

**5. Proposed Development (complete for all applications)**

Describe the extent and nature of your proposed development. Attach scale plans and additional pages as required:

The proposed 7 block development of 28 residential units is designed to be phased in a flexible which leads to an affordable manner of project delivery with the effort to provide cost effective residential units. Many of the units are small or under 700 sf and will respond to demands in the affordable market category. It is expected that this will add to the rental pool as well as owner occupied units. There is a deliberate effort to have one unit per block that is larger that also includes a residential lift to encourage owner occupied buildings and attract a meaningful cross section of occupants. The site is challenging with the easements as the development must sharing portions of the lands with the neighbour. The decision was made to not impact or change use in any of these easement areas so that there would be no requirement of approval from the neighbour. Parking requirements are met using 5 stacker machines in 5 single garages as noted. Previous iterations have demonstrated that parking can be solved with more surface stalls. The choice was made to favour a more attractive site layout by including the stackers. Note a guest stall has been replaced with 10 bike stalls. A gated emergency access was added at the east end to ensure there were no issues with a long cal-de-sac.

**6. Reasons in Support (complete for all applications)**

Please supply reasons in support of your application:

The application makes every effort to be compliant with the land use bylaw. The height and scale of the buildings is below that allowed with the goal to preserve views from Casa Rio. It is expected that there will be no relaxations required, subject to municipal guidance. The development does not utilize roads internal to Casa Rio other than the shared ownership area at the entry. The proposal does include a hammer head at the east end that doubles as an emergency access. This will be gated to avoid conflicts between developments. The scale of the development from the street combined with individual resident street entrances will animate the street creating an attractive public exposure. The design is a hybrid of modern and traditional with exposed beam roof expression. Roof lines with low slopes were selected to minimize impacting the neighbours views over the project to the north.

**7. Official Community Plan Amendment Application**

Requested new Land Use designation is:

Requested text amendment to the OCP Bylaw is:

**8. Zoning Bylaw Amendment Application**

Requested new Zoning is:

Requested text amendment to the Zoning Bylaw is:

**9. Temporary Commercial or Industrial Permit Application**

Check one:  Commercial Permit OR  Industrial Permit

Describe the nature of permit and proposed term of permit.

Applicant Initial: *Paul R. Mele*

**10. Development Permit Application**

Indicate the total estimated value of your development. Include all phases covered by this application.	\$ \$5,000,000 construction costs
Development Permit Area (check all that apply):	
<input checked="" type="checkbox"/> Multi-Family Residential Area	<input type="checkbox"/> Industrial Park Area
<input type="checkbox"/> General or Tourist Commercial Area	<input type="checkbox"/> Environmentally Area
<input type="checkbox"/> Downtown Commercial Area	<input type="checkbox"/> Riparian Area

**11. Development Variance Permit Application**

Describe all variances requested (Attach additional sheets if required):
Variance # 1:
Variance # 2:
Variance # 3:
Variance # 4:

**12. Liquor License Consent Application**

Describe license application being requested:
Describe what consent is being sought from council:

**13. Appeal of Delegated Decision**

Describe staff decision that is being appealed:
Provide reasons for your appeal:

***Application Checklist***

Please ensure the following items are included with your application. Incomplete applications may be rejected or create unnecessary delays or incur additional costs.

<input checked="" type="checkbox"/> fully completed application form	<input checked="" type="checkbox"/> initial fee as calculated by municipal staff
<input checked="" type="checkbox"/> owner's signature if different from applicant	<input checked="" type="checkbox"/> renderings/plans to illustrate application (11' x 17')
<input checked="" type="checkbox"/> current state of title certificate	<input checked="" type="checkbox"/> a list of exterior building materials proposed
<input type="checkbox"/> copy of all relevant charges registered on the property	<input checked="" type="checkbox"/> a list of exterior building colors (including paint chips)
<input checked="" type="checkbox"/> landscaping plan/plant list complete with cost estimate (including installation costs)	<input checked="" type="checkbox"/> any other documentation required to describe or support your application

***Office Use Only***

<i>Initial fee received \$</i>	<i>Receipt #</i>
<i>Collector signature</i>	<i>Date</i>
<i>Backflow Prevention Assembly required: RP / DCVA / None</i>	
<i>Comments:</i>	
<i>Public Works approval</i> _____	<i>Date:</i> _____

**Fee Schedule**

Initial fees are based on the following table. Actual fees may vary depending on the complexity of your application, the value of your development or requirements for land title searches and preparation or review of survey plans and legal documents. Once calculated, all fees must be paid in full prior to final approval of your application.

<b>Zoning and Official Community Plan Applications</b>		
Change of OCP designation		1,000
Minor OCP text change		500
Change Zoning designation		1,000
Minor zoning text amendment		500
Joint OCP/Zoning designation change		1,500
Joint OCP designation/Zoning text change		1,250
Joint OCP text/Zoning designation change		1,250
Joint OCP/Zoning text change		750
Complex OCP/Zoning amendment requiring significant planning consultant costs (or amended amount set by council)		3,500
<b>Temporary Industrial or Commercial Permit Applications</b>		700
<b>Development Permit Applications</b>		
Unless otherwise specified		750
Permit value over \$1 million (fee/\$1 million value)		1,000
Minor permit less than 2 hours staff time		200
<b>Variance Permit Applications</b>		
Basic fee includes one bylaw section variance		400
Basic fee if jointly applied with development permit		200
Extra fee <i>for each additional bylaw section</i> varied	add	100
<b>Liquor License Consent Applications</b>		
Applications requiring public input		1,000
All other applications		500
<b>Riparian Area Assessments</b>		
Additional fees to process riparian area assessments	add	100
<b>Appeal of Delegated Decisions</b>		
		100
<b>Land Title Fees</b>		
Additional fees for each title search required		15
Additional fees for each document retrieval		20
Fee to draft each covenant or right of way agreement		50
Hourly fee for legal review of covenant or right of way		250
Preparation of survey plan		at cost
<b>TOTAL INITIAL FEE</b>		<b>\$1000</b>