

6.3.1 Preliminary Design Approval

Following review of the plans in accordance with the Development Guidelines and applicable international standards, the developer and his consultants will be invited to attend a review meeting to discuss the submission. Following this meeting the plans may be rejected or approved, or the developer will be invited to re-submit with agreed modifications. All parties attending the meeting are to certify the decisions thereof by signing the Minutes of the meeting.

Approval of the Preliminary Design allows the developer to proceed with Final Design.

6.4 Final Design Review

Following approval of the Preliminary Design, the applicant shall submit an application for Final Design Review. This submission shall be accompanied by a fully completed Final Design Approval Request Form (ZAF-03), and shall include detailed drawings of the project as well as all other attachments as listed on the submission form. The drawings shall be drawn to scale and contain the following information:

Site Plan to include:

- Property boundaries
- Location and dimensions of all buildings and structures
- Required setback lines
- Adjacent street right-of-way
- Driveways & parking spaces (numbered and to scale)
- Topography
- North orientation symbol

- Landscaping & irrigation
- Size and location of any free-standing signs

Building Information to include:

- Building floor plans
- Building elevation dimensions
- Building sections
- Exterior material indications
- Fencing or wall elevations

Six copies of the drawings shall be submitted for review. Compliance to all aspects of this ordinance will be determined, including architectural and urban design standards. Designs found to be in compliance will be issued a Notice to Proceed from The Zoning Authority.

6.5 Notification

Within 45 days of receipt of an application the The Zoning Authority shall invite the applicant in writing to attend a review meeting to discuss the submission. Following this meeting the plans may be rejected or approved, or the developer will be invited to re-submit with agreed modifications.

All parties attending the meeting are to certify the decisions thereof by signing the Minutes of the meeting.

One copy of all drawings will be returned to the applicant with either "Notice to Proceed" or "Disapproved" stamped on them. One similarly marked copy will be kept by The Zoning Authority.

A complete digital set of the approved drawings are to be submitted to the The Zoning Authority. These drawings are to be in MicroStation format or a similar format approved by the The Zoning Authority.

6.6 Expiration

Unless otherwise specified by The Zoning Authority when granting approval for a design, approvals which are not utilized (i.e., construction has not begun, or final plans and designs have not been filed) within a period of 12 months from the effective date shall become null and void.

An extension of time may be granted by The Zoning Authority for finalization of designs or beginning of construction so long as such extension is requested prior to the end of the 2-month period.

6.7 Building & Site Design Modification

Minor modification to approved preliminary design, site plan or building design may be permitted by The Zoning Authority if the modification does not result in:

- a change in the use or character of the development;
- an increase in site coverage;
- an increase in the amount of parking generated;
- an increase in parking or loading requirements; or
- a decrease in the amount of parking or loading provided.

Should any of the above occur, the applicant must resubmit the preliminary design for review and approval.