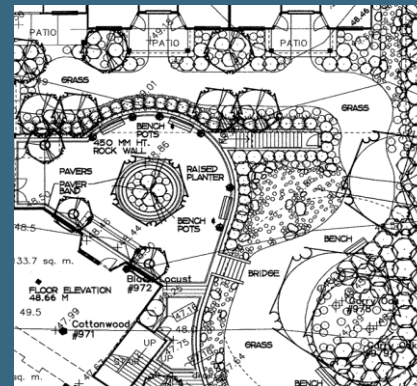
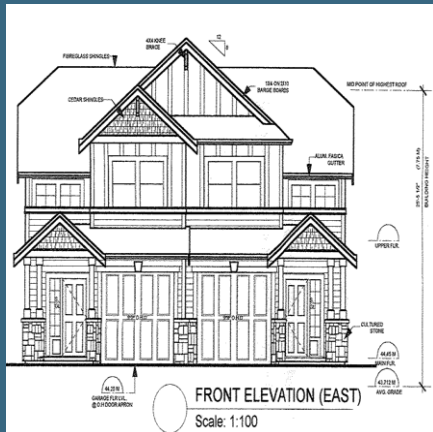


Advisory Planning Commission

Orientation and Planning Overview





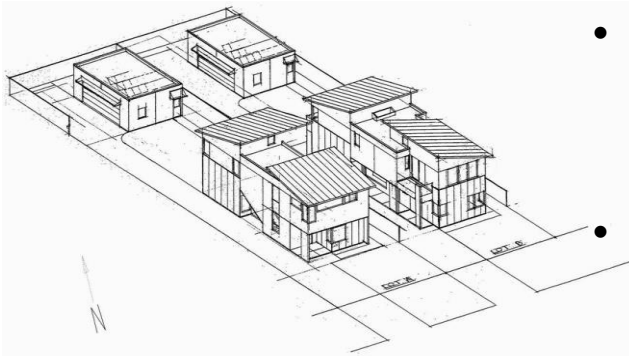
Agenda

- Introduction
- Role of the APC
- Planning Tools
- Types of Development Applications
- Discussion and Questions

APC - ORIENTATION

Role of the APC

APC provides advice and recommendations to Council on a variety of matters:



- Applications for Rezoning, Development Permits, Development Variance Permits, Temporary Use Permits, Agricultural Land Reserve
- Preparing Policy or Regulations OCP's, Zoning Bylaws, Subdivision and Development Servicing, Flood Plain, Signs, Landscaping etc.

The APC also advises Council on matters related to:

- Environmental Issues
- Alternative Transportation
- Heritage
- Affordable Housing
- Economic Development



APC - ORIENTATION

Role of the APC

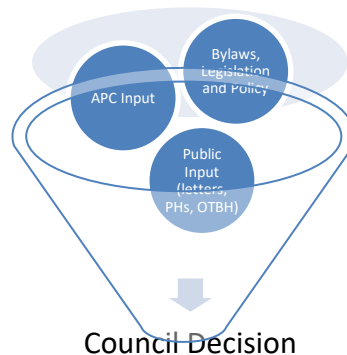
Public Input:

As per S. 18 of the APC's Terms of Reference, although APC meetings are open to the public, members of the public are not provided an opportunity to address the Commission.

APC should not consider public input on an application.

Correspondence regarding an application should be submitted to Council only.

The purpose of the APC is to provide Council with the Commission's opinions and advise on matters that have been referred to the Commission from Council.



APC - ORIENTATION

Planners Toolkit

Land Use Policy and Regulatory Tools



APC - ORIENTATION

Local Government Act

In BC, all official community plans, zoning bylaws & development approval processes (except the subdivision of land) are prepared & adopted within the statutory provisions of the Local Government Act



APC - ORIENTATION

Official Community Plan

- What is an OCP & what does it do?

