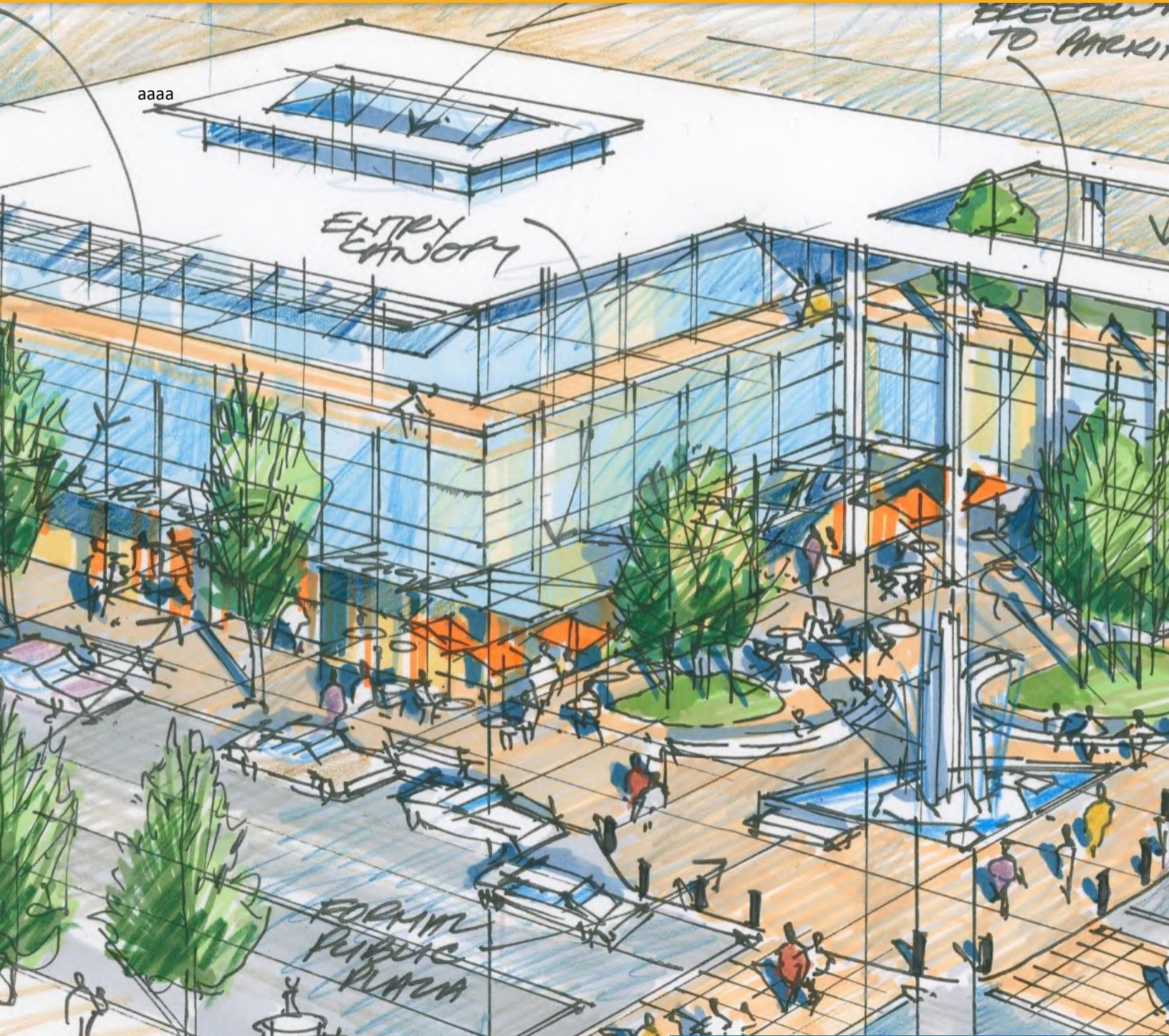


This package contains a DVP Guide, Application Form and Checklist



A Guide to

Development Variance Permits

And how to apply for them



FORT ST. JOHN

The Energetic City

What is a Development Variance Permit (DVP)?

Development Variance Permits are required under the BC *Local Government Act* to vary any regulation within a development bylaw. This includes setbacks, height, maximum lot coverage, size of signage, etc. A Development Variance Permit cannot be used to change the permitted uses or density of a property.

To see if your proposal requires a Development Variance Permit, contact the Planning & Engineering Department.

When do I need to apply for a Development Variance Permit?

