

Subject: RE: SLP - Potential Council Review of Preliminary Applications (fwd)

Date: Sun, 25 Sep 2005 23:53:18 -0700

From: "Ernie Crist" <ernie_crist@dnv.org>

To: "Bill Maurer" <billm@millsoft.ca>, "Mayor and Council - DNV" <Council@dnv.org>, "Senior Management Committee" <managecomm@dnv.org>, <fonvca@fonvca.org>

CC: "Charlene Grant" <Charlene_Grant@dnv.org>

Dear Mr. Maurer:

This request was made by pro real estate and pro developer interests determined to undermine and put the thin edge of the wedge (Snake Oil) into the whole concept of neighbourhood and community driven planning process.

If you give them an inch they will take a mile and when they are finished a mile it will be, believe me.

Yours truly,

Ernie Crist

-----Original Message-----

From: Bill Maurer [<mailto:billm@millsoft.ca>]

Sent: Sunday, September 25, 2005 9:34 PM

To: Mayor and Council - DNV

Cc: Charlene Grant

Subject: SLP - Potential Council Review of Preliminary Applications (fwd)

Since the deferral of item 6 at the September 12 Council Meeting the SLP Monitoring Committee has had an opportunity to meet with staff on September 19th. We are requesting that a third recommendation be added to the July 15, 2005 Report to Council, "Seymour Local Plan Implementation - Potential Council Review of Preliminary Applications" as follows:

3. Leave the development review process consistent in all areas of the district. Staff brings detailed applications before council at the time of rezoning.

Analysis:

The reason this item was requested by council was that earlier this year there was no formal mechanism in place for counting units which is a key requirement of monitoring the Seymour Local Plan and its phasing strategy.

There was also disagreement about the starting date for the counting of units. As a result, the Planning Department and the Seymour Local Plan Monitoring Committee had different counts of units built.


These issues have been resolved. At the regular Council meeting of April 4, 2005, Council affirmed that Phase 1 spans the years 2003 to 2007 as written in the Seymour Local Plan and agreed that the units built or being built as of April 2005 was 292.

Preliminary development applications are an initial mechanism which developers must follow in the approval process which shows they are serious about their development. It is not until after the detailed application that Staff and Advisory Groups perform a full review of what is being proposed and how it compares with District and Community standards. Having council review preliminary applications would not solve the unit count problem because it may take many years for a project to reach the detailed phase.

To ensure that units are counted consistently by the Planning Department and the Seymour Local Plan Monitoring Committee the 2 groups will meet in the first quarter of each calendar year and compile an "Official Count" as at April. These numbers will be documented and made available to Council when requested.

Thank you,

Bill Maurer
SLP Monitoring Committee

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