Development Applications

A. **Introduction to Planning**

B. **Types of Development Applications**

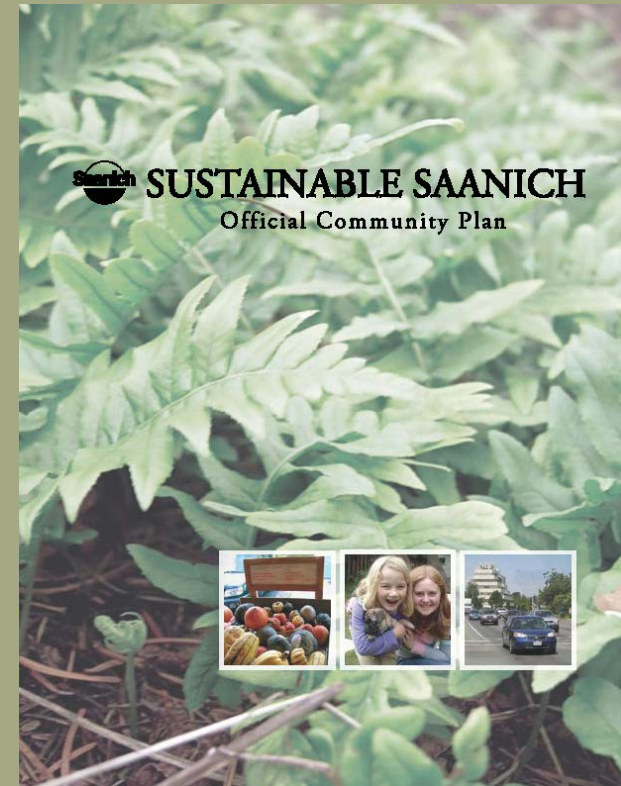C. **The Process & Opportunities for Public Input**

Official Community Plan (2008)

Community vision document for all of Saanich

- **Regional context statement**

- **Land use**

- **Housing**

- **Greenhouse Gas Emissions**

- **Social needs**

- **Farmland**

- **Protection, restoration and enhancement of natural environment**

- **Development Permit Guidelines**

Zoning Bylaw

Land use regulations

- **Land use**
- **Siting of buildings (from property lines, streams and shoreline)**
- **Size of buildings**
- **Height of buildings**
- **Parking**
- **Landscaping**
- **Lot size, width, and shape (subdivision)**
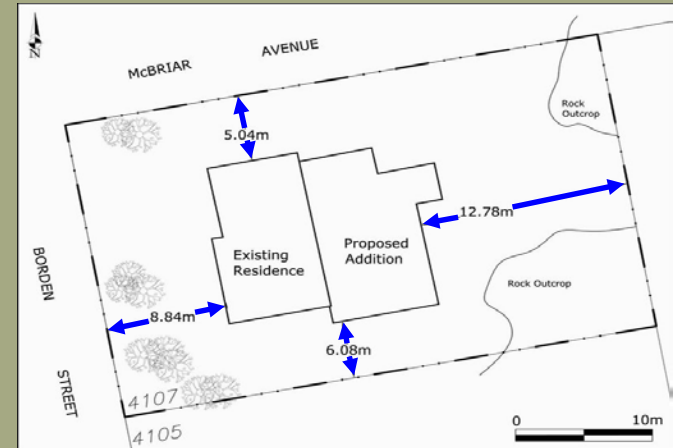
- **Rezoning**
- **Development Permits**
- **Development Variance Permits**
- **Development Permit Amendments**
- **Streamside and Environmental Development Permits**
- **Subdivision**

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What is Rezoning?

- **Zoning is a way of regulating land use**

- **Rezoning is required when the zoning of a property is proposed to change in order to obtain an alternate use or density**

- **Must conform with guidelines in the OCP or apply for an amendment**

- **Pre-Application phase**
- **Application Submission including Development Permit (if necessary)**
- **Planning Department Review + Report**
- **Committee of the Whole**
- **1st Reading of Bylaw**
- **Public Hearing**
- **2nd and 3rd Reading of Bylaw**
- **4th (Final) Reading of Bylaw**
- **Then Development Permit approval, if applicable**

What is a Development Permit (DP)?

- **Permit approved by Council that identifies conditions under which multi-family, residential, commercial or industrial development (or institutional for an Env. Dev. Permit) may take place.**

- **Once approved, the Permit is registered on title and becomes binding on the existing and future owners of the property.**

When is a DP required?

