

Report to Council



Date: March 18, 2019
File: 0160-40
To: City Manager
From: Ryan Smith, Department Manager, Community Planning
Subject: Review of Development Permit Powers – Council Workshop

Recommendation:

THAT Council receive for information the report on Development Permit Powers from the Community Planning Manager dated March 18, 2019;

AND THAT Council direct staff to prepare an amendment to Development Application Procedures Bylaw No.10540 to update Development Application submission requirements for consideration at a future Regular PM Meeting of Council.

Purpose:

To inform Council on the roles and responsibilities related to the review and processing of Development Permit applications.

Background:

Council has expressed a desire on several occasions to better understand the Development Permit tool as it relates to the City's development application processes.

The province's Local Government Act (Sections 488-491) enable municipalities to implement development permit guidelines. Development Permit guidelines are meant to guide various aspects of the City's growth and development. They can be found in the City's Official Community Plan.

Types of development permits include:

- Natural Environment
- Hazardous Conditions
- Urban Design
- Farm Protection

Council development permit reviews are mainly related to urban design development permits for Multi-family residential, mixed-use, commercial and industrial development. Development Permit areas are designated using city mapping.

Internal Circulation:

Urban Planning Manager
City Clerk

Legal/Statutory Authority:

Local Government Act, Sections 488-491

Existing Policy:

Official Community Plan Bylaw No.10500

Considerations not applicable to this report:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Financial/Budgetary Considerations:

Legal/Statutory Procedural Requirements:

Submitted by:

R.Smith, Department Manager, Community Planning

Approved for inclusion:



cc:S. Fleming, City Clerk