



District of Lantzville Community Update

Development Permit Areas in the District of Lantzville

August 2014 – Supplement

In Fall 2005, the District of Lantzville adopted the “Lantzville Official Community Plan, Bylaw No. 50, 2005” (OCP). An important part of this OCP is the designation of “**Development Permit Areas**” (DPAs) over identified lands in Lantzville (see the map on Page 2 and 3).

The DPAs are established to permit a higher level of review and consideration for any development proposed on these lands. The identified lands either contain features that make them special (like environmentally sensitive or hazardous areas), or the lands are within a “form and character” area where the OCP sets out requirements on the “look” of buildings and structures.

The map on pages 2 and 3 illustrates these DPAs. If your property is within one of these areas and you have plans to proceed with any works on your property, you may need a Development Permit.

What activities require a DPA application?

The following activities trigger the need for a Development Permit application (note that not all activities are applicable to all DPAs):

- The subdivision of land;
- Siting and construction of buildings and structures greater than 10 square metres;
- The alteration of land, including paving roads and driveways, septic tanks, drainage fields, sewage treatment systems and discharges, irrigation or water systems, driveways, swimming pools, retaining walls;
- Land clearing, tree removal, and grubbing;
- Soil removal or deposit; and
- Shoreline protection devices.

How do I know if I need a Development Permit?

Check with the District’s Community Planner - she would be pleased to review the DPA guidelines with you.

The Official Community Plan includes seven categories of DPAs:

DPA I: Watercourse Protection: All lands within **30 metres** from the top of bank for all streams, brooks, creeks and wetlands. The guidelines in this DPA comply with the requirements of the province’s Riparian Area Regulations. This DPA is intended to protect fish stocks, water quality, and the riparian areas surrounding watercourses.

DPA II: Steep Slope Protection: All lands with a slope of greater than **30%** are designated in this DPA. Establishing the geotechnical stability of the lands is one of the criteria of this DPA, along with ensuring that adequate tree cover is maintained and surface runoff is minimized to avoid creating potentially hazardous conditions.

DPA III: Sensitive Ecosystem Protection: This DPA applies to lands that have been designated as sensitive in the Sensitive Ecosystem Index. These lands include Garry Oak stands, woodlands, older forests, habitat and nest trees for eagles and herons, meadows, grasslands, and other associated species. If any works are proposed for these lands, the applicant must provide evidence that the development will not disturb or harm the habitat or ecosystem.

DPA IV: Coastal Protection: This area extends **15 metres** from the natural boundary or property boundary onto waterfront properties. Construction of erosion control features along the waterfront often accelerate shoreline erosion on adjacent areas, reduce stability and degrade the aesthetic of and pedestrian movement along the foreshore. To ensure that potentially hazardous conditions are avoided and that the integrity of the slopes and shoreline is maintained, a Development Permit is required for any works within this 15 metre area, including placing riprap or constructing retaining walls or stairs. Note: protection devices and works must be located within the property boundary, and boat ramps are prohibited.

DPA V: Village Form and Character: All lands in the village core are within this DPA, which includes guidelines for the form and character of buildings, structures, and signs in Lantzville's village centre. As this area is the focal point of the community, this DPA is intended to ensure that development maintains the village scale and character of this central area.

DPA VI: Lantzville Industrial Area: This is also a form and character DPA, and the guidelines focus on the high visibility of this area to people traveling on the Island Highway. The visual obtrusiveness of buildings, the appearance of signs and requirements for landscaping are addressed in the DPA guidelines.

DPA VII: Forest Resource Lands: This DPA applies to lands currently under Managed Forest status under the *Private Managed Forest Land Act*. Should the lands be removed from this status, the DPA provides guidelines to protect the ecological values of these sites.

For the complete text on these Development Permit Areas, please view Section 11 in the Official Community Plan online at www.lantzville.ca or at the District Office at 7192 Lantzville Road during regular business hours (8:00 am to 4:00 pm).

Questions....

How do I apply for a Development Permit (DP)?
DP applications can be obtained at the District Office or online at www.lantzville.ca. The application, along with the application fee, a current title search, a site plan, and often a report by a Qualified Professional can then be submitted to the District for consideration by Council.

What if my property is in two DPAs?

In advance of proceeding with any works, only one DP application is required, but the guidelines of both DPAs will be applied and considered.

Who decides on my Development Permit?

Council considers whether or not a proposed development meets the guidelines in the OCP. Council can also waive the requirement for a DP if the proposed change is small in scale or insignificant in terms of potential impact.

What happens after a Development Permit is authorized by Council? After a DP is authorized, any outstanding conditions need to be met before the DP is issued (e.g. registering a related covenant). Once the DP is issued, notice is put on the Land Title. DPs are generally issued for a period of two years. After works have occurred, there is a requirement that confirmation be submitted to the District, ensuring that works were undertaken in accordance with the conditions of the permit.

How were the DPAs put in place?

Sections 919.1 and 920 of the *Local Government Act* establish the parameters for municipalities to create DPAs for a specific range of purposes. Lantzville's DPAs were established as part of the OCP review in 2005. Some of the guidelines support provincial regulations (e.g. the guidelines for the Watercourse Protection DPA reinforce the requirements of the province's Riparian Area Regulations), while others are intended to ensure safety and to help achieve the long term vision established in the OCP.



(photo credit: Gordon Howe)

Where can I find out more?

Please view Section 11 of the Official Community Plan on the District's website (www.lantzville.ca). Alternatively, the Community Planner can be reached at meredith@lantzville.ca or at the District Office at 250.390.4006.