

BYLAW NO. 1504

A Bylaw to Define Procedures for Applying to Amend the
Official Community Plan or the Land Use Bylaw,
and for a Permit Under Part 26 of the *Local Government Act*
(Development Application Procedures Bylaw)

CONSOLIDATED FOR CONVENIENCE
(Amended by Bylaw No. 1613)

WHEREAS the Municipal Council of the District of Central Saanich has adopted an Official Community Plan and a Land Use Bylaw;

AND WHEREAS the Municipal Council has designated areas in the Official Community Plan within which Development Permits are required and Temporary Use Permits may be issued;

AND WHEREAS the Municipal Council shall, pursuant to Section 895 of the *Local Government Act*, by Bylaw, establish procedures to amend a plan or zoning bylaw or issue a permit;

NOW THEREFORE the Municipal Council of the District of Central Saanich, in open meeting assembled, enacts as follows:

INTRODUCTION

1. Citation

This Bylaw may be cited for all purposes as the “**Central Saanich Development Application Procedures Bylaw No. 1504, 2004**”.

2. Interpretation

- (1) Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein is a reference to an enactment of the Council of The Corporation of the District of Central Saanich, as amended, revised, consolidated or replaced from time to time.
- (2) The headings given to the sections and paragraphs in this Bylaw are for convenience of reference only. They do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.
- (3) If any section, paragraph or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.
- (4) The schedules attached to this Bylaw form part of this Bylaw.

3. Definitions

In this Bylaw, unless the context otherwise requires:

“Building Inspector” means the person appointed as such by Council to administer and enforce the provisions of the Central Saanich Building Bylaw No. 1470, 2003, as amended, and includes his or her lawful delegate;

“Bylaw Enforcement Officer” means the officers or employees appointed as such by Council;

“District” means The Corporation of the District of Central Saanich;

“Council” means the Municipal Council of the District;

“Development Permit” means a permit authorized by section 920 of the *Local Government Act*;

“Development Variance Permit” means a permit authorized by section 922 of the *Local Government Act*;

“Director of Financial Services” means the person appointed as such by the Council and includes his or her lawful delegate;

“Director of Planning and Building Services” means the person appointed as such by the Council and includes his or her lawful designate;

“Land Use Bylaw” means Central Saanich Land Use Bylaw No. 1309, 1999, as amended;

“Lot” means a parcel of land, including crown land, which is legally defined either by registered plan or description;

“Official Community Plan” means Central Saanich Official Community Plan Bylaw No. 1303, 1999, as amended;

“Owner” means the registered owner of an estate in fee simple, or an agent authorized in writing, and includes:

- (a) the tenant for life under a registered life estate;
- (b) the registered holder of the last registered agreement for sale; and
- (c) the holder or occupier of land held in the manner mentioned in sections 228 and 229 of the Community Charter;

“Public Hearing” means a Public Hearing of Council pursuant to section 890 of the *Local Government Act*;

“Site” means an area of land consisting of a lot or two or more abutting lots; and

“Surveyor’s Certificate” means a plan certified by a registered British Columbia Land Surveyor showing the locations of improvements on a lot relative to the lot lines.

AMENDMENT OF OFFICIAL COMMUNITY PLAN OR LAND USE BYLAW

4. Bylaw Amendment Application

- (1) An application for an amendment of the Official Community Plan or the Land Use Bylaw must be signed by the agent, if applicable, and the owners of the lot(s) affected, and shall be accompanied by the appropriate application fee as specified in Development Application Fees Bylaw No.1505, 2004.
- (2) The application shall include the following:
 - (a) the completed application form prescribed by the Director of Planning and Building Services;
 - (b) certificate of title documenting current ownership, issued within 30 days of date of application;
 - (c) a written statement which describes the proposed new use or development and justifies the proposal;
 - (d) fully-dimensioned plans drawn to scale which show the proposed use or development in the context of adjacent land, in accordance with the plan submission checklist in Schedule “A”;
 - (e) completed Site Profile, if applicable;
 - (f) Surveyor’s Certificate;
 - (g) any additional information the Director of Planning and Building Services may require, in order to prepare, evaluate, and make a recommendation concerning the proposed rezoning or Official Community Plan amendment including:
 - (i) submission of a three-dimensional scale model showing the massing, finished size and siting of the proposed development and its relationship to significant trees on-site and to buildings on adjacent parcels; and
 - (ii) an architectural rendering of the project plus colour boards with samples of exterior finishing materials.

