



Islands Trust

## FACT SHEET

### COMMERCIAL AND INDUSTRIAL FORM & CHARACTER DPA 6

#### *What is the Commercial and Industrial Form and Character Development Permit Area?*

British Columbia's *Local Government Act* enables communities to designate parts of their planning area as Development Permit Areas (DPAs) so they can set objectives and guidelines for development within those areas. The [Galiano Island Official Community Plan](#) (OCP) designates seven DPAs generally designed to protect sensitive ecosystems or to guide development in areas with special circumstances.

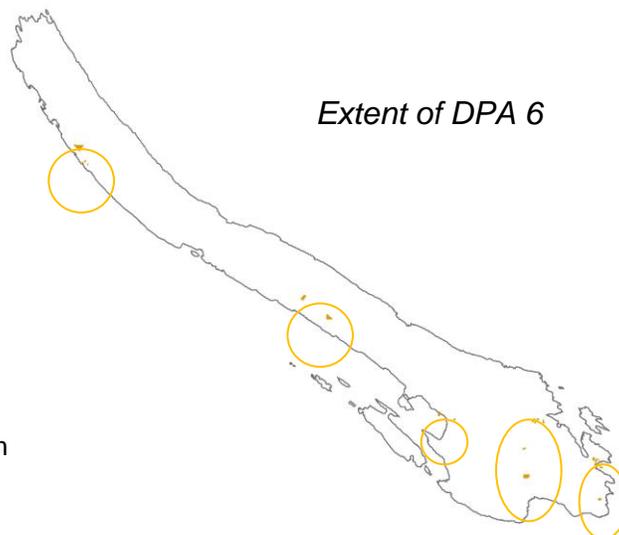
The Commercial and Industrial Form and Character DPA was adopted by the Galiano Island Local Trust Committee (LTC) to ensure that new or additional commercial or industrial uses are developed in a manner that is consistent with and enhances rural island character and minimizes impacts on adjacent properties.

#### *Why is it important to regulate commercial and industrial form and character?*

Development activities may have aesthetic, social, and/or environmental impacts. The rural character of Galiano Island is a key facet of island identity for residents and visitors alike, and preservation of this rural character is an explicit cornerstone of the OCP. The DPA guidelines ensure that commercial and industrial development is sensitive to its natural and built surroundings, modest in scale and design, safe and well-landscaped, and provides a net social benefit for islanders.

#### *How do I know whether my land is affected by the DPA?*

Only around 21 hectares of land on Galiano Island are designated within the Commercial and Industrial Form and Character DPA, accounting for about 0.34% of the total land area. The DPA applies to any lands that are zoned for commercial or industrial activities, including retail, restaurant, visitor accommodations and resorts, light and forest industrial, and marine commercial zones. A complete list of affected zones may be found in the OCP.



### *When do I need a development permit?*

Any landowner who has property that is located within the DPA may be required to obtain a development permit from the Local Trust Committee before undertaking any construction, demolition or alteration of structures in the DPA.



Neither subdivision of land nor the regular maintenance of existing buildings and landscaping require a development permit; other exemptions are listed in the OCP. In addition to exempted activities, a development permit is not required for buildings or development located within a DPA that were present prior to approval of the bylaw, or for development outside the boundaries of a DPA.

### *How do I obtain a development permit?*

Islands Trust planning staff can give you advice on the application process and options for developing your property. If you do need to apply for a permit, you

will be required to complete an [application](#) and submit the application fee.

Once a complete application is submitted, it typically takes 4 to 8 weeks to process an application. Staff will review your application, plans and any professional reports in relation to the DPA guidelines in the OCP, and make a recommendation to the LTC. The LTC will then consider issuance of the permit at a regular meeting. There is no public hearing or notification for a development permit application.

While a Development Permit cannot preclude permitted development, it can include conditions consistent with the DPA guidelines, such as attaching specific plans or requiring certain landscaping measures. Depending on the development, additional permits (e.g. a building permit) may be required as well.

General information about the development permit application process can be found on the [Islands Trust website](#).

### *How do I get more information?*

To determine whether your commercial or industrial development is subject to the guidelines of the DPA, consult the Galiano Island Official Community Plan. Copies of the OCP are available from Islands Trust offices in Victoria, and online at [www.islandstrust.bc.ca/islands/local-trust-areas/galiano](http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano). You can also contact planning staff directly at 250-405-5151 or toll-free through Enquiry BC at 1-800-663-7867.