You need to apply for a Development Variance Permit if you want to vary any regulations of a development bylaw including:

- **The Zoning Bylaw**
- **The Subdivision and Development Servicing Bylaw**
- **The Sign Bylaw**
- **Building Bylaw**

DVP Type	Application Fee
Zoning Bylaw Variance	\$ 1500.00
Subdivision and Development Servicing Bylaw Variance	\$ 1500.00
Sign Bylaw Variance	\$ 1500.00
Building Bylaw Variance	\$1500.00

Contact Planning & Engineering staff for assistance in determining which type applies to your project.

Ask for a...

Pre-Application Meeting

This guide will get you started, and a Pre-Application Meeting with City staff will give you the opportunity to ask specific questions or to resolve any areas of concern.

To book a Pre-Application Meeting or to learn if your project requires a Development Variance Permit, contact Planning & Engineering staff at **250 794 3263**.

What is the DVP approval process?

There is one DVP approval process for all applications. The DVP process involves three (3) phases:

1. **INTAKE** (Pre-application Meeting & Application Submission)
2. **REVIEW** (Referrals, Planning & Engineering Review)
3. **ISSUANCE** (Council Consideration & Issuance)

PHASE		TARGET TIMELINE	WHAT HAPPENS	WHAT YOU NEED TO SUBMIT
1. INTAKE	PRE-APPLICATION MEETING	N/A	Pre-application Meeting is an opportunity to ask questions on how to finalize the application.	Concept drawings & Site Plan are required for all pre-application meetings.
	APPLICATION SUBMISSION	N/A	Applications are considered complete when: 1. <i>checklist items are received, accepted, and</i> 2. <i>application fees are paid.</i>	Completed Application & Checklist for INTAKE PHASE. All plans must be metric, 1 paper and 1 digital; signed and sealed by registered professionals.
2. REVIEW	REFERRALS	45 days	Referrals are sent to applicable City departments, e.g., Public Works, Fire Department; and, external agencies, e.g. public and private utilities, Ministry of Transportation.	<i>Completed Application is used for REVIEW PHASE.</i> <i>All Civil plans must be signed and sealed by registered professionals for Engineering Review to commence.</i>
	PLANNING REVIEW		Planning Review ensures the proposal complies with relevant Bylaws and policies as required. A Planning Conditional Letter is issued if revisions are required.	
	ENGINEERING REVIEW	30 days	Detailed Engineering Review may be required dependent upon your proposal. Revisions to Civil Plans submitted may be required.	
3. ISSUANCE	ISSUANCE	15 days	Notification of the proposal will be sent to neighbours within a 100m radius of the subject property and published in the newspaper. Council will then consider your DVP application and either issue or refuse it. <i>*On occasion, further conditions may apply.</i>	Completed Application and/or Revised Plans used for ISSUANCE PHASE. All Applications: All plans, if applicable, must be signed and sealed by registered professionals for ISSUANCE .



ALL APPLICATIONS ARE SUBJECT TO A MINIMUM 45-DAY REVIEW OR APPROXIMATELY 8 WEEKS TO ISSUANCE. REVISIONS SUBMITTED BY THE APPLICANT DURING THE APPLICATION PROCESS MAY EXTEND THE APPLICATION TIMELINE.

What information is required and why?

Development information is required for DVP applications.

INFORMATION REQUIRED	APPLICATION TYPE		
	Zoning Bylaw Variance	SDSB Variance	Sign Bylaw Variance
Application Form	✓	✓	✓
Owner Authorization	✓	✓	✓
Title	✓	✓	✓
Charges on Title	✓	✓	✓
Photos of Existing	✓		✓
Site Plan	✓	✓	✓
Elevations (colour)	✓	✓	✓
Floor Plan	✓	May be requested	✓
Landscaping (colour)	✓	May be requested	May be requested
Servicing	May be requested	✓	May be requested
Grading (metric)	May be requested	✓	May be requested
Stormwater Calcs	May be requested	✓	May be requested
Parking Lot Lighting	May be requested	May be requested	May be requested
Truck Turn Plan	May be requested	May be requested	May be requested
Phasing Plans	May be requested	May be requested	May be requested
Fireflow Calcs	May be requested	May be requested	May be requested

What additional costs may be required?

The following may be required and will be discussed during your pre-application meeting:

- Deposits (such as, paving and landscaping)
- Security (to ensure the development is completed in accordance with the terms and conditions of the permit)
- Servicing and off-site works may be required

Can I apply for other Permits at the same time as I apply for a DVP?

