



# CITY OF PORT ALBERNI APPLICATION FOR A DEVELOPMENT VARIANCE

**FOR OFFICE USE ONLY:**

File No. \_\_\_\_\_ Date Received \_\_\_\_\_ Application Fee .....

Receipt No. \_\_\_\_\_ Application Received by \_\_\_\_\_

**Note:** The personal information collected on this form is collected for the purpose of an operating program or activity of the City of Port Alberni as authorized by Section 26(c) of the *Freedom of Information and Protection of Privacy Act*. All information collected with this form shall be disclosed to the public upon request. If you have any questions about the collection and use of this information, please contact the City Clerk at (250) 720-2810

**Note:** This application must be accompanied by a recent (within 30 days of application date) copy of the Land Title for the subject property. This may be obtained from a Notary Public.

**TO BE COMPLETED BY APPLICANT:**

**REGISTERED OWNER INFORMATION:** (Please list names of **ALL** registered owners of the subject property along with **full mailing addresses and phone numbers**. Attach a separate sheet if required)

All Registered Property Owner(s) Name (Please Print):.....

.....

Mailing Address: .....

.....

Postal Code: ..... Telephone: .....

**APPLICANT INFORMATION** (if the applicant is NOT the owner):

Applicant Name (Please Print): .....

.....

Mailing Address: .....

.....

Postal Code: ..... Telephone: .....

**SUBJECT PROPERTY INFORMATION:**

Legal Description of property (as shown on Land Title or Tax Assessment Notice) (Please Print):

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Civic Address of property (as verified by the City of Port Alberni)

.....

Postal Code: ..... Telephone: .....

**Note:** If the property is a rental you must attach a list of all mailing addresses for each rental unit located on the subject property). This information will assist us in providing public notice of the application to the occupants.

**AUTHORIZATION:**

Mayor and Councillors, City of Port Alberni, 4850 Argyle Street, Port Alberni, B.C., V9Y 1V8

Your Worship and Councillors;

I Hereby make application for a Development Variance for the property described above for the reasons stated.

**Applicant's Name(s) (Please Print):** .....

**Date:**..... **Applicant's Signature(s):** .....

**Note:** Where the applicant is NOT the property owner, the following certification must be signed by all Registered Owners or their Solicitor/s:

This application is made with my consent and full knowledge of the particulars of the above request.

**All Owners on Title(s) Name(s) (Please Print):** .....

.....

**Date:**..... **All Owner's Signature(s):** .....

.....

**CONTAMINATED SITES:**

Have you reviewed Schedule 2 of the Contaminated Sites regulations (attached):..... Yes  or No

Have any of the activities listed occurred on the subject property?..... Yes  or No

**Note:** If "Yes" you must complete a Site Profile and submit it with your application.

**Date:** \_\_\_\_\_ **Applicant's Signature:** \_\_\_\_\_

**ZONING BYLAW DISTRICT INFORMATION**

Present Zoning District designation: .....

Present Official Community Plan designation (Future Land Use Map): .....

Describe the existing buildings and structures: (Attach sketches of a scaled site plan noting existing building locations and setback dimensions (metric measurements to lot lines from foundation of existing buildings)

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Describe the Development Variance requested:

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Describe the reasons to support the requested Development Variance (list on a separate sheet if necessary):

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**SUPPORTING INFORMATION CHECKLIST**

Please ensure that the following supporting information is attached to your application before submission:

1. Copy of Land Title (Must be recent within last 30 days. May be obtained from Notary Public)
2. Sketch
3. Preliminary Plans
4. Site Survey (if applicable)
5. Site Profile (if applicable)
6. Agent Declaration (if applicable)
7. If the property is a rental you must attach a list of all mailing addresses for each rental unit located on the subject property.

***TO BE COMPLETED BY AGENT IF AN AGENT IS APPLYING ON BEHALF OF THE OWNER:***

**AGENT DECLARATION:**

I, (please print) \_\_\_\_\_ solemnly declare that I am the authorized agent of the registered owner/s of the real property legally described as:

It is understood that until the City of Port Alberni is advised in writing that I am no longer acting on behalf of the undersigned registered owner, the City shall deal exclusively with me with respect to all matters pertaining to the proposed Development Variance application.

I hereby declare that the foregoing information is true and proper and I make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

**Date:**.....

Agent Name (Please Print): .....

Mailing Address: .....

.....

Postal Code: ..... Telephone: .....

**All Owners on Title(s) Name(s) (Please Print):** .....

.....

**All Owners Signature(s):** .....

.....

