

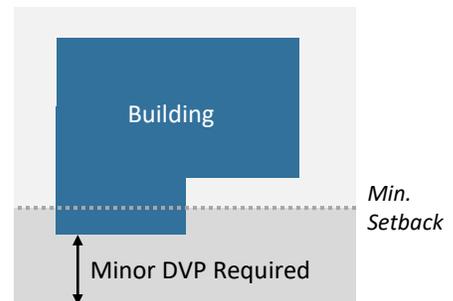
What is a Development Variance Permit?

Development Variance Permits (DVPs) vary specific criteria outlined in the [Zoning Bylaw](#), [Sign Bylaw](#), or [Subdivision and Development Servicing Bylaw](#). DVPs cannot vary use, density, or floodplain regulations.

What is a major versus minor Development Variance Permit?

Major DVPs require Council approval while minor DVPs are delegated, meaning they can be considered by the Director of Planning & Community Services instead. The following [Zoning Bylaw](#) criteria can be considered through the minor DVP process:

- Construction of a building, structure, or pool on $\geq 30\%$ slopes
- Lot width in Development Districts 1 and 2
- Site coverage and impermeable surface coverage
- Height of primary buildings, except for accessory dwelling units
- Height of secondary buildings
- Height of vertical wall elements
- Setbacks, screening, and landscaping (including retaining walls)



What is considered when reviewing a Development Variance Permit?

When reviewing a DVP application, staff will consider a number of factors including applicable City policies, potential impacts on public safety, urban design, or the surrounding neighborhood, the extent of variances requested, and the applicant's rationale for the variances. DVP applications are considered in conjunction with Development Permit applications where both are required.

What is required for a Development Variance Permit application?

At minimum, DVP applications require a completed application form, digital site plans, title documents, and a rationale statement specifying the reason variances are being sought. Depending on the variances requested, additional information such as a geotechnical report or elevation plans may also be required.

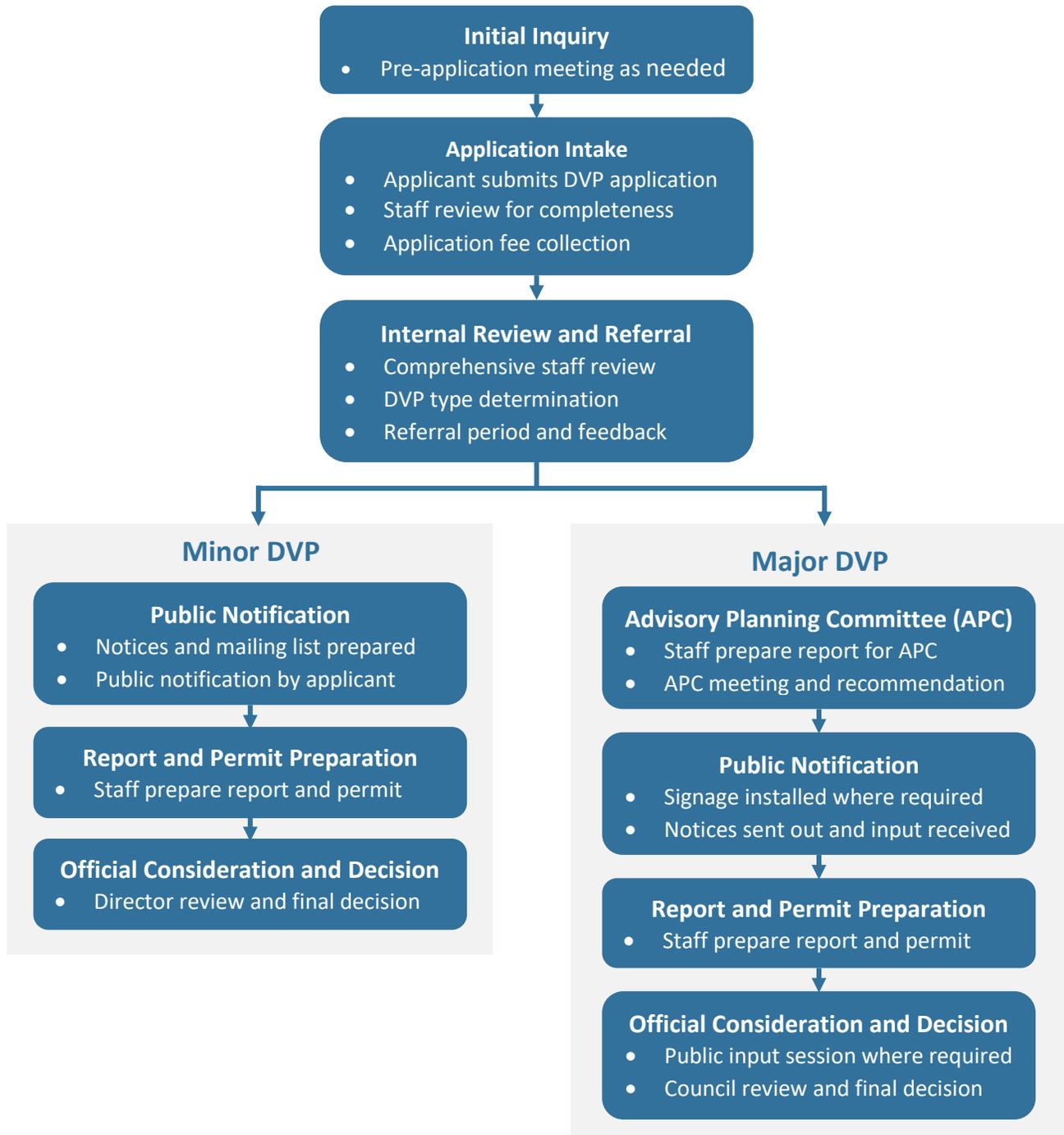
Completed DVP applications can be submitted via email to planning@vernon.ca or in person at the Community Services Building (3001 32nd Ave) during regular business hours.

What is the Advisory Planning Committee?

The Advisory Planning Committee (APC) is a sub-committee of Council that provides advice and recommendations on planning requests in the community. APC review is required prior to Council consideration for major DVP applications that cannot proceed under the delegated minor DVP process.

What does the Development Variance Permit process look like?

Below is the standard DVP process. Processing timelines range from several weeks for Minor DVPs to several months for Major DVPs, 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. Staff are also available at the Community Services Building (3001 32nd Ave) during regular business hours.

