



Development Approval Process Options

May 11, 2020



Background

- ▶ Objectives:
 - ▶ Ensure Council & the public have information early in the process
 - ▶ Focus public hearings on public input
 - ▶ Streamline approvals by reducing low-value processes
- ▶ Focus on development variance permits & public hearings

Development Variance Permits

Process	Current
Meeting	Tuesday PM Council meeting
Mailed notice	✓
Sign on property	✓
Applicant presentation	✓
Public presentation	✓

Development Variance Permits

Process	Current	Proposed - Minor DVPs	Proposed - Major DVPs
Meeting	Tuesday PM Council meeting	Monday PM Council meeting	Tuesday PM Council meeting
Mailed notice	✓	✓	✓
Sign on property	✓	✓	✓
Applicant presentation	✓	X	✓
Public presentation	✓	X	✓

Criteria for Minor DVPs

- ▶ Consistent with the intent of the OCP
- ▶ Staff recommendation of support
- ▶ Maximum of 3 variances
- ▶ Variances for different development regulations within certain percentage of bylaw requirement
 - ▶ E.g., setbacks up to 10% variance
 - ▶ E.g., lot width up to 5% variance

Public Hearings

Process	Current
Meeting	Tuesday PM public hearing
Newspaper ad	✓
Mailed notice	✓
Sign on property	✓
Applicant presentation	✓
Public presentation	✓

Public Hearings

Process	Current	Proposed
Meeting	Tuesday PM public hearing	Tuesday PM public hearing
Newspaper ad	✓	✓
Mailed notice	✓	✓
Sign on property	✓	✓
Applicant presentation	✓	Initial consideration
Public presentation	✓	✓

Public Hearing Process Benefits

- ▶ Council can make more informed decisions early in the process
- ▶ Public has more information to provide input (written or in-person)
- ▶ Staff & presentations available online to watch live or recorded
- ▶ Focus public hearings on public input

COVID-19 Pandemic Measures

- ▶ Hold June 2, 2020 public hearings & regular meetings with applications scheduled at individual times
 - ▶ Physical distancing measures in place
- ▶ Province introduced the option to hold public hearings electronically on May 1
 - ▶ Staff are exploring & will report back to Council at a future date

Next Steps & Recommendations

- ▶ Amendments to the Development Application Procedures Bylaw & Council Procedure Bylaw
- ▶ Council policy for major & minor variances
- ▶ Recommend that Council direct staff to:
 - ▶ Prepare policies & bylaws to change the DVP approval process
 - ▶ Investigate & report back to Council on changing the public hearing process
 - ▶ Hold the June 2, 2020 public hearings & regular meetings with applications scheduled individually



Questions?