

Electoral Areas B, C, D, E, F, G

Proposed Official Community Plan
Amendments to Update Development
Permit Areas

Project background and update

January 12, 2023 EAD Meeting



Development Services

Summary

- Planning Services is undertaking a comprehensive update to the Development Permit Areas (DPAs) in the CSRD's five Official Community Plans
- Development Permit Areas in the new Electoral Area E OCP will be the template for the update
- Guidelines and Exemptions will be fine-tuned to provide consistency for how DPAs are defined, interpreted, and implemented among the five OCPs.
- Development Permit Areas will be added to some OCPs where they don't currently exist

What are Development Permit Areas?

Local governments can designate Development Permit Areas for the:

- Protection of:
 - The natural environment
 - Development from hazardous conditions
 - Farming
- Revitalization of a commercial area
- Establishment of objectives for the form and character of:
 - Intensive residential development
 - Commercial, industrial or multi-family residential development
 - Development in a resort region
- Promotion of:
 - Energy conservation
 - Water conservation
 - Reduction of greenhouse gas emissions

What is a Development Permit

A Development Permit (DP) sets forth conditions under which residential, commercial, or industrial developments may take place. Once issued, it becomes binding on the existing and future owners of the property.

Depending on the type of Development Permit it must be issued by either the Manager of Development Services or the CSRD Board of Directors.

A Development Permit is not a Building Permit, however, a Development Permit must usually be obtained prior to any construction in areas that have building inspection service.

Activities that require a Development Permit

A Development Permit is required when the property to be developed is situated within a DPA. Where such a designation exists, a DP must be obtained prior to:

- **Subdivision of land** (as pursuant to section 455 of the LGA);
- **Construction of, addition to or alteration** of a building or other structure; and/or
- **Alteration of land**, including but not limited to clearing, grading, blasting, preparation or construction of underground services, swimming pools, septic systems, retaining walls, driveways, and roads.

Procedure for obtaining a Development Permit

1. Owner/agent discuss proposal with staff
2. Submit application and fee.
3. Most applications require a professional report
4. Staff review of application for completeness
5. Staff prepare a staff report:
 - Manager Approval (for technical DPs)
 - Board Approval (Form and Character DPs)
6. Decision made to issue, or not issue
7. Applicant is notified of the decision and the DP is forwarded to Land Titles Office (LTO) for notice registration.
8. Development is required to comply with issued permit.

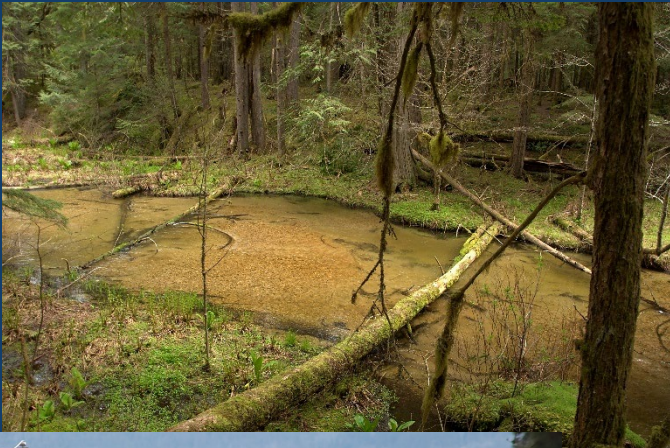
Development Permit Activity in the CSRD

- In 2021 the CSRD received 162 total Development Permit applications
- 112 were issued (remaining 50 mostly incomplete and additional information required to be submitted)

Breakdown of Development Permits issued (by Electoral Area):

- Area B 4
 - Area C/G 63
 - Area D 3
 - Area F 42
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- A Development Permit application and permit may include one to five development permit areas

Development Permit Areas



CSRD Development Permit Area Overview

Electoral Area	Bylaw No.	Riparian Areas	Lakes 100m	Foreshore & Water	Geohazard (Hazardous Lands):	Industrial Form and Character	Commercial Form and Character
B	850	✓	✓	✓	✓Steep Slopes Greely & Shelter Bay	✓	✓Greely ✓Shelter Bay ✓Highway
C & G	725	✓	✓	✓	✓Steep Slopes	✓	✓Village/2ndary ✓Other
D Ranchero	750 Deep	✓ Creek					
E	840	✓	✓	✓	✓Steep Slope ✓Steep Creeks		✓Village Ctr ✓Resort ✓Other
F	830	✓	✓	✓	✓Flooding, Fire ✓Steep Slopes	✓	✓Village/2ndary ✓Tourist ✓Waterfront

Development Permit Area Research

The Electoral Area E Official Community Plan is the most recently implemented OCP (March 1, 2022) and will be the template for updating Development Permit Areas in other OCPs.

Significant research was conducted during the development of the Area E OCP Development Permit Areas with the intent that it would provide policy guidance for other OCPs.

DPA Update Process

Task	Completion Date
Complete Drafting of DPA Templates	Winter 2023
Report to Board – Present DPA Templates	Spring 2023
Agency Review	Late Spring 2023

DPA Update Process

Conduct Public Consultation – CivilSpace/Survey	Late Spring /Summer 2023
2nd Reading and delegation of Public Hearing	Summer 2023
Public Hearing	Fall 2023
Prepare Bylaws for 3rd and adoption	Fall 2023
3rd Reading/Bylaw Adoption	Late Fall 2023
Implementation <ul style="list-style-type: none">- Updates to website- Education- Stakeholder engagement	Late Fall 2023 and beyond

Questions?