

# District of Katepwa

## DEVELOPMENT REVIEW CRITERIA

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When considering applications to rezone, subdivide, and develop land, council will want to see to the following concerns addressed:

- **Conformity with applicable Provincial requirements, the Municipality's Official Community Plan goals, objectives, and policies, and the zoning bylaw development standards**
- **The viability and necessity of the proposed use**
- **The degree of prematurity (e.g., time, location, servicing, cost, municipal capabilities, etc.)**
- **The availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of the land use plans**
- **The ability of the District to provide the required public utilities and to enter into suitable servicing and development agreements, to ensure the costs do not outweigh the benefits to all parties concerned**
- **The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals,**

**objectives, and policies**

- **The effect, compatibility and suitability of the proposed development on any wildlife habitat, heritage or archaeological sensitive area.**
- **Where a proposal is located within an identified environmentally sensitive area consultation with appropriate departments and agencies is required to ensure effective environmental management .**
- **Any additional reports, studies, development issues, resident concerns, provincial comments, and public hearings submissions.**

**Subdivision and development proposals shall not be approved where the proposal:**

- **Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area;**
- **Is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity;**
- **Involves, in council's opinion, prohibitively expensive public utility construction or municipal maintenance and reclamation costs.**