



## Development Variance Permits

### What is a Development Variance Permit (DVP)?

All development in the Regional District must meet regulations as outlined in the following:

- Zoning Bylaw
- Joe Rich Rural Land Use Bylaw (RLUB)
- Subdivision Servicing Bylaw

However, a property owner may request a variance to a bylaw regulation by submitting a development variance permit application.

Please note, a DVP cannot vary the uses permitted on a property, density (such as the number of units permitted on a property) or floodplain requirements as per the *Local Government Act*.

### What does a DVP Contain?

A DVP states a specific change in regulations for a particular property. The DVP can contain both text and drawings to indicate the change (variance) in regulations.

A DVP is registered against the title of the property by the Regional District after it has been issued.

Despite the DVP, other development on the property must still conform to other Regional District regulations. A DVP lapses if relevant construction has not substantially commenced within two years of its date of issue.

### What is Considered in Granting a DVP?

- Other possible design or siting options
- Safety issues
- Aesthetics
- Extent of the variance(s) requested

- Applicant's rationale
- Site constraints
- Public input
- Potential impact on neighboring properties

### How is an Application Made?

Community Services has application packages that outline required information, drawings and fees. It is important to make an appointment with staff before submitting a formal application to review submission requirements.

Submitting an application does not guarantee approval.

### Application Costs

- Application fee
- Documents/plans necessary to complete application requirements
- Sign requirements

Other costs may include:

- Professional reports
- Surveying fees

### How Long does the Process Take?

DVP applications typically take 3 to 4 months to proceed through the evaluation and approval process.

Additional information may be requested during the process, which may increase the application processing time.

### Public Notification

- Notice of Application Sign(s) to be posted on subject property by Applicant
- Written notices are mailed to surrounding owners by the Regional District

### Public Input

- Advisory Commissions
- Public Notice

Applications are referred to various Regional District Advisory Commissions for review and comment. These comments are considered by the Regional Board when making a decision.

### What is the Role of the Ministry of Transportation & Infrastructure (MOTI)?

MOTI is responsible for all public roads within the Electoral Areas. Certain MOTI requirements may have to be met prior to consideration of the DVP application by the Regional Board.

### The DVP Process

**Discuss Proposal with Staff**

**Submit Complete Application**

**Application Reviewed**

Staff, relevant agencies and public Advisory Commissions are asked to provide comments on the proposal. Staff then prepares a report to the Regional Board.

**Public Notification**

The applicant is required to place a notification sign(s) on the property. The Regional District sends letters of notification to neighbouring property owners, giving them an opportunity to provide comments.

**Consideration of the DVP Application by the Regional Board**

At this point the Regional Board may:

- Approve the DVP,
- Not approve the DVP,
- Defer a decision pending more information or clarification.

**If Approved, the DVP is Officially Granted**

The regulations for the subject property are changed in accordance with the wording specifically approved by the Regional Board. The applicant is notified and the Regional District registers the DVP on the title of the affected property.

