

**DISTRICT OF LANTZVILLE
BYLAW NO. 183, 2019**

**A BYLAW TO ESTABLISH DEVELOPMENT APPROVAL INFORMATION AREA
REQUIREMENTS FOR THE DISTRICT OF LANTZVILLE**

WHEREAS the District of Lantzville Official Community Plan designates the entire municipality as a development approval information area and specifies the circumstances in which development approval information may be required;

AND WHEREAS section 486 of the *Local Government Act* requires the District of Lantzville to enact a bylaw to establish procedures and policies on the process for requiring development approval information and the substance of the information that may be required;

AND WHEREAS it is deemed desirable to enact a Development Approval Information Area Bylaw to assess anticipated impacts of a proposed activity or development on the community, including, but not limited to, information regarding the impact on: (a) transportation patterns including traffic flow; (b) local infrastructure; (c) public facilities including schools and parks; (d) community services; or (e) the natural environment of the area affected.

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

Title

1. This bylaw may be cited for all purposes as the “District of Lantzville Development Approval Information Area Bylaw No. 183, 2019”.

Definitions

2. In this Bylaw:

“**Council**” means the Council of the District of Lantzville

“**Development Approval Information**” means the reports, studies, assessments or other information required under this Bylaw,

“**District Official**” means the Chief Administrative Officer, or delegate, and

“**Registered Qualified Professional**” means a professional qualified to practice in the area or field to which the development approval information applies and registered in good standing with their professional organization.

Application

3. The District Official or Council may require an applicant for an amendment to the zoning bylaw, a development permit, or a temporary use permit, to provide development approval information to the District of Lantzville at the sole cost of the applicant.
4. Required development approval information must be provided to the District Official prior to the District Official accepting and opening an application.
5. Despite Section 4 of this Bylaw, the District Official or Council may require additional development approval information at any point in the application process prior to Council, or delegate, making a decision on the application.
6. If additional development approval information required under Section 5 of this bylaw is not provided to the District within sixty (60) days of the request from the District, or to timelines agreed to by the District Official, the application will be closed.

Development Approval Information

7. The District Official or Council may require an applicant to provide one or more of the following:
 - (a) an assessment of any natural hazard, including a determination as to whether the land is safe for the intended use and recommendations regarding hazard mitigation,
 - (b) an assessment of the natural environment, including ecological and biological inventories, vegetation cover, ecologically sensitive areas, associated mapping, and recommendations to preserve and conserve biodiversity and ecological values,
 - (c) an assessment prepared under the Riparian Areas Regulation of the *Riparian Areas Protection Act*,
 - (d) an assessment of the hydrogeological conditions and potential impacts to surrounding lands and aquifers,
 - (e) an assessment of transportation or traffic impacts, including addressing walking, cycling and transit safety,
 - (f) an archaeological assessment,
 - (g) an invasive species management plan, including a cost estimate for completing the plan,
 - (h) an ecological restoration plan, including a planting plan and cost estimate,
 - (i) a parking needs analysis,
 - (j) a stormwater or rainwater management plan covering the land that is the subject of the application, and lands that are upstream and downstream or the land that is the subject of the application,

- (k) a servicing plan drawing showing all existing and proposed municipal and third-party utilities, services and highways,
- (l) a servicing report identifying water, sewer, stormwater, and transportation-related requirements,
- (m) servicing design drawings,
- (n) highway and trail cross-section design drawings,
- (o) design drawings for any required amenity features or community amenity contributions,
- (p) a highway networking plan that shows existing and proposed highway and trail connections within and surrounding the land that is the subject of the application,
- (q) a phasing plan showing the proposed phasing of the subdivision or development over time,
- (r) a development plan showing the proposed development or subdivision,
- (s) a survey plan showing property boundaries, all existing and proposed buildings and structures, retaining walls, driveways, septic systems, wells, municipal services, trees, present natural boundary, high water mark, watercourses, waterbodies, ecologically sensitive areas, natural hazard areas, parks, trails, viewpoints, and setbacks.
- (t) a detailed site plan showing property boundaries, all existing and proposed buildings and structures, retaining walls, driveways, septic systems, wells, municipal services, trees, present natural boundary, high water mark, watercourses, waterbodies, ecologically sensitive areas, natural hazard areas, parks, trails, viewpoints, and setbacks.
- (u) a topographic plan,
- (v) site cross-section drawings,
- (w) coloured elevation architectural drawings showing the facades of all buildings and structures, including a materials palette,
- (x) landscape architectural drawings, including soft and hard landscape features, including, but not limited to, garbage, recycling and composting enclosures, hard-surfacing, retaining walls, benches, signage, light standards, trees, shrubs, grasses, and a cost estimate,
- (y) floor plans or all proposed buildings and structures,
- (z) cross-section drawings and other plans showing buffering, such as farmland protection buffers,
- (aa) 3D or perspective architectural drawings,
- (bb) a lighting plan,
- (cc) a signage plan,

- (dd) a sustainability report identifying the sustainability elements of the application,
 - (ee) an assessment of energy requirements and demands and an analysis of greenhouse gas emissions resulting from the application,
 - (ff) a summary report on any public consultation undertaken by the applicant,
 - (gg) a water conservation plan,
 - (hh) a park management and design plan,
 - (ii) a cost analysis of new public infrastructure and asset management requirements,
 - (jj) a legal review,
 - (kk) a current state of title certificate (or title search) and any charges or encumbrances registered on title, and
 - (ll) any required senior government approvals, authorizations or permits.
8. If a portion of this Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

READ A FIRST TIME this 27th day of May, 2019.

READ A SECOND TIME this 27th day of May, 2019.

READ A THIRD TIME this 27th day of May, 2019.

ADOPTED this 24th day of June, 2019.

ORIGINAL SIGNED

Mark Swain, Mayor

ORIGINAL SIGNED

Trudy Coates, Director of Corporate Administration