**Agent Signature:** .....

**Contaminated Sites Regulation: Schedule 2**  
**Industrial and Commercial Purposes and Activities**

| COLUMN II<br>Purpose or Activity |   |
|----------------------------------|---|
| <b>A</b>                         | <b>Chemical industries and activities</b>   |
|                                  | <ol style="list-style-type: none"> <li>1. adhesives manufacturing or wholesale bulk storage</li> <li>2. chemical manufacturing or wholesale bulk storage</li> <li>3. explosives or ammunition manufacturing or wholesale bulk storage</li> <li>4. fire retardant manufacturing or wholesale bulk storage</li> <li>5. fertilizer manufacturing or wholesale bulk storage</li> <li>6. ink or dye manufacturing or wholesale bulk storage</li> <li>7. leather or hides tanning</li> <li>8. paint, lacquer or varnish manufacturing, formulation, recycling or wholesale bulk storage</li> <li>9. pharmaceutical products, or controlled substances as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations</li> <li>10. plastic products ( foam or expanded plastic products) manufacturing</li> <li>11. textile dyeing</li> <li>12. pesticide manufacturing, formulation or wholesale bulk storage</li> <li>13. resin or plastic monomer manufacturing, formulation or wholesale bulk storage</li> </ol> |
| <b>B</b>                         | <b>Electrical equipment and activities</b>  |
|                                  | <ol style="list-style-type: none"> <li>1. battery (lead acid or other) manufacturing or wholesale bulk storage</li> <li>2. communications stations using or storing equipment that contains PCBs</li> <li>3. electrical equipment manufacturing, refurbishing or wholesale bulk storage</li> <li>4. electrical transmission or distribution substations</li> <li>5. electronic equipment manufacturing</li> <li>6. transformer oil manufacture, processing or wholesale bulk storage</li> <li>7. electrical power generating operations fuelled by coal or petroleum hydrocarbons and supplying electricity to a community or commercial or industrial operation</li> </ol>   |
| <b>C</b>                         | <b>Metal smelting, processing or finishing industries and activities</b>  |
|                                  | <ol style="list-style-type: none"> <li>1. foundries or scrap metal smelting</li> <li>2. galvanizing</li> <li>3. metal plating or finishing</li> <li>4. metal salvage operations</li> <li>5. nonferrous metal smelting or refining</li> <li>6. welding or machine shops (repair or fabrication)</li> </ol>   |
| <b>D</b>                         | <b>Mining, milling or related industries and activities</b>   |
|                                  | <ol style="list-style-type: none"> <li>1. asbestos mining, milling, wholesale bulk storage or shipping</li> <li>2. coal coke manufacture, wholesale bulk storage or shipping</li> <li>3. coal or lignite mining, milling, wholesale bulk storage or shipping</li> <li>4. milling reagent manufacture, wholesale bulk storage or shipping</li> <li>5. nonferrous metal concentrate wholesale bulk storage or shipping</li> <li>6. nonferrous metal mining or milling</li> </ol>  |
| <b>E</b>                         | <b>Miscellaneous industries, operations or activities</b>   |
|                                  | <ol style="list-style-type: none"> <li>1. appliance, equipment or engine repair, reconditioning, cleaning or salvage</li> <li>2. ash deposit from boilers, incinerators, or other thermal facilities</li> <li>3. asphalt tar manufacture, wholesale storage and distribution</li> <li>4. coal gasification (manufactured gas production)</li> <li>5. medical, chemical, radiological or biological laboratories</li> <li>6. rifle or pistol firing ranges</li> <li>7. road salt storage facilities</li> <li>8. measuring instruments (containing mercury) manufacture, repair or wholesale bulk storage</li> <li>9. dry cleaning facilities or operations and dry cleaning chemical storage</li> <li>10. sites which have been or likely have been contaminated by substances migrating from other properties</li> <li>11. controlled substances, as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations</li> </ol>   |
| <b>F</b>                         | <b>Petroleum and natural gas drilling, production, processing, retailing, distribution and storage other than the storage or residential heating fuel in tanks</b>  |
|                                  | <ol style="list-style-type: none"> <li>1. petroleum or natural gas drilling</li> <li>2. petroleum or natural gas production facilities</li> <li>3. natural gas processing</li> </ol>  |

