

Housing Approval Streams

Quick-reference guide

This guide helps explain the different approval paths for housing projects and where public input may fit. Project requirements may vary, so please confirm the project stage and any project-specific requirements.

Stream	Project or permit type	Example	Decision type	Basis for Decision	Public input opportunities				
					 Neighbour notice	 Written Comments	 Attend Meeting	 Speak at Meeting	 Public Hearing
 Development within bylaw limits (Staff)	- Building permit, including demolition - Blasting permit - Some delegated Development Variance Permits and Development Permits - Subdivision, through the Approving Officer	- A property owner applies to demolish and rebuild a single-family home - Subdivision - Four-plex infill housing	Rules-based	Building Code, Zoning bylaw and others, or legislation Staff confirm whether the application meets existing rules	Blasting permits only	—	—	—	—
 Development needing approvals (Board or Council)	- Uplands Siting and Design - Development Permit (Council)	- Uplands house, new or changed - Shoreline permit	Discretionary OCP guidelines based	Bylaw, guidelines, or legislation Staff confirm whether the application meets the Uplands bylaw or OCP guidelines	— (Uplands on-site signage)	Yes	Yes	—	—
	- Development Variance Permit (Board of Variance) - Development Variance Permit (Council)	Set-back variance irregular lot	Hardship based decision (Board); Discretionary decision (Council)	Bylaw, guidelines, or legislation	Yes	—	Yes	Yes	—
 Land Use or Heritage changes (Council)	Residential Zoning Bylaw amendments (consistent with OCP)	Townhouse project (>4)	Discretionary, policy-based, or legislation-based	Zoning Bylaw, OCP policy, and legislation	Yes, plus on-site signage where required	Yes	Yes	—	(Prohibited)
	OCP amendments, Heritage Revitalization Agreements	- Mixed-use project - Heritage revitalization	Discretionary, policy-based, or legislation-based	OCP policy and legislation	Yes, plus on-site signage where required	Yes	Yes	Yes, at a Council or Board meeting (except for OCP-compliant zoning changes)	Yes (where required)
 Community projects and engagement (Council)	New OCP (Official Community Plan), zoning bylaw changes, or other major policy changes	The District is considering new Home-Based Business Regulations	Discretionary, policy-based, or legislation-based	Bylaw and Act	—	Yes	Yes	Yes	Yes (where required)

Legend

— : Not applicable Yes : Opportunity is generally available () : May apply in some cases

Note: Engagement methods may vary based on project specifics, legislation and Council direction.