

DEVELOPMENT PERMITS

In a Development Permit area, before a building permit may be obtained for multiple family, commercial, industrial, comprehensive development, or some single family residential developments, a Development Permit must first be issued by Council.

Where a Development Permit is a prerequisite to a building permit, Council may establish conditions under which development may take place. These supplementary requirements, usually involving the form, character, and siting characteristics of the proposed development, must be satisfied by the applicant /developer prior to a building permit being issued.

Development Permit conditions are in addition to normal zoning, servicing, and building requirements. They supplement Zoning Bylaw requirements by setting terms and conditions that differ from or supplement those in the Zoning Bylaw.

A Development Permit may not vary the permitted uses or densities of land use prescribed by existing zoning regulations. In a Development Permit area, a Development Permit must first be obtained, not only for the construction of new buildings and structures, but also for most additions or alterations to existing buildings and structures.

Building appearance, signage, landscaping, buffering and tree and watercourse protection matters are considered important elements of a Development Permit. Applicants are encouraged to retain the services of an architect, landscape architect, arborist and other professionals to prepare comprehensive development plans.

Where necessary, other requirements that may be included as Development Permit conditions are:

- specific building appearance, landscaping and signage improvements;
- road improvements including sidewalks, boulevards and lighting;
- building siting, parking and access considerations;
- environmental requirements (including restrictive covenants) related to tree and streamside protection;
- servicing standards (including the requirement to enter into a servicing agreement);
- other items Council considers necessary.

DEVELOPMENT PERMIT AREAS

Development Permit areas have been established for the following reasons:

- to establish objectives and guidelines for the form, character and siting of multiple family, commercial, industrial, comprehensive development, and some single family developments as specifically described for each Development Permit area. This is the most common form of Development Permit area designation intended to ensure that the development being proposed is attractive and coordinated with respect to form, character, signage, landscaping, tree protection, siting and the exterior design and finish of buildings and structures;
- for the protection of the natural environment and the protection of development from hazardous conditions. This designation most commonly applies to watercourses or lands designated for streamside protection and/or conservation/open space purposes in community plans and/or pursuant to Schedule 3 of the Township of Langley Official Community Plan - Streamside Protection and Enhancement Development Permit Areas (SPEA). In this case, the Development Permit may specify lands to remain free of development, natural watercourses to be preserved or dedicated, and conservation practices to be followed. The Development Permit may also require that vegetation be retained to control erosion, protect banks or protect fisheries; and
- for heritage conservation purposes where a Heritage Alteration Permit is required. In a Heritage Conservation Area a Heritage Alteration Permit is required in lieu of a Development Permit. The process for issuance of a Heritage Alteration Permit is the same as for a Development Permit.



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PRIOR TO SUBMITTING AN APPLICATION

1. Determine whether your property is located in a Development Permit area. Development Permit area designations are delineated in various Township Community Plans, in Schedule 3 of the Township of Langley Official Community Plan - Streamside Protection and Enhancement Development Permit Areas (SPEA), and the Township's online mapping application (Geosource). These resources can be found online at tol.ca/development
2. Before plans are prepared, consult with Community Development Division staff to familiarize yourself with the review process, Development Permit objectives and guidelines, application submission expectations and time frames involved.
3. Pay particular attention to ensuring that proposed development plans are consistent with Municipal objectives and guidelines for the Development Permit area. The more a development proposal conforms to Municipal objectives, the less time it takes to process and the greater the chance of it being approved by Council without amendments being required. Time spent at the outset of a project complying with Municipal requirements is often more than compensated for later in the process.
4. Retain the services of an experienced architect, landscape architect, arborist, planner, engineer or other design professional. It is important that one individual of this team (or the applicant) is specifically assigned responsibility for coordinating all elements of the application process. Submission of high quality plans will assist in the successful and timely consideration of the Development Permit application.
5. To comply with the requirements of Schedule I of the Township's Subdivision and Development Services Bylaw, a surveyor and arborist must be retained. A survey and evaluation of significant trees on the site will be required at time of application submission, along with a completed summary schedule and Integrated Site Design Concept (ISDC) where applicable. The ISDC must be accepted prior to further processing of the Development Permit application. Please refer to the Development Tree Protection brochure for additional details.

DEVELOPMENT PERMIT PROCESS

Step 1:	Application review	Submissions are reviewed by the Community Development Division, and referred to other agencies, where required. Following receipt of responses, a staff report is then prepared providing Council with a recommendation on the Development Permit application.
Step 2:	Notice to adjacent owners	A notice advising the time, date, and location of the hearing for the proposed Development Permit is mailed to property owners adjacent to the development site. The Development Permit application is then considered by Council at a regular Council meeting where affected residents are given the opportunity to provide input to Council on the proposed permit.
Step 3:	Development Permit Hearing	Although not mandatory, the applicant or the consultant at the hearing should be prepared to make a submission to Council dealing with form, character and siting aspects of the proposal. Where a presentation is made, the applicant or consultant is strongly encouraged to make use of the "power point" technology available at the meeting. The applicant / agent should be prepared to answer questions asked by Council.
Step 4:	Development Permit Issuance	If Council decides to issue the Development Permit (by resolution), a notice is filed in the Land Title Office. The Development Permit (and its conditions) has the force and effect of running with the land and is binding upon the applicant and subsequent owners. Amendments must be authorized by Council through the same procedure as the original Development Permit. Development Permit works must be substantially commenced within 2 years or the permit will lapse. Following the issuance of the Development Permit, a building permit application may be made to the Permit, Licence, and Inspection Department.