5. Review by Director of Planning and Building Services

The Director of Planning and Building Services shall, unless the Council has refused the application under section 7 without receiving a report from the Director of Planning and Building Services, report on every complete application to the Municipal Administrator, with reference to the planning policies of Council and such other matters as may be considered by the Director of Planning and Building Services as essential or desirable to Council's consideration.

6. Review by Advisory Planning Commission

The Director of Planning and Building Services shall include the recommendations of the Advisory Planning Commission in the report to the Municipal Administrator for those applications which have been considered by the Commission pursuant to Advisory Planning Commission Bylaw No. 808, 1986.

7. Council Consideration

Council may refuse the application without receiving a report from the Director of Planning and Building Services or may, having received such a report:

- (1) authorize drafting of Bylaws pursuant to the application;
- (2) forward the amending Bylaw or Bylaws to a Public Hearing or waive the requirement for a Public Hearing;
- (3) refuse the application; or
- (4) defer or otherwise deal with the application.

8. Responsibilities of the Municipal Clerk

- (1) When Council refers a Bylaw to a Public Hearing, the Municipal Clerk shall:
 - (a) prepare the Bylaw and forward it to Council for first reading consideration;
 - (b) after first reading, refer those Bylaws subject to section 54(2) of the *Highway Act* to the Minister of Transportation for review and comment;
 - (c) place the Bylaw on the agenda of the next appropriate Public Hearing agenda; and
 - (d) give notice of the Public Hearing as required by the *Local Government Act* and this Bylaw.
- (2) When Council waives the Public Hearing requirement, the Municipal Clerk shall:
 - (a) prepare the Bylaw and forward it to Council for first and second reading consideration;
 - (b) after first and second reading, refer those Bylaws subject to section 54(2) of the *Highway Act* to the Minister of Transportation for review and comment; and
 - (c) give notice of the waiving of the Public Hearing as required by the *Local Government Act* and this Bylaw.
- (3) Where an application has been rejected or refused by Council, the Municipal Clerk shall notify the applicant in writing within fifteen days immediately following the date of refusal.

9. Notice to Nearby Owners and Tenants

- (1) Where an amendment Bylaw alters the permitted use or density of an area, and the *Local Government Act* requires that notice must be mailed or otherwise delivered to the owners and tenants in occupation of land, the notice must be given to the owners and tenants in occupation of all lots, any part of which is:
 - (a) subject of the Bylaw alteration, or
 - (b) located within 100 m of the land that is subject of the Bylaw alteration.

- (2) The notification is not required if ten (10) or more lots owned by ten (10) or more persons are the subject of the Bylaw alteration.

10. Development Notice Sign [Bylaw No. 1613]

- (1) The applicant for an Official Community Plan or Land Use Bylaw amendment shall post development notice sign(s) on the subject property in accordance with:
 - (a) Drawing “A” as set out in Schedule “B” of this Bylaw within five (5) weeks of submitting the Official Community Plan or Land Use Bylaw amendment application; and
 - (b) Drawing “B” a minimum of ten (10) days prior to the Public Hearing date or date for Council consideration of the bylaw if the Public Hearing has been waived.
- (2) The posting of development notice signs is not required if ten (10) or more parcels owned by ten (10) or more persons are the subject of the Bylaw alteration.

11. After Public Hearing

After the Public Hearing on a Bylaw has been closed, Council shall consider the amending Bylaw, and may:

- (1) give third reading to the Bylaw, or
- (2) give third reading and adopt the Bylaw, or
- (3) decline to give any reading to the Bylaw, or
- (4) otherwise deal with the Bylaw.

12. Final Adoption

- (1) Council may consider final adoption of an amendment Bylaw:
 - (a) after three readings have been given;
 - (b) where a Development Permit is required by the Official Community Plan, upon receipt of a report from the Director of Planning and Building Services stating that a Development Permit has been prepared and is ready for Council consideration; and
 - (c) where approval by the Ministry of Transportation or another authority or body required by statute or regulation, following receipt of written approval from the authority.
- (2) Despite sub-section 12(1), Council may consider final adoption of an amendment Bylaw after three readings are given and where the Bylaw is otherwise dealt with by Council.

13. Bylaw Lapses

- (1) Every amendment Bylaw which has not been finally adopted by Council within twelve (12) months after the date it was given third reading, shall be considered to have been abandoned, and an applicant who wishes to proceed with its application must initiate a new application.
- (2) Upon written request by the applicant, Council may extend the twelve (12) month period in sub-section 13(1) for one or more periods of six (6) months.
- (3) The Director of Planning and Building Services may recommend to Council that readings of Bylaws that have been abandoned pursuant to sub-section 13(1) of this Bylaw be rescinded.

DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS

14. Application

- (1) An application for a Development Variance Permit or Development Permit shall be

signed by the applicant and the registered owner of the land affected or his or her duly authorized agent and shall be accompanied by the appropriate application fee as specified in Development Application Fee Bylaw No.1505, 2004.

- (2) The application must be accompanied by the following:
- (a) the completed application form prescribed by the Director of Planning and Building Services;
 - (b) certificate of title documenting current ownership, issued no more than 30 days of date of application;
 - (c) a written statement which describes the proposed development and justifies the proposal, and provides details of all requested variances;
 - (d) fully-dimensioned plans drawn to scale which show the proposed use or development in the context of adjacent land, in accordance with the plan submission checklist in Schedule "A";
 - (e) completed Site Profile, if applicable;
 - (f) Surveyor's Certificate;
 - (g) any additional information the Director of Planning and Building Services may require, in order to prepare, evaluate, and make a recommendation concerning the proposed permit, explain the proposal or to confirm that the proposal will comply with all District Bylaws, policies and regulations, including:
 - (i) submission of a three-dimensional scale model showing the massing, finished size and siting of the proposed development and its relationship to significant trees on-site and to buildings on adjacent parcels, if required; and
 - (ii) architectural rendering of the project plus colour boards with samples of exterior finishing materials.

15. Review by Director of Planning and Building Services

The Director of Planning and Building Services shall, unless the Council has refused the application without receiving a report from the Director of Planning and Building Services, report on every complete application to the Municipal Administrator with reference to the planning policies of Council and such other matters as may be considered by the Director of Planning and Building Services as essential or desirable to Council's Consideration.

16. Review by Advisory Planning Commission

The Director of Planning and Building Services shall include the recommendations of the Advisory Planning Commission in the report to the Municipal Administrator for those applications which have been considered by the Commission pursuant to Advisory Planning Commission Bylaw No. 808, 1986.

17. Notice of Development Variance Permit

The Municipal Clerk must mail or otherwise deliver notice of a proposed Council consideration of a Development Variance Permit to the owners and tenants in occupation of all lots, any part of which is:

- (a) the subject of the proposed permit, or
- (b) located within fifty (50) m of the land that is the subject of the proposed permit.

18. Development Notice Sign [Bylaw No. 1613]

The applicant for a Development Variance Permit shall post development notice sign(s) on the subject property in accordance with Drawing "C" as set out in Schedule "B" of this Bylaw a minimum of ten (10) days prior to the date of the Council meeting at which the application will be considered.

19. Consideration By Council

- (1) Development Permits and Development Variance Permits shall be considered by Council and shall be authorized, authorized as amended, refused, or otherwise dealt with by resolution.
- (2) Where the Development Permit or Development Variance Permit requires the approval of the Ministry of Transportation, Council shall consider the application after receiving Ministry Approval.
- (3) Where a permit has been refused by Council, the Municipal Clerk shall notify the applicant in writing within fifteen days immediately following the date of refusal.

20. Security before Permit Issuance

- (1) Where landscaping is a condition of a Development Permit or Development Variance Permit issued by Council, the applicant shall provide security, in the form of either an Irrevocable Letter of Credit, cash, or certified cheque in a form satisfactory to the Director of Financial Services, in the amount of 125% of the cost of all proposed landscaping, based on an estimate prepared by a Landscape Architect registered with the British Columbia Society of Landscape Architects (B.C.S.L.A.).
- (2) The security for landscaping may be reduced proportionately as the areas of the site are completed and accepted by the Director of Planning and Building Services.
- (3) Council may require the applicant to post security in a form satisfactory to the District as a condition of a Development Permit or Development Variance Permit pursuant to section 925(2)(b) or (c) of the *Local Government Act* with respect to an unsafe condition or the protection of the natural environment.
- (4) If landscape construction and planting is not completed within one year following issuance of the occupancy permit, or an unsafe condition or damage to the natural environment has resulted as a consequence of the violation of the permit, the District may draw upon the security for the purposes of entering upon the subject property and completing the landscape construction and planting, or undertake works to correct the unsafe condition or correct the damage to the natural environment.
- (5) Upon completion of the landscape construction and planting, the District may withhold ten percent (10%) of the security for one growing season unless the applicant has provided the District with warranties covering soft and hard landscaping for the same period.

