



PART C: IMPLEMENTATION

17. Development Approvals Information

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17.1 Authority and Purpose

Section 485 of the Local Government Act authorizes a local government to specify circumstances in which Development Approval Information can include studies and technical information that allow the City to evaluate a development and any potential impacts the development may have on the surrounding neighbourhood and the city as a whole. This information can also be used to ensure that a new development meets the intent of the objectives and policies in the OCP, and meets other City Bylaws. Development approval information may be required for the OCP Amendment, Rezoning, Subdivision, Development Permit, and/or Temporary Use Permit application.

17.2 Required Information

The types of plans and studies that may be required with development applications in the City of Colwood include but are not limited to the following:

- a. Plans indicating proposed land uses, landscaping, and open spaces
- b. Plans of rental buildings that are proposed for removal and to accommodate redevelopment
- c. Traffic impact assessment that addresses vehicular traffic, transit, cycling and pedestrian routes, garbage and loading, and parking
- d. Engineering studies to identify infrastructure impacts, requirements, and potential upgrades
- e. Geotechnical and other hazard assessments
- f. Hydrological assessment addressing drainage patterns and rainwater management
- g. Environmental/ecological assessment and mitigation plans
- h. Health impact assessment to determine the potential health impacts of proposed developments
- i. Tree reports that address tree protection and management associated with the proposed development
- j. Studies on potential impacts on public facilities and community services
- k. Assessment of impacts on neighbouring properties and public lands, including view analyses, shadow studies, wind studies, and noise studies
- l. Assessment of economic costs and benefits, including public infrastructure costs

Reports are to be prepared by an appropriately qualified registered professional.