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|          | <ol style="list-style-type: none"> <li>4. petroleum coke manufacture, wholesale bulk storage or shipping</li> <li>5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks</li> <li>6. petroleum, natural gas or sulphur pipeline rights or way excluding rights of way for pipelines used to distribute natural gas to consumers in a community</li> <li>7. petroleum product, other than compressed gas, or produced water storage in above ground or underground tanks</li> <li>8. petroleum products, other than compressed gas, wholesale bulk storage or distribution</li> <li>9. petroleum refining wholesale bulk storage</li> <li>10. solvent manufacturing or wholesale bulk storage</li> <li>11. sulphur handling, processing or wholesale bulk storage and distribution</li> </ol>   |
| <b>G</b> | <b>Transportation industries, operations and related activities</b>   |
|          | <ol style="list-style-type: none"> <li>1. aircraft maintenance, cleaning or salvage</li> <li>2. automotive, truck, bus, subway, or other motor vehicle repair, salvage or wrecking</li> <li>3. bulk commodity storage or shipping (e.g. coal)</li> <li>4. dry docks, ship building or boat repair and maintenance, including paint removal from hulls</li> <li>5. marine equipment salvage</li> <li>6. rail car or locomotive maintenance, cleaning, salvage or related uses, including rail yards</li> <li>7. truck, rail or marine bulk freight handling</li> </ol>   |
| <b>H</b> | <b>Waste disposal and recycling operations and activities</b>   |
|          | <ol style="list-style-type: none"> <li>1. antifreeze bulk storage or recycling</li> <li>2. barrel, drum or tank reconditioning or salvage</li> <li>3. battery (lead acid or other) recycling</li> <li>4. biomedical waste disposal</li> <li>5. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only)</li> <li>6. construction demolition material, including without limitation asphalt and concrete, land filling</li> <li>7. contaminated soil storage, treatment or disposal</li> <li>8. dredged waste disposal</li> <li>9. dry cleaning waste disposal</li> <li>10. electrical equipment recycling</li> <li>11. industrial waste lagoons or impoundments</li> <li>12. industrial waste storage, recycling or land filling</li> <li>13. industrial wood waste (log yard waste, hogfuel) disposal</li> <li>14. mine tailings waste disposal</li> <li>15. municipal waste storage, recycling composing or land filling</li> <li>16. organic or petroleum material landspreading (landfarming)</li> <li>17. sandblasting waste disposal</li> <li>18. septic tank pumpage storage or disposal</li> <li>19. sewage lagoons or impoundments</li> <li>20. special waste storage, treatment or disposal</li> <li>21. sludge drying or composting</li> <li>22. street or yard snow removal dumping</li> <li>23. waste oil reprocessing, recycling or bulk storage</li> <li>24. wire reclaiming operations</li> </ol> |
| <b>I</b> | <b>Wood, pulp and paper products and related industries and activities</b>  |
|          | <ol style="list-style-type: none"> <li>1. particle board manufacturing</li> <li>2. pulp mill operations</li> <li>3. pulp and paper manufacturing</li> <li>4. treated wood storage at the site of treatment</li> <li>5. veneer or plywood manufacturing</li> <li>6. wafer board manufacturing</li> <li>7. wood treatment (antispstain or preservation)</li> <li>8. wood treatment chemical manufacturing, wholesale bulk storage</li> <li>9. sawmills</li> </ol>   |



## City of Port Alberni

### LAND DEVELOPMENT FEES – 2011

Some of the following fees may apply to your development. If you have any questions, please contact Scott Smith, City Planner at (250)720-2808.

