

Schedule K J Development Variance Permit Application Procedures

- a. Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- b. Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- c. Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- d. Staff prepare information package and distribute for circulation.
- e. Owner/Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- f. Applicant conducts Public Information Meeting according to requirements of Schedule "E" of the Planning Procedures Bylaw.
- g. An application for a Development Variance Permit that consists solely of variances to the City's Sign Bylaw may be exempted from installing a Public Notification Sign and conducting a Public Information Meeting, at the discretion of the Director.
- h. At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- i. Staff prepare report and report package with recommendations and draft permit, and presents to the Land Use and Planning Committee (LUPC).
- j. Permit proceeds with LUPC recommendations for Council consideration and authorization to schedule Public Meeting.
- k. Staff prepare and submit notification to adjacent property owners within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting.
- l. Public Meeting held in Council Chambers or an appropriate public venue.
- m. Permit returns to Council for consideration with results of Public Meeting.
- n. Staff notify owner/Applicant, Building Inspection and Municipal Operations of Council decision. If approved, Notice of Development Variance Permit is registered with Land Title Office and permit copied to property file.

Minimum Submission Requirements – Development Variance Permit Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable