

**George Hotel, Residences & Marina – Development Application Review Process
Draft – May 12, 2015**

TOPIC / REGULATORY REQUIREMENTS	TIMING OF DEVELOPMENT PROCESS STEPS				
	Initial Review	Identify Conditions	Land Use Approval	Prepare Construction	Construction & Monitoring
Zoning Amendment (for both land & water areas)	Community amenity contributions; economic benefits.	1 st reading of bylaw; details legal agreement / roadmap: Winn Rd sale, water lease area, traffic and parking, etc.	2 nd reading; Information Meeting; Public Hearing; 3 rd reading; Registration of agreement(s); Adoption of bylaw	Two separate processes: Winn Road closure bylaw & sale process; Marine lease changes process	
DPA # 5 Development Permit Form & Character (& Height)	Preliminary review of form & character.	Identify parameters for zoning (height, floor area, etc.)	Final drawings and approval of Development Permit (following zoning bylaw).		
DPA #1 Development Permit Geotechnical Hazards & DPA#9 Development Permit Gibsons Aquifer	Geotechnical and aquifer reviews.	Identify conditions for development and plan follow up investigations throughout the development process steps.	Registration of covenant on title.	Approval of Development Permits.	Site monitoring by geotechnical professionals.
DPA #2 Development Permit Environmentally Sensitive Areas (Requirements of MoE and DFO below)		Identify steps and timing for meeting regulatory condition.		Detailed design; Approval of Development Permit.	Monitoring by Qualified Environmental Professional (QEP)
Provincial & Federal Environmental Agencies (Ministry of Environment -MOE & Department of Fisheries & Oceans - DFO)		Meet DFO marine & foreshore requirements; meet MOE habitat and Contaminated Sites Regulation requirements; key conditions to be added to Development Permit for DPA#2.			Applicant obtains authorizations; QEP & Ministries monitor.
Servicing Agreements for Off-site Works (i.e. roads, sewer, waterline upgrades, park interface, parking, waterfront trail)		Specify required / agreed works for legal agreement.		Details of off-site works & costs; provide bonding; Winegarden Park Planning	Monitoring and review by Town.
Building Permit				Application review; permit approval.	Building inspections and professional assurances.