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|--|--|---|
|  | <p>Planning and Land Development Application Fees</p> <p>a) <b>OCP and/or Zoning Bylaw Amendment</b></p> <ol style="list-style-type: none"> <li>1. residential under 1 hectare total area</li> <li>2. residential over 1 hectare total area</li> <li>3. multi-family; commercial; guest house; industrial and institutional</li> </ol> <p>b) <b>Development Variance Permit (DVP)</b></p> <p>c) <b>Development Permit (DP)</b></p> <p>d) <b>Combined DVP and DP</b></p> <p>e) <b>Amendment to Land Use Contract</b></p> <p>f) <b>Application to Board of Variance</b></p> <p>g) <b>Application for Subdivision</b> and Preliminary Approval</p> <p>h) <b>Subdivision Administration</b> and Final Approval Fee</p> <p>i) <b>Extension of Preliminary Layout Approval Period</b></p> <p>J) <b>Building Strata Conversion</b> Approval Fee</p> <p>k) <b>Public Hearing</b> (application for bylaw amendment or any matter that a public hearing is required)</p> | <p>\$350.00</p> <p>\$500.00</p> <p>\$600.00</p> <p>\$500.00</p> <p>\$500.00</p> <p>\$600.00</p> <p>\$700.00</p> <p>\$300.00</p> <p>\$600.00</p> <p>\$200.00 per lot created</p> <p>\$ 200.00</p> <p>\$ 600.00 + \$100.00 per unit</p> <p>\$ 500.00 (refundable if no public hearing held)</p> |
|  | <p>Development Cost Charges (DCC's)</p> <p><i>Upon the subdivision of land zoned to permit <b>single family residential and/or one and two family residential</b> use the following charges shall be paid in respect of each additional parcel created in the plan of subdivision:</i></p>   | <p><b>\$6,213.41/parcel</b></p>   |
|  | <p>Upon issuance of a building permit for the construction, alteration or extension of a <b>multiple family residential building</b>, the following charges shall be paid for each additional dwelling unit authorized by the building permit:</p>   | <p><b>\$4,776.94/unit</b></p>   |
|  | <p>Upon issuance of a building permit for the construction, alteration or extension of a <b>congregate care facility building</b>, the following charge shall be paid for each additional sleeping unit authorized by the building permit:</p>   | <p><b>\$2,169.80/unit</b></p>   |
|  | <p>Upon issuance of a building permit for the construction, alteration or extension of a <b>building</b> or part of a <b>building</b> for any <b>commercial use</b>, the following charges shall be paid for each additional square metre of <b>gross floor area</b> authorized by the building permit:</p>  | <p><b>\$49.41/m<sup>2</sup></b></p>   |
|  | <p>Upon issuance of a building permit for the construction, alteration or extension of a <b>building</b> or part of a <b>building</b> for any <b>institutional use</b>, the following charges shall be paid for each additional square metre of <b>gross floor area</b> authorized by the building permit:</p>   | <p><b>\$109.69/m<sup>2</sup></b></p>  |
|  | <p>Upon issuance of a building permit for the construction, alteration or extension of a <b>building</b> or part of a <b>building</b> for any <b>industrial use</b>, the following charges shall be paid for each additional square metre of <b>gross developed area</b> authorized by the building permit:</p>  | <p><b>\$6.13/m<sup>2</sup></b></p>  |

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| Liquor Licence Applications<br>a) Application requiring public input meeting<br>b) Application not requiring public input meeting   | \$500.00<br>\$250.00   |
| Miscellaneous Works Permits<br>a) Permit to Perform Work on City Streets<br>c) Permit for Temporary Closure of a City Street<br>d) Permit for Extraordinary Traffic<br>f) Permit for Removal or Deposit of Soil   | \$50.00<br>\$50.00<br>\$25.00<br>\$50.00   |
| Engineering Fees<br><b>Curb/Sidewalk Crossing Installation</b><br>a) Sidewalk and Curb Crossing<br>b) Concrete Curb Crossing<br>c) Asphalt Curb Crossing  | \$390.00/metre<br>\$82.00/metre<br>\$40.00/metre   |
| Where there is an application to relocate a sidewalk or curb crossing, the land owner must pay in addition to the above fees, for the removal and repair of the existing crossing.<br><br>These fees do not include installation of the driveway surface required between the sidewalk or curb and the property line which is the responsibility of the land owner. |  |
| <b>Sanitary/Storm Sewer Connection Charge</b><br>a) 150 mm or less<br>- Single Storm or Sanitary<br>- Both sewers in same trench<br>- Sewers in separate trench   | \$3,500.00<br>\$5,500.00<br>\$6,000.00   |
| b) 200 mm and above   | The cost of installing the connection as estimated by the City Engineer.   |
| c) Additional charge for work on arterial roads or excavations over 2m  | \$1,000.00   |
| <b>Water Connection Charges</b><br>a) <b>City Residents</b><br>- 19 mm & 25 mm  | \$2,600.00   |
| - larger than 25 mm   | the cost of installing the connection as estimated by the City Engineer.   |
| b) <b>Non-City Residents</b><br>- 19 mm & 25 mm   | \$2,500.00 <b>or</b><br>the cost of installing the connection as estimated by the City Engineer, whichever is greater. |
| - larger than 25 mm   | the cost of installing the connection as estimated by the City Engineer.   |
| <b>Utilities Investigation Charge</b><br>a) <b>Sanitary/Storm Sewer, Water Service Certification or Decommissioning</b>   | \$1,000.00/per connection  |
| b) <b>Utility Callout</b>   | \$80.00  |
| <b>Demolition Permit</b>  | \$20.00  |
| <b>Water Turn-on and/or Shut-off</b>  | \$50.00  |
| <b>Water Meter Testing</b>  | \$75.00  |