Overview

• Our Department
• Planning in BC
• Plans and Policies
• Bylaws
• Zoning
• Permits
• Subdivisions
• Community Consultation: How can you get involved?
Why we plan...

“If you don't know where you're going, you'll end up someplace else.”

— Yogi Berra
Planning in BC - the legislation that authorizes

- Local Government Act: *Part 14- Planning and Land-use Management*
- Community Charter
- Agricultural Land Commission Act
- Land Title Act
- Strata Property Act
Plans and Policies

• strategic, age-friendly, sustainability action, vision, parks, liquid waste, transportation, trails, accessibility, urban forest, carbon neutral, financial 5 year, asset management, Council policy manual

• The Official Community Plan (OCP)
What is an Official Community Plan?

- An Official Community Plan is the key policy document for a municipality.
  - Comprehensive in scope
    - policies to guide decisions on zoning and land use.
  - Long-term - 20 years or longer.
  - “Higher level” policies to guide zoning and neighbourhood policies.
Official Community Plan- a must for any local government

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Bylaws

• Business Licencing
• Signs
• Smoking
• Dog Licencing
• Development Application Procedures
• Development Cost Charges and Fees and Charges
• Subdivision and Development Control (Infrastructure Servicing)
• Environmental Management and Protection (trees)
• Zoning
• Noise
• Mobile Home Park
• Building
• Plumbing
Why Have Zoning?
Elements of Zoning

• Permitted Uses- principle and accessory
• Minimum lot size
• Density – number and type of residential units
• Setbacks
• Building height
• Lot coverage
• Building massing - FAR- net Floor Area Ratio to gross lot area
• Parking and loading (vehicles and bikes)
Rezoning - a powerful process

• does it align with the OCP?

• if not, is it a win-win for the community?
Community Amenity Examples

- Parkland or green space
- Public access over private lands
- Affordable housing
- Rental housing
- Adaptable and Accessible Housing
- Green building
- Extended Infrastructure improvements such as sidewalk extensions and sewage lift stations
Permits
Sign Permits
Building Permits
When do I need a building permit?

• Most New Construction
• New Additions to existing buildings
• Renovations that include plumbing changes or structural changes, but not decorating
• Check with us... we’re happy to help.
Temporary Use Permits
BOARD OF VARIANCE PERMIT NO. 2015-01

Date of Issuance:
Issued To:
Contact Information:

1. This Board of Variance Permit is issued by the District of Sechelt, subject to compliance with all the applicable Bylaws of the District of Sechelt, except as specifically varied or supplemented herein.

2. This Board of Variance Permit applies to, and only to, the property as described below:
1525 McCullough Road and on the property legally known as:
Lot A, Block D, DL 1029, Plan LMP51457, PID. 025-145-142

3. Details of Board of Variance Permit
Permit to vary the front yard setback from 5 metres to 1.6 metres to allow for the construction of a new house with an attached garage and covered walkway.

Signed By:

Angela Leitman, RPP
Municipal Planner
Why Development Permits?

• Site-specific evaluation of a development
• Influence over design and appearance
• Environmental management of development
• Development Permits cannot vary use or density.
We have Development Permit Areas for:

- Protection of the natural environment; (DP Areas 2 and 3)
- Protection from hazardous conditions; (DP Areas 1, 2, 3, 4 and 5)
- the form and character of commercial, industrial, multifamily or intensive residential development; (DP Areas 6, 7, 8, 9, 10 and 11)
Minor Development Permits

- form and character DP’s with a new floor area less than 40 square metres
- single residential (house) development on an existing lot – environment and hazardous protection
Development Permit Examples
DP Proposal
“After” - Constructed
“Before”
Development Permit Proposal
Subdivisions

What is an Approving Officer?
Review of Driveway Access Permits
Review of New Business Licences
Application Process Guide Brochures available by contacting me:

aletman@sechelt.ca
- Development Permit - Form and Character
- DP - Environmental and Geotechnical
- Development Variance Permits
- Temporary Use Permit
- Subdivision
- Rezoning
- Official Community Plan Amendments
- Board of Variance
Process – Example Steps for Rezoning

1. Application made
2. Referral
3. Advisory Planning Commission (APC)
4. Development Information Sign
5. Developer's Public Information Meeting
6. Planning and Community Development Committee
6. Council – review and consideration of application and 1st reading of zoning amendment bylaw

7. Public Hearing

8. Review of Public Hearing and Public Comments and consideration of 2nd and 3rd readings

9. Fulfillment of Conditions of Adoption such as community amenities securement

10. Adoption of bylaw (4th reading)
GIS – Geographic Information System Services
OCP future land use designations- Low Density
Zoning- R-1
Contours
Development Permit Areas
Building Footprints
Aerial 2009
Aerial 2014
Putting It All Together...
Bylaw
Education, Compliance and Enforcement

Complaints
Noise Complaints
STOP WORK NOTICE

Issued pursuant to Delta Soil Deposit & Removal Bylaw No. 7221, 2014
Soil deposit and/or removal located at

MUST CEASE UNTIL FURTHER NOTICE. BY THIS DIVISION. FAILURE TO COMPLY WITH THIS NOTICE, WILL RESULT IN FURTHER ACTION BEING TAKEN UNDER BYLAW NO. 7221, 2014.