- Building Permit: Yes, you may submit your Building Permit application at any time after the Pre-application Meeting. However, a Building Permit will not be issued before your Development Variance Permit is approved.
- Subdivision Approval: Yes, you may submit your Subdivision application at any time after the Pre-application Meeting, however final approval may be conditional upon the Development Variance Permit approval.
- OCP/Zoning Amendment: Yes, dependent upon your proposal. Please schedule a Pre-application meeting to discuss your proposal with Planning & Engineering staff prior to applying.
- Development Permit: Yes, you may submit your Development Permit application at any time after the Pre-application Meeting, however a Development Permit will not be issued before your Development Variance Permit is approved.

Who is my contact during the DVP process?

Your contact during the DVP approval process is the City Planner. During Engineering Review, your contact is the Engineer. For application Intake, email or courier applications to the Planning & Engineering Administrative Assistant.

Contact

Planning & Engineering:
10003 110 Avenue
Fort St. John, BC V1J 2T2
250 794 3263

developmentservices@fortstjohn.ca

APPLICATION FOR DEVELOPMENT VARIANCE PERMIT

Development Variance Permit Application Fees (please indicate which type you are applying for):

- Zoning Bylaw Variance = \$1500.00
- Subdivision and Development Servicing Bylaw Variance = \$1500.00
- Building Bylaw Variance = \$1500.00
- Sign Bylaw Variance = \$1500.00

**Advertising and Security Deposit are additional to these charges and are billed separately.

- PRE-APPLICATION MEETING IS REQUIRED.** Date Completed: _____
- DEVELOPMENT VARIANCE PERMIT CHECKLIST** submitted with this application.

PLEASE PRINT

Registered Owner(s): _____ Business Name: _____

Mailing Address: _____

Daytime Phone: _____ Cell: _____

Fax: _____ Email: _____

APPLICANT IF DIFFERENT THAN OWNER:

Applicant Name: _____ Business Name: _____

Mailing Address: _____

Daytime Phone: _____ Cell: _____

Fax: _____ Email: _____

DEVELOPMENT INFORMATION: *Attach a separate page if more space is needed to provide information below.

Civic Address: _____ Parcel Identifier (PID): _____

Lot/Unit _____ Section _____ Block _____ Township _____ Range _____ W6M Plan _____

Existing Use of Land &/or Building: _____

Description of Proposed Use/Development: _____

Variance Being Requested: _____

Has Development Started? YES NO

Lot Size (m²): _____ Size of Proposed Development (m²): _____

Zoning: _____

Only complete applications will be accepted for processing, as verified by Planning & Engineering Staff.

Submission of a duly signed Development Variance Permit Application authorizes the City of Fort St. John staff to enter the property to carry out required inspections during the construction of this development.

No Development shall commence, and no Building Permit shall be issued, without a valid Development Variance Permit. Any work started without proper permits may be subject to fines as outlined in City of Fort St. Bylaws.

Registered Owner/Agent:

I, (print Owner name) _____ hereby certify that I am the registered owner of the land described above.

And further that, I have designated (print Agent name) _____ as an agent to act on my behalf of this application with signed consent.

OWNER SIGNATURE

DATE

AGENT SIGNATURE

DATE

FOR OFFICE USE ONLY:

Pre-Development Meeting Date: _____

Date Received: _____

DVP File #: _____

Fee: _____

Receipt # / Invoice #: _____

Checklist Complete? Y/N Staff initial & Date: _____

DEVELOPMENT VARIANCE PERMIT APPLICATION CHECKLIST

This checklist of submission requirements shall be attached to all Development Variance Permit applications. All of the following information is necessary to facilitate the review and evaluation of your application. All items submitted must be clear and legible.

The City of Fort St. John will accept complete applications only for review. Thank you for your cooperation.

All Boxes Shall be “Checked” And Items Attached to the Application

COPY OF CURRENT CERTIFICATE OF TITLE(S):

- No more than 30 days old at time of application.** May be obtained from BC Online or a British Columbia Land Title Office. If applicant is not the registered owner, a letter of authorization from the registered owner must accompany the Certificate of Title.
- Copies of any restrictive covenants, easements or caveats registered on title(s).

APPLICABLE FEES / DEPOSITS:

Development fees must be made payable to the City of Fort St. John and are payable at time of application submission. Development Variance Permit Review Process will not commence until after the Development Variance Permit fee is paid in full.

Permits will not be issued prior to payment of deposits. Deposits requirements may vary. A list and calculation of required deposits will be provided to the applicant based on the Development Variance Permit application submitted.