LANDSCAPING INFORMATION

21. Landscape Plan

- (1) Where a landscape plan is required, every plan shall provide sufficient information to identify the site and any improvements thereon in accordance with requirements in Schedule "A" including:
 - (a) drawings which show the dimensions and location of footprints for all existing and proposed landscaping relative to the existing and final site grades, vehicle areas, property lines, easements, adjacent land uses, building entrances and walkways, exterior lighting, street furniture, hydrants, garbage collection areas, utility poles, and underground utilities;
 - (b) drawings which describe the existing and proposed plant materials (including areas of natural vegetation to be retained) identifying common and scientific plant names, quantity, calliper, root ball size, and height at planting and maturity;
 - (c) drawings which describe the irrigation systems relative to boulevards, buffer strip and public rights-of-way, direction of drainage, and catch basins and sub-drains marked with proposed rim and invert elevations;
 - (d) a north arrow and legend that includes the date, metric scale, revision box, and plant materials list; and
 - (e) any other information required by the Director of Planning and Building Services.

- (2) Any changes to an approved landscape plan must be authorized by the Director of Planning and Building Services.
- (3) No building permit shall be issued prior to the approval of a required landscape plan.

LANDSCAPING AS A CONDITION OF BUILDING PERMIT

22. Security

- (1) Where landscaping is required in accordance with the Land Use Bylaw and where the owner is not required to obtain a Development Permit in accordance with the Official Community Plan and does not require a Development Variance Permit, the owner shall provide the Building Inspector security for landscaping at the time of application for a Building Permit under Central Saanich Building Bylaw No. 1470, 2003, as amended.
- (2) The security required under sub-section 22(1) shall be in the form of either an irrevocable letter of credit, cash, or certified cheque in a form satisfactory to the Director of Financial Services in the amount of 125% of the estimated cost of the landscaping. The estimate of costs of landscaping shall include an itemized cost estimate of the landscape construction, hard and soft landscape materials, protective curbing, irrigation systems, and labour and shall be prepared by a Landscape Architect registered with the B.C.S.L.A.
- (3) If landscape construction and planting is not completed within one year following issuance of the occupancy permit, the District may draw upon the security for the purposes of entering upon the subject property and completing the landscape construction and planting.
- (4) Upon completion of the landscape construction and planting, the District may withhold ten percent of the security for one growing season unless the applicant has provided the District with warranties covering soft and hard landscaping for the same period.
- (5) Upon completion of all landscaping requirements shown on the approved landscaping plans to the satisfaction of the District, the District shall return the security, subject to Section 22 (4).

TEMPORARY USE PERMITS

23. Application

- (1) An application for a Temporary Use Permit must be made on an application form prescribed by the Director of Planning and Building Services, signed by the agent, if applicable and the owners of the lot or lots affected and shall be accompanied by the appropriate application fee as specified in Development Application Fees Bylaw No.1505, 2004.
- (2) The application shall include all of the information specified in sub-section 4(2) of this Bylaw.
- (3) The Director of Planning and Building Services may waive any of the requirements detailed in sub-section 4(2) if the information is not relevant to the application.

24. Review by Director of Planning and Building Services

The Director of Planning and Building Services shall review the Temporary Use Permit application and report on the application to the Municipal Administrator with reference to the planning policies of Council and such other matters as may be considered by the Director of Planning and Building Services as essential or desirable to Council's consideration.

25. Review by Advisory Planning Commission

The Director of Planning and Building Services shall include the recommendations of the Advisory Planning Commission in the report to the Municipal Administrator for those applications which have been considered by the Commission pursuant to Advisory Planning Commission Bylaw No. 808, 1986.

26. Notice of Temporary Commercial Use Permit

Prior to Council consideration of a resolution to approve a Temporary Use Permit, the Municipal Clerk must mail or otherwise deliver notice of a proposed Council consideration of a temporary use permit to the owners and tenants in occupation of all lots, any part of which is:

- (a) subject of the proposed permit, or
- (b) located within one hundred (100) m from the land that is the subject of the proposed permit.

27. Development Notice Sign [Bylaw No. 1613]

The applicant for a Temporary Use Permit shall post development notice sign(s) on the subject property in accordance with Drawing "C" as set out in Schedule "B" of this Bylaw a minimum of ten (10) days prior to the date of the Council meeting at which the application will be considered.