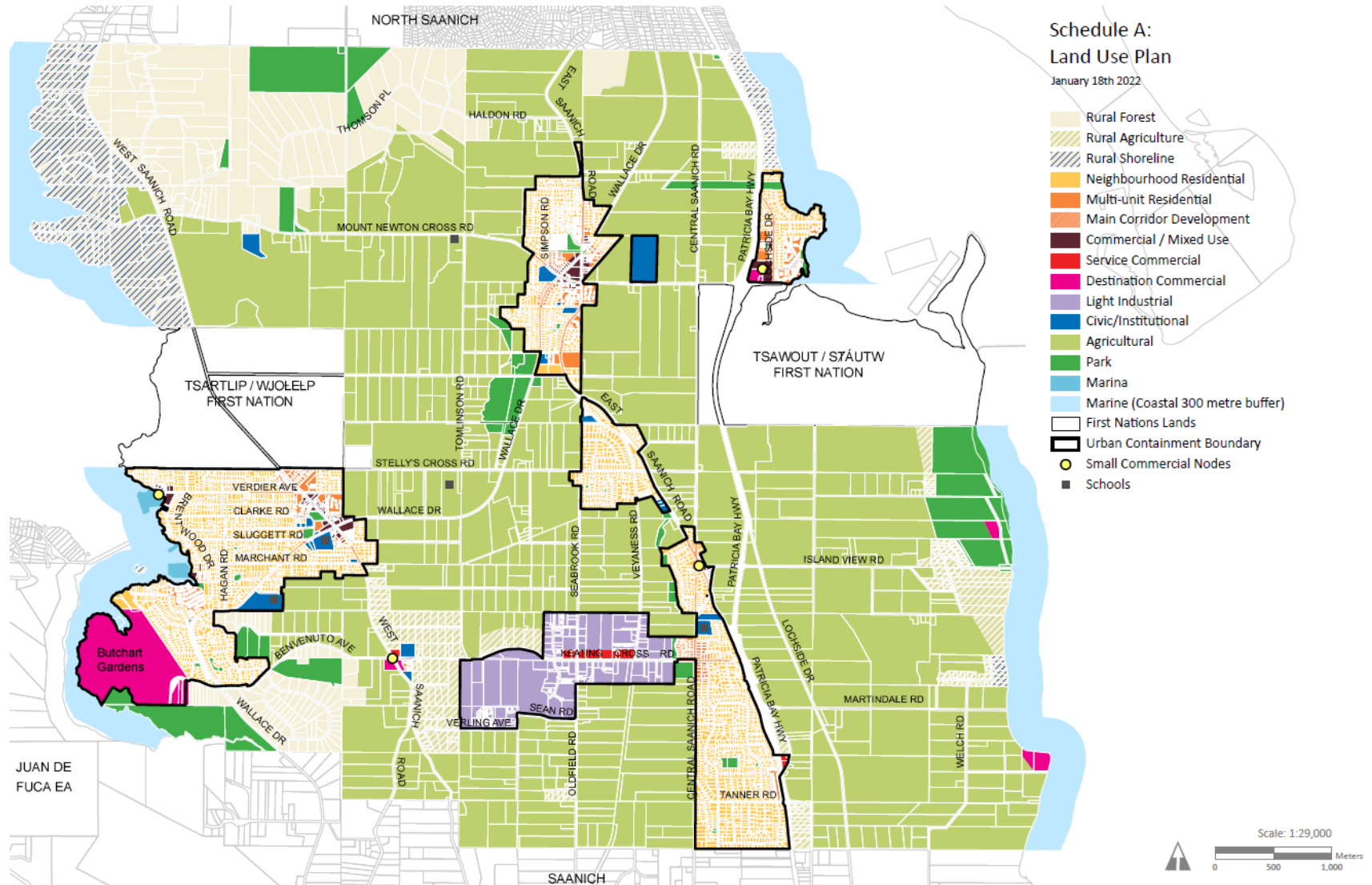


Official Community Plan

- An OCP is an important document that presents the long-term vision for a community, and sets out objectives and policies that guide decisions on planning, land use, and municipal services
- An OCP designates general land use activities on a land use map ranging from residential, commercial, public parks, schools & other public facilities.

