

## What is a Development Permit?

A Development Permit (DP) is a permit issued by the City for land identified as having specific challenges that require addressing before development such as land alteration, subdivision, or construction, can occur. DPs allow the City to enhance neighborhood character, protect the environment, revitalize commercial areas, and more.

There are six types of DPs in Vernon, as designated in the [Official Community Plan](#).

- DPA 1 – Terrestrial Ecosystem
- DPA 2 – Aquatic Ecosystem
- DPA 3 – Hillside Development
- DPA 4 – Wildfire Hazard
- DPA 5 – Flood Hazard
- DPA 6 – Form and Character

## What is included in a Development Permit?

DPs outline specific conditions that development must conform to. These may include form and character considerations, such as building shape, site planning, materials, or landscaping, or environmental considerations such as building footprint, fencing, or restoration requirements. A security deposit may be required as part of DP approval. This security guarantees the completion of the permit conditions, with funds returned to the applicant once work is completed in compliance with the permit.

## What is a major versus minor Development Permit?

Most DPs are major; however, smaller projects may fall under the minor DP process. This is intended to provide a less expensive and less complex approval process for simpler projects including:

- Development within a Terrestrial Ecosystem DP area that does not require a Building Permit
- Development within an Aquatic Ecosystem DP area that does not require a Building Permit
- Landscape or parking alterations within a Form and Character DP area

Staff review submitted applications to confirm DP type before collecting application fees.

## Can a Development Permit include variances?

Variances to [Zoning Bylaw](#) criteria such as height or siting require an approval called a Development Variance Permit (DVP). A DVP can be applied for and processed at the same time as the DP application. Please note that use and density criteria cannot be varied.

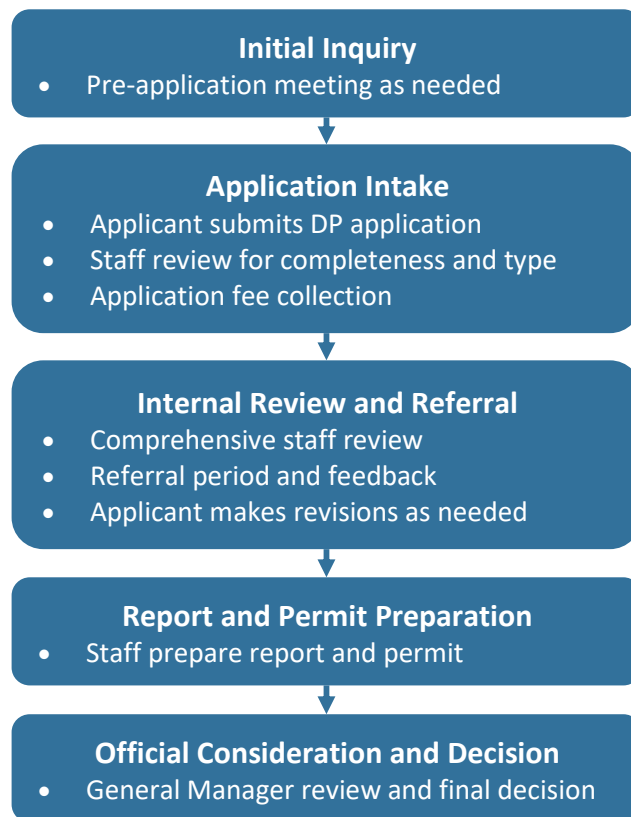
## What is needed for a Development Permit application?

At minimum, DP applications require a completed application form, digital site plans, property title documents, and strata authorization if the property is located within a strata. Additional information, such as environmental reports or elevation plans, may be necessary depending on the type of application.

Note that Aquatic Ecosystem DPs are subject to the requirements of the provincial **Riparian Areas Protection Regulation**. As a result, work proposed within a Streamside Protection and Enhancement Area requires provincial approval. See Appendix B of the **Official Community Plan** or contact your project's Qualified Environmental Professional for more information.

## What does the Development Permit application process look like?

Below is the standard DP application process. Processing timelines range from several weeks for a minor DP and several months for a major DP, and may be extended if application documents are incomplete, the application is associated with other files, or external approvals are needed for permit issuance.



## Where can I learn more?

For more information, please contact Planning Department staff at 250-550-3634 or [planning@vernon.ca](mailto:planning@vernon.ca). Staff are also available at the Community Services Building (3001 32nd Ave) during regular business hours.