28. Consideration by Council

- (1) Temporary Use Permit applications shall be considered by Council and shall be authorized, authorized as amended, refused, or otherwise dealt with by resolution.
- (2) As a condition of issuance of a Temporary Use Permit, Council may require the owner of land to provide to the District security to guarantee the performance of the terms of the permit. The security shall be in the form of either an irrevocable letter of credit, cash, or certified cheque in a form satisfactory to the Director of Finance in the amount required by Council as a condition of permit issuance.
- (3) If the terms of the Temporary Use Permit are not met by the owner of the land within three (3) months of issuance of the permit, or an unsafe condition or damage to the natural environment has resulted as a consequence of the violation of the permit, the District may draw upon the security for the purposes of entering upon the subject property and undertaking works to satisfy conditions in the permit, correct an unsafe condition or correct damage to the natural environment as necessary under the terms of the permit.
- (4) Where a permit has been refused by Council, the Municipal Clerk shall notify the applicant in writing within fifteen days immediately following the date of refusal.

GENERAL

29. Re-application

Subject to section 895(3) of the *Local Government Act*, re-application for an amendment of the Official Community Plan or Land Use Bylaw or a Permit under Part 26 of the *Local Government Act* that has been refused by Council shall not be considered within a six month period immediately following the date of refusal.

30. Text Amendments

Part 4 of Appendix "A" to Central Saanich Land Use Bylaw No. 1309, is deleted.

31. Effective Date

This Bylaw comes into force and takes effect on the date of adoption.

This Bylaw may be cited for all purposes as the "Central Saanich Development Application Procedures Bylaw No. 1504, 2004".

Adopted: October 4, 2004

Amended by Bylaw No. 1613: March 17, 2008

SCHEDULE “A”

PLAN SUBMISSION CHECKLIST

Plan Summary Information:

- Name of owner/developer
- Name of architect/designer/landscape architect
- Legal description of the subject property and civic address
- Building summary information including:
 - Project description
 - Yard and setback requirements
 - Gross floor area
 - Height of building and structures
 - Number and type of dwelling units, housing unit areas
 - Site size and lot coverage
 - Density and floor area ratio calculations
 - Parking spaces and calculations including loading bays and bicycle racks

Site Plan (to scale):

- Location of all existing and proposed buildings and structures indicating setbacks to property lines and separation between buildings
- Photos provided of the site in relation to all adjacent properties including the frontage views
- Off-site information relevant to the site development, e.g., boulevard trees, adjacent parks, sidewalks, street furnishings, and overhead utilities
- Location of all municipal services (storm, water, sewer, etc.) on- and off-site
- Location of driveways, walkways, curbs and vehicle stops, including transit stops
- Parking areas shown with dimensioned stalls, manoeuvring aisles and access ramps
- Location and design drawings of freestanding signs
- Location of existing trees, hedgerows or other significant landscape features
- Major topographic features, including contours, significant rock outcropping, water courses, etc.
- Natural grades relative to geodetic datum at the perimeter of the site, buildings and structures
- Finished grades relative to geodetic datum at the perimeter of the site, buildings and structures
- Exterior lighting location and design
- Buffer strips, park and open spaces

Architectural Drawings (to scale):

- Floor Plans:
 - Areas devoted to various uses and function within the buildings
- Exterior Elevation Plans:
 - Elevations of all sides of the buildings
 - Exterior finishes, materials and colours
 - Location and design drawings of signs affixed to the buildings
 - Natural grade line
- Cross section Plans

Landscape Plans (to scale):

- Detailed landscape plan, including a list of plants, showing the location, quantity, spacing and sizes of each species to be planted (native species recommended) on-site and in the boulevard(s) as well as existing trees and other vegetation to be retained (show all trees having a calliper of 10cm or greater)
- Vegetation retention plan
- Site contours to be shown at intervals of not less than 0.6m
- All irrigation, including underground, automatic/manual, above ground (hose bib)
- Garbage collection area screening
- Fencing and screening details
- Decks, pathways, paved surfaces, parking areas and driveway crossing details
- Usable open space
- Estimated costs of landscaping, including tree/vegetation retention measures

Environmental Assessment (if applicable):

- Site profile
- Hydrological and geotechnical assessment
- Environmentally sensitive areas

SCHEDULE "B"

DEVELOPMENT NOTICE SIGN REQUIREMENTS

Where Development Notice Sign(s) are required pursuant to this Bylaw, they shall comply with the following:

1. Location

All development notice signs shall be placed on property that is subject to an application pursuant to this Bylaw in a prominent location clearly visible from the street, approximately 3 m inside the property line.