APC - ORIENTATION

Official Community Plan



Official Community Plan

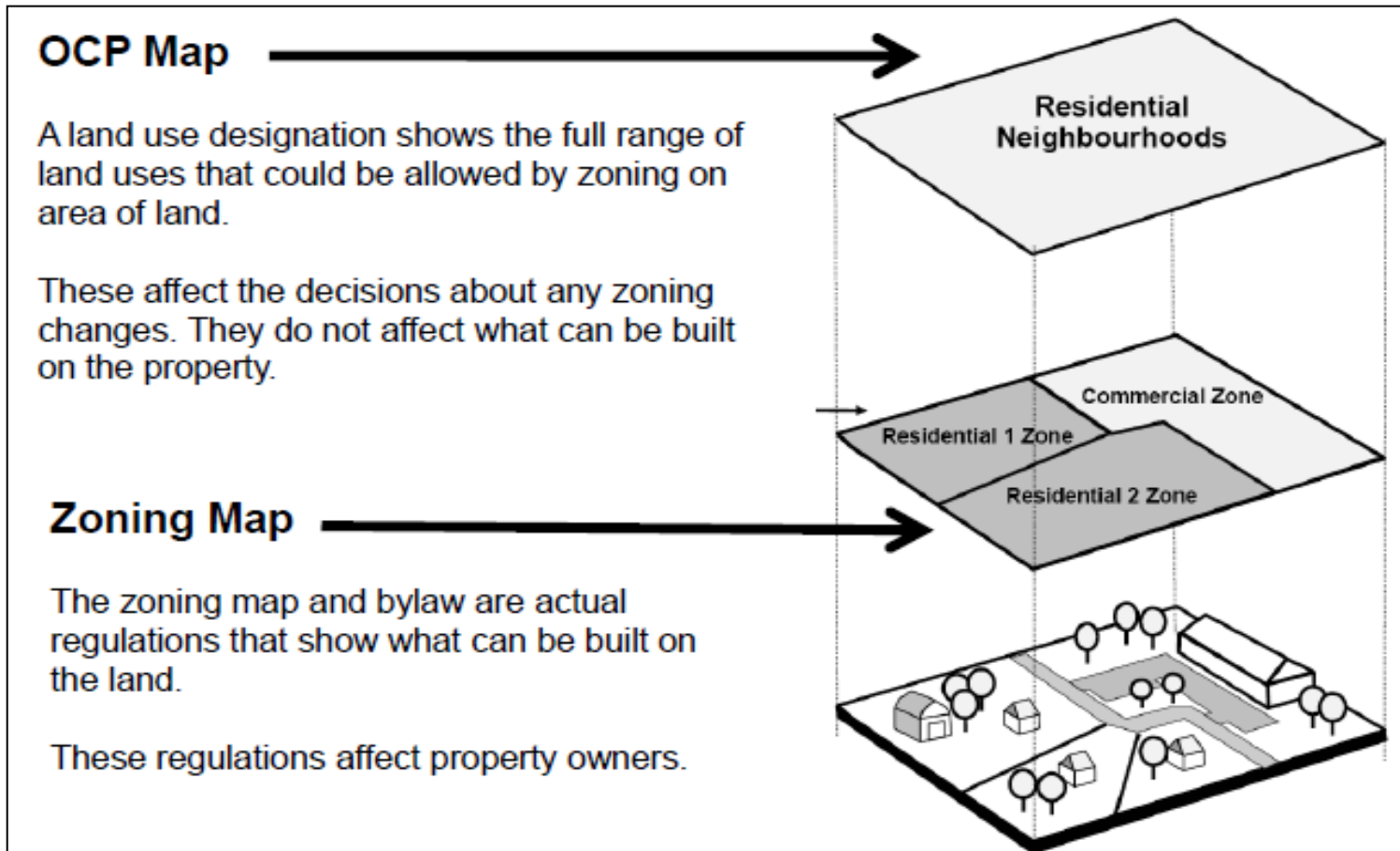
The OCP helps us to address topics like:

- Community Character
- Agriculture and food security
- Housing and Growth Management
- Natural Environment
- Climate Action
- Economy
- Parks, trails and recreation
- Transportation and Infrastructure
- Community Services and Institutional uses
- Heritage and Culture
- Emergency services

APC - ORIENTATION

OCP Relationship to Zoning Bylaw

- Zoning Bylaw must be consistent with OCP



APC - ORIENTATION

Zoning Bylaw

- Regulates land uses & implements the broad range of goals, objectives & policies of an OCP at a site-specific level.
- Divides the municipality into zones & sets regulations for each zone.
- Its principal purpose is to guide growth in a systematic way by ensuring various uses of land & structures are compatible.

