



## OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

### 17.0 DEVELOPMENT PERMIT AREAS

#### 17.1 Background

Areas designated for commercial, industrial, multifamily residential or Estate Residential uses in Schedule “A” – Land Use Designation Map and areas designated as Environmentally Sensitive Areas in Schedule “E” – Environmentally Sensitive Areas Map of this plan are Development Permit Areas. In accordance with the *Local Government Act*, land may not be subdivided, construction of a building or structure may not be started and (where applicable) land may not be altered unless the owner first obtains a Development Permit from the City.

*Section 919.1 of the Local Government Act authorizes the City of Langley to designate development permit areas for the following purposes:*

- *Protection of the natural environment, its ecosystems and biological diversity*
- *Protection of development from hazardous conditions*
- *Protection of farming*
- *Revitalization of an area in which a commercial use is permitted*
- *Establishment of objectives for the form and character of intensive residential development*
- *Establishment of objectives for the form and character of commercial, industrial or multi-family residential development*

#### 17.2 Exemptions

The requirement to obtain a Development Permit shall not apply for the following:

##### 17.2.1 Single Family Dwellings and Duplexes

The construction or alteration of single family dwellings, duplexes or accessory buildings thereto.

##### 17.2.2 Single Family Subdivisions

Except for parcels designated Estate Residential.

##### 17.2.2 Minor Building Additions/Renovations

In the Downtown Commercial designated areas, renovations and building additions of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>) or less which, in the opinion of the Director of Development Services, comply with the respective Development Permit Area Guidelines.

In the Service Commercial designated areas, renovations and building additions of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>) or less which, in the opinion of the Director of Development Services, comply with the respective Development Permit Area Guidelines.

In the Mixed Employment designated areas, renovations and building additions of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>) or less which, in the opinion of the Director of Development Services, comply with the respective Development Permit Area Guidelines.



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In the Industrial designated areas, renovations and building additions of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>) or less which, in the opinion of the Director of Development Services, comply with the respective Development Permit Area Guidelines.

### **17.2.3 Required Fencing**

In the Estate Residential and Industrial designated areas; and fencing required by the City of Langley or other senior government agencies.

### **17.2.4 Hazardous Tree Removal**

The removal of trees or other landscaping materials which constitute an immediate danger or hazard as confirmed by an independent arbourist's report.

### **17.2.5 Minor Site Clearing**

Minor site preparation necessary to undertake topographic and similar surveys that aid site and servicing planning work (except in Environmentally Sensitive Areas).

### **17.2.6 Minor Construction**

Developments where the estimated value of construction, as determined by the Chief Building Inspector, is less than \$50,000.00.

### **17.2.7 Building Envelope Repair**

Building envelope repair work which, in the opinion of the Director of Development Services, complies with the respective Development Permit Area Guidelines.

### **17.2.8 Tenant Improvements**

Interior renovations that do not result in any substantive change to the external appearance of the building.

### **17.2.9 Minor Site Improvements**

Minor site improvements including landscaping and paving of parking areas, provided that the value of work is less than \$10,000.00.

### **17.2.10 Incidental Subdivision**

Subdivisions required by the City for road dedication or other municipal purposes.