2. Number

One sign is required for each 100 m of street frontage provided that no more than three signs are required for any one site.

3. Sign Content

The signs shall include the following information, as applicable to the application, and as shown in Schedule "B":

- (a) present and proposed zone of property and;
- (b) purpose of the OCP, Rezoning, Development Variance Permit or Temporary Use Permit application;
- (c) any requested variances of District Bylaws;
- (d) the dates of the Public Hearing, or the Council meeting at which the application is proposed to be considered; and
- (e) any additional information the Director of Planning and Building Services may require.

4. Sign Installation

Development notice signs shall be located so as not to interfere with pedestrian or vehicular traffic or obstruct visibility from streets, lanes or driveways and must be installed in a safe, sturdy manner capable of withstanding wind and weather.

5. Sign Purchase

Development notice signs shall be purchased from the District's Planning and Building Services Department for the required fee.

6. Sign Removal

Development notice signs shall remain in place until the conclusion of the Public Hearing, until Council has considered the Development Permit, Development Variance Permit or Temporary Commercial Use Permit, as applicable, until Council has dealt with the amending Bylaw if the Public Hearing has been waived, or until the development application has been abandoned. Development notice signs must be removed within seven days of the conclusion of a Public Hearing or Council consideration of the Permit.

7. Statutory Declaration Required

The applicant must provide the District's Planning and Building Services Department with a statutory declaration in the approved format that all development notice signs required by this Bylaw have been installed on the land involved before the application will be considered at a Public Hearing or by Council.

8. Postponement of Consideration of Application

Failure to post the required development notice sign(s) in accordance with this Bylaw shall result in the postponement of the consideration of the application, the Public Hearing, Council consideration of the application or Council consideration of the amending Bylaw if the Public Hearing has been waived. Any costs incurred by the District for public notification as a result of such postponement shall be the responsibility of the applicant.

APPENDIX “A”

**DRAWING A - DRAWING OF DEVELOPMENT NOTICE SIGN for Rezoning and OCP
Amendment – Submittal of application**

Quantity: 1 –
Size: Approximately 3' x 4'
Colour: White with Black lettering.
Material: Koriplast

SPECIFICATIONS:

1. White background with black lettering.
2. Site map with white background and black lines highlights the project location, and shows the adjoining roads and properties, address and north arrow.

(Municipal Crest)

NOTICE OF APPLICATION

An application has been submitted to the District of Central Saanich

This property is subject to a Bylaw amendment to:

- Amend the OCP land use designation for the lands shown shaded on the map from _____ to _____.
- Rezone the lands shown shaded on the map from _____ to _____.
-

For further information please contact the District of Central Saanich Planning Department.

**DRAWING B - DRAWING OF DEVELOPMENT NOTICE SIGN for Rezoning and OCP
Amendment – Public Hearing**

Quantity: 1 –
Size: Approximately 3' x 4'
Colour: White with Black lettering.
Material: Koriplast

SPECIFICATIONS:

1. White background with black lettering.
2. Site map with white background and black lines highlights the project location, and shows the adjoining roads and properties, address and north arrow.

(Municipal Crest)

NOTICE OF PUBLIC HEARING

This property is subject to a Bylaw amendment to:

- Amend the OCP land use designation for the lands shown shaded on the map from _____ to _____.
- Rezone the lands shown shaded on the map from _____ to _____.
-

A PUBLIC HEARING HAS BEEN SCHEDULED FOR _____, _____, AT _____, IN THE CENTRAL SAANICH MUNICIPAL HALL, 1903 MT. NEWTON CROSS ROAD.

DRAWING C – DRAWING OF DEVELOPMENT NOTICE SIGN for Development Variance Permit and Temporary Commercial Use Permit

Quantity: 1 –
Size: Approximately 3' x 4'
Colour: White with Black lettering.
Material: Koriplast

SPECIFICATIONS:

1. White background with black lettering.
2. Site map with white background and black lines highlights the project location, and shows the adjoining roads and properties, address and north arrow.
3. Signs for Development Variance Permit applications do not require a map. These signs are 2 feet by 3 feet in dimension.

(Municipal Crest)

NOTICE OF COUNCIL CONSIDERATION

This property is subject to a Development Variance Permit and/or Temporary Commercial Use Permit for the purpose of:

A PUBLIC HEARING HAS BEEN SCHEDULED FOR _____, _____, AT _____, IN THE CENTRAL SAANICH MUNICIPAL HALL, 1903 MT. NEWTON CROSS ROAD.