APC - ORIENTATION

Zoning Bylaw



Zoning Regulates:

- Land use:
 - Permitted uses
 - Accessory uses
- Density
- Site coverage
- Size & placement of buildings & structures including:
 - Setbacks from property lines
 - Height

APC - ORIENTATION

Zoning Bylaw



Zoning Regulates:

- Off-street parking and loading
- Landscaping and screening to separate uses
- Subdivision standards e.g. area, shape and dimensions of parcels
- Signs
- Fences

APC - ORIENTATION

Zoning Bylaw

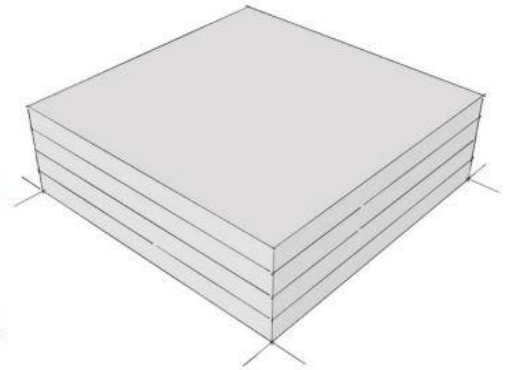
Density:

Density can be expressed through:

- Number of buildings per parcel
- Site coverage (% of a lot covered by footprint of buildings)
- Floor space ratio (FSR) or floor area ratio (FAR) – ratio of building floor area to site area

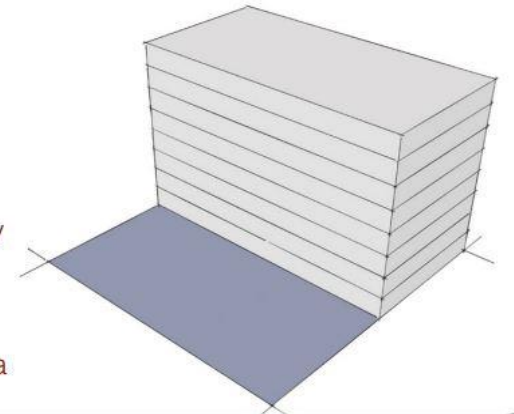
Example 1

- 5,000 m² parcel
- 4:1 FSR maximum density
- 4 storey building
- 5,000 m² on each storey
- 20,000 m² Total Floor Area



Example 2

- 5,000 m² parcel
- 4:1 FSR maximum density
- 8 storey building
- 2,500 m² on each storey
- 20,000 m² Total Floor Area



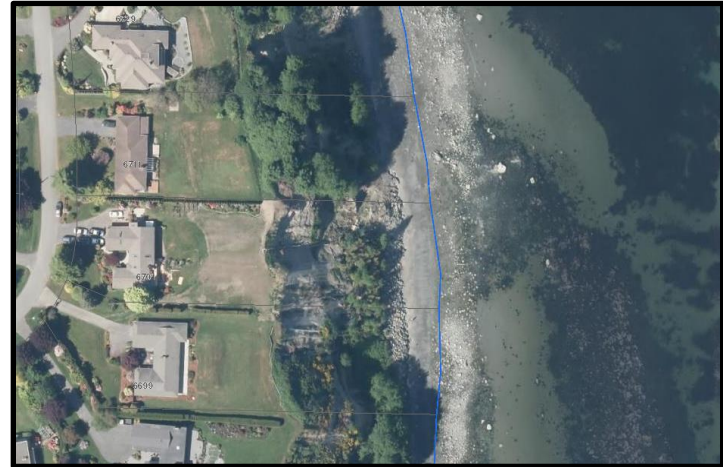
APC - ORIENTATION

Zoning Bylaw

Setbacks:

Building setbacks (to achieve any of the following):

- Environmental protection
- Separation and privacy
- Ensure provision of green space
- Establish neighbourhood character



APC - ORIENTATION

Zoning Bylaw

Zoning and Housing:

- Regulates housing types:
Detached, townhouse and multi-unit accessory suites (e.g. secondary suites, garden or laneway suites)
 - Provincial Bill 44
- Regulates housing tenure:
New rental zoning authority (can only be used where multi-unit residential use is permitted)
- Reduced parking for affordable housing projects



APC - ORIENTATION

Development Permits Areas

- Development Permit Areas (DPA's) are designated within the OCP.
- Must establish conditions or objectives that justify the designation. (LGA)
- Must specify guidelines to address special conditions or objectives.



