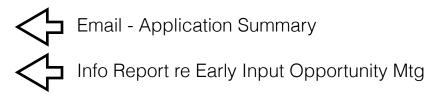
Council Notice

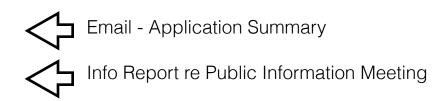
Preliminary Planning Application

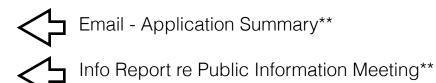
Detailed Planning Application (Rezoning)

Development Permit Application

Building Permit Construction







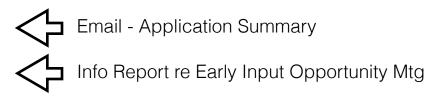
Council Notice

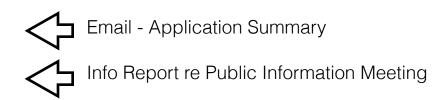
Preliminary Planning Application

Detailed Planning Application (Rezoning)

Development Permit Application

Building Permit Construction









Quarterly Development Report Info Report to Council

All applications processed plus business licence and building permit stats

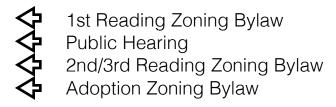
Council Consideration

Preliminary Planning Application

Detailed Planning Application (Rezoning)

Development Permit Application

Building Permit Construction



◆ DP Consideration

Council Consideration

Preliminary Planning Application Road closure or land sale agreement

Detailed Planning Application (Rezoning)

2nd/3rd Reading Road Closure Bylaw
1st Reading Zoning Bylaw
Public Hearing
2nd/3rd Reading Zoning Bylaw
Adoption Zoning Bylaw

Development Permit Application

Construction

Building Permit

DP Consideration

Early Input Opportunity

Preliminary Planning Application

Detailed Planning Application (Rezoning)

Development Permit Application

Building Permit Construction



Road closure or land sale



Committee of the Whole

- For Council input on key
 Preliminary Planning Applications
- Present highlights of Quarterly Development Report



2nd/3rd Reading Road Closure Bylaw 1st Reading Zoning Bylaw

Public Hearing

2nd/3rd Reading Zoning Bylaw

Adoption Zoning Bylaw



DP Consideration

Recommendation

That:

- Staff continue the current practice of notifying Council of new Preliminary Planning Applications, Planning Applications and Public Information Meetings,
- Staff continue providing Council with Quarterly Development Report outlining the status of all applications processed in the past quarter, public meetings held as well as statistics on business licences, sigh permit, environment permit and building permit activity, and
- 3. The Municipal Clerk schedule quarterly Committee of the Whole meetings dedicated to providing Council:
 - A. an opportunity to provide feedback on key Preliminary Planning Applications, and
 - B. to receive, and comment on, the highlights of the Quarterly Development Report