- **When the property to be developed is situated within an area designated as a DP through the OCP.**

- **Required PRIOR to any subdivision, construction or alteration of land.**

- **Most common types:**
  - form and character of commercial,

    industrial or multi−family residential development
  - protection of the natural environment, its ecosystems and biological diversity;
  - hazardous conditions
- **Must be reviewed in accordance with Development Permit Area Guidelines – each area is unique**
- **Decision is made after Committee of the Whole (or after Public Hearing if there is a rezoning application)**

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What is a DP Area?

- **The OCP designates DP Areas**
- **DP Areas require special regulation of development such as:**
  - control of form and character;
  - protection from hazardous conditions; and,
  - protection of the natural environment, its ecosystems, and biodiversity.

- **Pre-Application phase**
- **Application Submission including Development Permit (if necessary)**
- **Planning Department Review + Report**
- **Advisory Design Panel**
- **Committee of the Whole**
- **When DP is part of a rezoning, the application is sent to a Public Hearing**
- **Committee of the Whole decision ratified at a Council mtg.**
- **If rezoning is involved, DP is ratified AFTER the Zoning Bylaw amendment receives final reading.**
- **DP registered on title.**

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- **Intended to minimize impacts of new development along streams and maintain or restore riparian areas and ecosystems**

- **The Development Permit Area is the land located a certain distance from a stream (can be up to 30 m from bank)**

- **Within the Development Permit Area is the Streamside Protection & Enhancement Area (SPEA), adjacent to the stream (no development allowed)**

- **In the remainder of the Development Permit Area, limited development (with restrictions) is allowed**

NEW DP AREA

What is an Environmental Development Permit?

- **Adopted on March 12th, 2012**

- **Protects marine backshore, sensitive ecosystems, rare habitat, wildlife trees and isolated watercourses and wetlands**

- **EDPA, along with Streamside DP based on inventories that identify ES areas for protection during development**

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What is an Environmental Development Permit Area?

- **The EDPA consists of 5 types of Environmentally Significant Areas (ESA's).**

- **Some have additional buffer zones, while others have buffers built into their ESA boundaries.**

- **The EDPA Atlas shows the locations of the ESA's, as well as their buffers.**

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- **Saanich Subdivision Bylaw regulates subdivision and sets out standards for subdivision layout, design and construction of roads, water supply, sanitary and storm sewer and other utilities**

- **Minimum parcel standards vary according to requirements of the Zoning Bylaw**

- **Land Title Act prohibits the approval of any subdivision that does not conform to the Local Government Bylaws regulating subdivision of land and zoning**

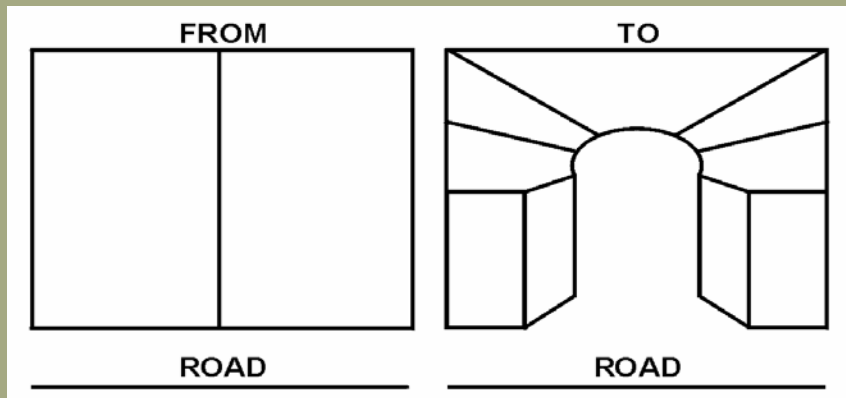**Types of Subdivision where Approval of the Approving Officer is required:**