APC - ORIENTATION

Development Permits Areas

Local Government Act permits designation of DPAs for the following purposes:

1. Natural environment protection
2. Hazardous conditions protection
3. Farming protection
4. Downtown revitalization
5. Form & character objectives
6. Energy & water conservation
7. Greenhouse gas emissions reduction



APC - ORIENTATION

Development Permits Areas

Within DPAs, the following cannot occur unless the Local Government issues a Development Permit:

- Construction or alteration of a building
- Subdivision or alteration of land

Issuance of Development Permits can be delegated to staff by Council.

APC - ORIENTATION

Types of Development Applications that are referred to APC:

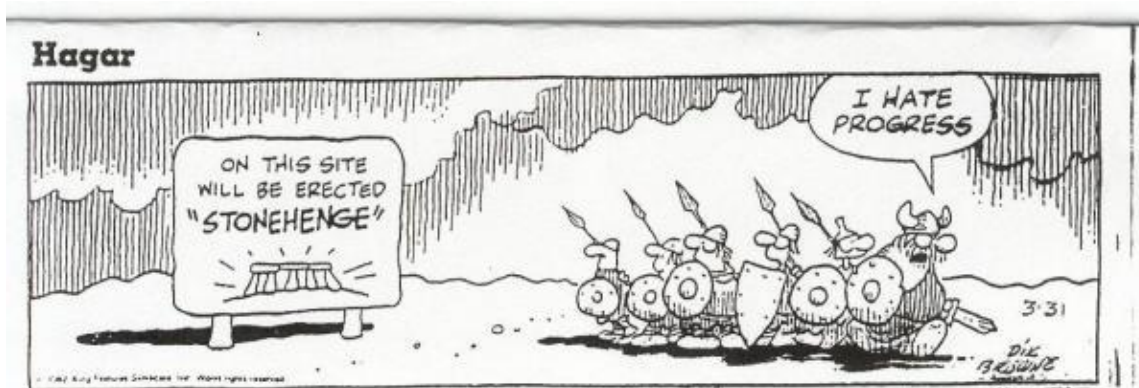
- Rezoning
- Development Permits
- Development Variance Permits

APC - ORIENTATION

Rezoning Applications

Application for rezoning is required for:

- Proposed change to land use
- Proposed change to density



APC - ORIENTATION

Rezoning Applications

Details the APC should consider:

- Does the proposed change in land use or density align with OCP policy?
- Is the proposed land use a good fit for the community?
- Is the proposed density appropriate for the area?



APC - ORIENTATION

Development Permit Applications

Details the APC should consider:

- Most Development Permits the APC considers fall under form and character of new development.
- Does the development align with the DP Guidelines:
 - Scale and Massing
 - Architectural Character and Building Design
 - Landscaping
 - Parking configuration, pedestrian circulation



APC - ORIENTATION

Development Variance Permit (DPV) Applications

Application for a DVP or (DP with Variance) is required when:

- Development does not conform to one or more regulations of the Zoning Bylaw.
- Council can relax requirements of the Zoning Bylaw including:
 - Building Height, setbacks, parking requirements
- Cannot vary use or density – requires Rezoning

APC - ORIENTATION

Development Variance Permit (DPV) Applications

Details the APC should consider:

- Are the variance requests supportable in the opinion of APC.
- There are various reasons why a variance may be requested:
 - Unique circumstances on site (e.g. topography, lot shape)
 - Design to account for existing buildings on site.

APC - ORIENTATION

Development Application Process

- Pre-Application Phase
- Application Submission
- Staff Review + Report
- Council Review and Referral to APC
- Advisory Planning Commission
- Council Issuance of Development Permit (if no rezoning)
- Rezoning - 1st and 2nd Reading of Bylaw
- Public Hearing (If required)
- Adoption of Bylaw

APC - ORIENTATION

Thank You.....

....Discussion & Questions

