

PLANNING CONSIDERATIONS

The following information is provided as a guideline only and lists typical relevant and non-relevant planning considerations; however, there may be other relevant considerations that are not listed.

Relevant Planning Considerations

Some examples of relevant planning considerations include, but are not limited to:

- Non-compliance with Land Use Bylaw (height, setbacks, lot coverage, building coverage, etc.) See Section 687(3)(d) of the *Municipal Government Act*.
- Compliance with Land Use Bylaw (height, setbacks, parking, density, etc.)
- Site context (the context of the proposed development in relation to surrounding properties)
- Site layout (setback of the building on the site)
- Parking
- Traffic
- Building mass
- Privacy (impact of the proposed development on privacy)
- Shadowing
- Landscaping
- Intensity of use
- Noise

Non-Relevant Planning Considerations

Some examples of non-relevant planning considerations include, but are not limited to:

- Precedence (The Board considers each application on its own merits, regardless of whether or not a similar development or business already exists in the community.)
- Business competition.
- Comments regarding someone's character.
- Financial impact on the applicant.
- Financial status of the applicant.
- Whether the development is occupied by renters or owners.

Note: As an appellant making a presentation to the Board, you are responsible to substantiate your planning arguments (such as the ones listed above) with evidence. The onus of proof is on each party to prove or substantiate their arguments.