DEVELOPMENT SPECIFIC INFORMATION:

- Detailed Studies (upon request) – Studies showing the potential impact of the proposed development on traffic patterns, shadowing, utilities, drainage in the area etc.
- Geotechnical reports covering environmental contamination concerns and other aspects such as slope stability, soils etc.
- Submission of Detailed Description of the proposed use and/or development.
- Site Profile.
- Lighting Plan for parking lots greater than 20 stalls; stamped and sealed for approval consideration.
- Any other information as deemed necessary by the Planning & Engineering Department to properly evaluate the application.

**THE FOLLOWING MUST BE PROVIDED: ONE (1) HARD COPY SET OF ALL PLANS (TO SCALE) AND;
ONE (1) SET OF DIGITAL DRAWINGS (DWF/DWG/PDF)**

PLANNING REVIEW REQUIREMENTS

SITE PHOTOS:

- Colour photographs of the site in its current state.

SITE PLAN:

- Standard Information: legal description of the land, civic address, north arrow, plan scale.
- All dimensions to be in **METRIC** – meters and decimals thereof.
- Location and dimensions of property lines. Please note adjacent uses.
- Location of any encroachments on the property.
- Location of any existing and/or proposed buildings dimensioned to property lines and/or structures including all appurtenances (street lights, utility pedestal, etc.) retaining walls, fences, sidewalks, playgrounds and all other physical features.
- Existing utility right of ways and easements.
- Proposed front, rear and side yard setbacks (dimensioned to the property lines).
- Proposed parking areas (fully dimensioned in metric), location of drive-thru queuing lanes, etc.
- Existing and proposed accesses.
- Location of screened garbage collection facilities.
- Written information provided on this plan shall include parking stall requirement calculations, information on the level of illumination, where lighting may affect adjacent residential properties.

DETAILED LANDSCAPE PLAN:

Landscape plan(s) may be required. Landscape Plan(s) must be drawn at a scale of 1:500 or larger, be submitted IN COLOUR, and must clearly identify the following:

- North Arrow.
- Property lines.
- Adjacent land uses.
- All on-site structures and buildings.
- All storage areas (for snow, garbage, recycling, goods).
- Pedestrian pathways and connections to off-site routes.
- Surface treatments of all areas, hard and soft (ire: mulch, stone, concrete, sod).
- Existing plant material drawn and labeled.
- Proposed plant material drawn to scale based on mature canopy size.
- Location of any bike racks.
- Location of any bus stops.
- Buffering and screening as applicable to the development.
- Proposed plants labeled with a key, cross referenced to a plant list.
- Plant list includes botanical and common name, size, condition and quantity columns.

- Plans match City of Fort St. John’s current Zoning Bylaw and/or Subdivision and Development Servicing Bylaw.
- Detailed installation notes to the Landscape Contractor based on the instructions within the current Zoning Bylaw and/or Subdivision and Development Servicing Bylaw.
- Itemized areas of on-site pavement, landscaping – existing lighting, trees, and any other pertinent features.

ENGINEERING REVIEW REQUIREMENTS

Note: Site Plan(s) already approved by Planning must be updated, reviewed and re-approved if site layout changes due to site engineering requirements.

SERVICING PLANS (must be stamped and sealed):

- Location of all existing services on site and on adjacent lands that may be affected by the proposed development.
- Proposed location of all deep services, including water, storm and sanitary services. Include information on service sizes, pipe length, and slopes, rim and invert elevations on all manholes/catch basins/hydrants.
- Proposed location of all shallow utilities including power, telephone, cable and gas services, including proposed locations of all transformers and other appurtenances.
- Existing or proposed driveway accesses.

GRADING PLANS (must be stamped and sealed):

- Designed on-site storm water management plan and design calculations as per the current Subdivision and Development Servicing Bylaw design Standards.
- Proposed elevations at the corners of all proposed structures.
- Proposed slopes/grades (indicated as a percent).
- Spot elevations throughout the site on both paved and soft landscape surfaces demonstrating positive and effective drainage. Show existing elevations along property lines and 1.0 m off-site along the perimeter.
- The location of manholes/catch basins onsite with rim and invert elevations.
- Location and heights of existing and proposed retaining walls.

The Zoning Bylaw, Subdivision and Development Servicing Bylaw and any other statutory documents can be located on the City of Fort St. John website: www.fortstjohn.ca.

Additional information may be required during the processing of any Development Variance Permit Application.