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
  - Email - Application Summary
  - Info Report re Early Input Opportunity Mtg
- Detailed Planning Application (Rezoning)
  - Email - Application Summary
  - Info Report re Public Information Meeting
- Development Permit Application
  - Email - Application Summary**
  - Info Report re Public Information Meeting**
- Building Permit Construction
Council Notice

- Preliminary Planning Application
  - Email - Application Summary
  - Info Report re Early Input Opportunity Mtg

- Detailed Planning Application (Rezoning)
  - Email - Application Summary
  - Info Report re Public Information Meeting

- Development Permit Application
  - Email - Application Summary**
  - Info Report re Public Information Meeting**

- 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

- 1st Reading Zoning Bylaw
  - Public Hearing
- 2nd/3rd Reading Zoning Bylaw
- Adoption Zoning Bylaw
- DP Consideration
Council Consideration

- Preliminary Planning Application
- Detailed Planning Application (Rezoning)
- Development Permit Application
- Building Permit Construction
- Road closure or land sale agreement
- 2nd/3rd Reading Road Closure Bylaw
- 1st Reading Zoning Bylaw
- Public Hearing
- 2nd/3rd Reading Zoning Bylaw
- Adoption Zoning Bylaw
- 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:

1. Staff continue the current practice of notifying Council of new Preliminary Planning Applications, Planning Applications and Public Information Meetings,

2. 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