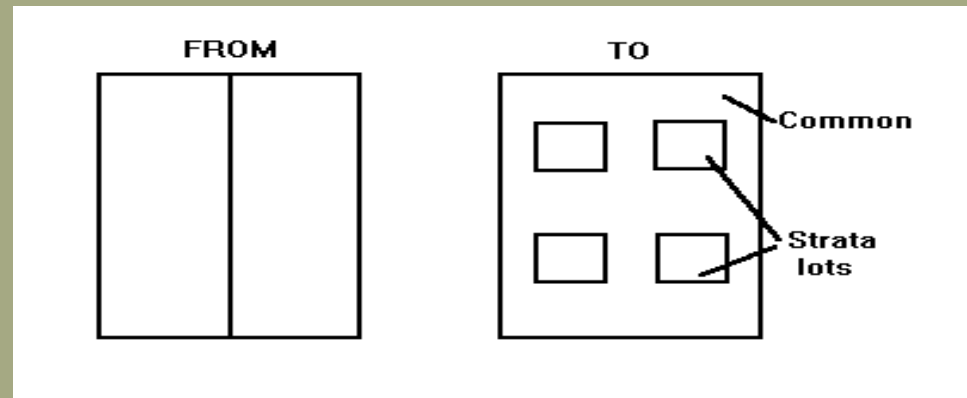**Adjusting or re-aligning an existing property line**

FROM

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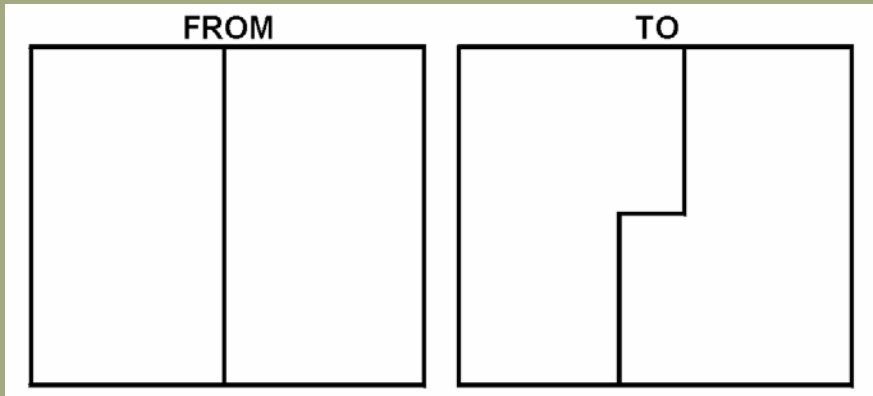
Creating several lots from one or more existing properties

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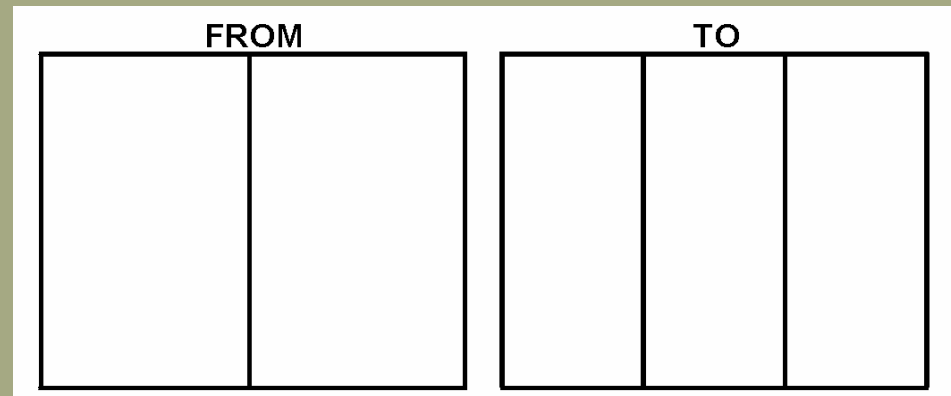
Creating several lots from an existing property, with road dedication

Creating several strata lots from one or more existing properties

Steps to the Approval Process

- **Pre-Application meeting**
- **Submission of application form and fees**
- **Circulation of application (technical review by staff and outside agencies)**
- **Conditional Approval**
- **Secure for/complete all subdivision works and services**
- **Final subdivision approval**
- **Subdivision plan and legal document registration at Land Titles Office**

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Applications that require Council approval:

- **Subdivisions with variances**

- **Subdivisions involving a rezoning**

- **Recommendation for removal of land from ALR Subdivisions resulting in a panhandle**

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There are numerous opportunities for public information and input at various stages of any Rezoning Application:

- **Read the newspapers**
- **Visit Saanich website "Active Planning Applications"**
- **View plans and talk to a planner at Saanich Hall**
- **Make your views known to your own Community Association (get involved)**
- **Write a letter or e-mail to Mayor & Council**
- **Attend and speak at Committee of the Whole**
- **Attend and speak at Public Hearings**

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Conclusion

Thank you—

For attending, for listening, and for getting involved!

We can now entertain questions for a brief while.

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