Date: JUNE 21, 2018 Bylaw Enforcement Officer

REMOVAL OF THIS NOTICE IS AN OFFENSE UNDER BYLAW NO. 7221, 2014
Dogs at Large
How can you get involved?
Development Application
Public Input
Referrals to Neighbourhood Associations

- West Sechelt Community Association
- West Porpoise Bay Community Association (inactive)
- Sunshine Heights Owners and Residents Association
- Sechelt Village Residents Association,
- East Porpoise Bay Community Association
- Sandy Hook Community Association
- Tuwanek Ratepayers Association
- Tillicum Bay Neighbourhood Association
- Davis Bay/Selma Park/Wilson Creek Community Association
Development Notification Signs
DEVELOPMENT INFORMATION MEETING

The [Name of Developer Corporation] invites members of the public to review and provide comment on the proposed Re-zoning and Development Permit applications for the mixed use - residential and retail development located on the southwest corner of Mountain Street and Georgia Avenue (4567 Georgia Avenue) in downtown Sechelt.

Time of Meeting: 6:00pm to 8:00 pm (presentation at 6:30pm)

Date of Meeting: Tuesday, October 24, 2006

Place of Meeting: Seaside Centre
3790 Terned Street
Sechelt, BC

For more information please contact:
Tom Macdonald, Development Coordinator,
Coldwater Developments Ltd.
#500-1001 East Broadway, Vancouver, BC, V5H 5Y3
Tel: 604-738-2222 Fax: 604-738-5555
Email: tom.mcdonald@coldwaterdl.com
or
District of Sechelt Planning Department
Tel: 604-885-1986
DISTRICT OF SECHELT NOTICE OF PUBLIC HEARING

ZONING AMENDMENT BYLAW NO. 25-259, 2015 (Event)

TAKE NOTICE that a Public Hearing will be held regarding an application to amend the District of Sechelt Zoning Bylaw 25, 1987 by rezoning two properties on Bailer Road in West Sechelt, legally known as Lot A, DL 4996, Plan EPP33023, PID 029-467-489, 62 11 Bailer Road and Lot B, DL 4996, Plan EPP33023, PID 029-467-497 as described on the accompanying map.

This will facilitate an eight lot subdivision.

TAKE FURTHER NOTICE that a Public Hearing will be held regarding all persons who believe their interest may be affected by the proposed bylaw amendment.

Date: Wednesday, December 9, 2015
Time: 7:00 pm
Place: Community Meeting Room, Municipal Hall/Library Building, 5797 Cowrie Street, Sechelt

HOW CAN YOU GET MORE INFORMATION?
A copy of the proposed bylaw and rezoning may be inspected at the District of Sechelt Municipal Office, at 5797 Cowrie St. from Friday, November 27, 2015, until December 9, 2015 during regular office hours, 8:30 am to 4:30 pm, Monday to Friday (excluding statutory holidays). Telephone inquiries should be directed to the Development Services Department at 604-886-1966. Email inquiries may be made to jwhittleton@sechelt.ca

HOW CAN YOU SUBMIT COMMENTS REGARDING THIS PUBLIC HEARING?
Written submission may be made by mail to PO Box 129, Sechelt BC VON 1A0, by email to jwhittleton@sechelt.ca, or hand delivered to the District office up to 4:00 pm on the day of the Public Hearing or at the Public Hearing. Persons will also be given an opportunity to speak at the Public Hearing if they so wish.

No further information can be considered by Council after the Public Hearing is adjourned.

GERRY VAN DER WOLF, INTERIM CORPORATE OFFICER
November 27, 2015
Sometimes a Notice is Delivered to Your Door and/or Mailed
Other Input Opportunities and Ways to Stay Informed
Check out our website: www.sechelt.ca
Facebook, Twitter, YouTube, RSS News Feed
Community Forums and Open Houses
Advisory Planning Commission

- 9 members serving for 2 years
- Member applications excepted every year
- Review rezoning's, major subdivisions form and character development permits and most development variances
Accessibility Advisory Committee
Come in and ask us!

Phone us
604-885-1986

Email us
info@sechelt.ca

Visit our website
www.sechelt.ca

Write to us
PO Box 129
Sechelt BC
V0N 3A0
Questions?

For more info see: www.sechelt.ca or

Contact me: aletman@sechelt.ca