



# The Corporation of the District of Peachland

## Council Policy

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### DEVELOPMENT APPLICATION PRIORITIZATION POLICY

POLICY NUMBER: DEV-110

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#### REFERENCE:

Resolution No. RC-23/11/28-005

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#### PURPOSE

This policy establishes the priority level for development applications to help focus District resources on identified community objectives and housing initiatives.

#### SCOPE

This policy applies to in-stream development applications.

#### DEFINITIONS

**Affordable Housing** is housing that costs a household less than 30% of its after-tax income per year, including basic utilities, and may take a variety of forms or tenures.

**Attainable Housing** is housing that is either ownership or rental that is affordable to a household earning between 80% to 120% of the Area Median Household Income (AMHI) as identified in the District of Peachland Housing Needs Assessment.

**Development Application** is a complete and professional-quality application package for the subdivision of land (not including: commercial or industrial subdivisions, leasehold subdivisions, strata title conversions, lot line adjustments, or lot consolidations), a land use permit (e.g. development permit or variance permit), or bylaw amendment (e.g. zoning amendment bylaw, OCP amendment bylaw).

#### POLICY

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##### 1.0 **Priority One: Community Objectives**

Development applications that commit to support the following community objectives are classified as *Priority One*:

- 1.1 Attainable housing
- 1.2 Affordable housing
- 1.3 Downtown revitalization
- 1.4 Ponderosa golf course development
- 1.5 Protective Services Building

##### 2.0 **Priority Two: General Housing by Application Type**

Development applications that do not meet the *Priority One* criteria but generally support the creation of new housing units are classified as *Priority Two*. Staff resources are expended on *Priority Two* applications based on application type (with development applications that generally lead to the creation of new housing units in the most efficient manner possible prioritized) as follows:

- 2.1 Subdivision
- 2.2 Development permit
- 2.3 Zoning amendment that is consistent with the Official Community Plan (OCP)

**3.0 Priority Three: Amendments to the Official Community Plan**

Development applications that propose to amend the Official Community Plan (OCP) are classified as *Priority Three*. Staff resources are expended on *Priority Three* applications as time allows. Typical level of service targets for *Priority Three* development applications do not apply.

**4.0 Procedures**

All development applications are processed in general accordance with the following procedures:

- 4.1 Upon submission of a development application, the Director of Planning and Development Services, or delegate, assigns a priority level to the application in accordance with the criteria established in this policy.
- 4.2 The file manager advises the applicant of the priority level assigned to the application.
- 4.3 Staff resources are expended first on *Priority One* development applications.
- 4.4 Staff resources are expended next on *Priority Two* development applications, which are prioritized by application type. Applications of the same type are managed on a first-in-first-out basis.
- 4.5 Staff resources are expended on *Priority Three* development applications as time allows.

**5.0 Commitments**

- 5.1 *Priority One* development applications that commit to support a specified community objective must demonstrate the commitment through the registration of a development agreement covenant or other legal or financial instrument, as deemed necessary, to ensure the provision and timing of the community objective.

**END OF POLICY**