Development Procedures Bylaw

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Local Government Act

- Enabling Legislation (e.g. regulate, prohibit and impose requirements)
- Also include things that local governments must do (e.g. bylaw procedures)

Community Charter
Objectives and policies to guide planning & land use management

- May designate development permit areas, temporary use permit areas, development approval information areas

Divides the municipality into zones

- Regulates land use, density, siting etc.
- May designate temporary use permit areas
Development Procedures Bylaw

• Who is eligible to apply
• Information submission requirements
• Delegation of Council’s powers, duties and functions, including reconsideration provisions
• Public notification requirements:
  - Sign posting requirements
  - Specify distance for statutory notifications
  - Reaplication restrictions
Development Procedures Bylaw

- Does not repeat the *Local Government Act*
- Does not limit DNV’s obligations under the Act
- Does not include all practices, but only those required to be implemented by bylaw (not a pamphlet or guide)
- Does not fetter Council's discretion
## Bylaw Comparison

<table>
<thead>
<tr>
<th>Development Procedures Bylaws</th>
<th>Zoning Bylaw (or OCP)</th>
<th>Fees and Charges Bylaws</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Standalone bylaw</td>
<td>• Designated TUP areas</td>
<td>• Outlines fees and charges for municipality</td>
</tr>
<tr>
<td>• Complementary to statutory requirements in the LGA</td>
<td>• Specify general conditions under which temporary use permits will be considered</td>
<td>• Refund of fees</td>
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<tr>
<td>• Establishes procedures for residents to apply to for development permits</td>
<td>• TUPs processed in accordance with Development Procedures Bylaw</td>
<td>• Development conducted without a permit</td>
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<tr>
<td>• Establishes procedures to guide staff and Council review of development permit applications</td>
<td></td>
<td>• Refers to Development Procedures Bylaw</td>
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<td>• Can include statutory notification procedures</td>
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</tbody>
</table>

**Bylaw 8144**  
First Reading, March 27

**Bylaw 8217**  
First Reading, March 27

**Bylaw 8218**  
First Reading, March 6
Proposed Changes

EXISTING BYLAW 7738

• Refund of Fees (Removed)*
• Development Conducted without a permit (Removed)*

* Contained in Fees and Charges Bylaw

SAME

• Application process
• Application Review and Consideration

PROPOSED BYLAW 8144

• Definitions (Added)
• Delivery of Notice (Added)
• Posting of Notice (Added)
• Reconsideration (Added)
• Delegation* (Moved from Zoning Bylaw)

* Delegation for TUP currently in Zoning Bylaw
# Changes – Community Input

<table>
<thead>
<tr>
<th>Provision</th>
<th>Changes</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notification Radius</td>
<td>↑</td>
<td>From 75 to 100m minimum</td>
</tr>
<tr>
<td>Newspaper Ad</td>
<td>—</td>
<td>No change</td>
</tr>
<tr>
<td>Sign Time</td>
<td>↑</td>
<td>From 10 to 12 days</td>
</tr>
<tr>
<td>Signage Format</td>
<td>—</td>
<td>No change</td>
</tr>
<tr>
<td>Neighbour Notification</td>
<td>↑</td>
<td>Best Practice Guidelines for Application Notification</td>
</tr>
<tr>
<td>Community Association Notice</td>
<td>↑</td>
<td>Website now established for Community Association and individual notification</td>
</tr>
</tbody>
</table>