

**POWELL RIVER REGIONAL DISTRICT
BYLAW NO. 477, 2013**

A bylaw to establish procedures to amend an official community plan or a zoning bylaw, and issue permits under Part 26 of the *Local Government Act*.

WHEREAS the Powell River Regional District must under Section 895 of the *Local Government Act*, by bylaw, define procedures under which an owner of land may apply to amend an Official Community Plan, zoning bylaw, or to issue a permit under Part 26 of the *Local Government Act*;

AND WHEREAS the Powell River Regional District may under Section 931 of the *Local Government Act*, by bylaw, impose fees for an application to amend an official community plan or zoning bylaw; to issue a permit under Part 26 of the *Local Government Act*; and to cover other additional costs of administering and inspecting works and services under Part 26 of the *Local Government Act*;

AND WHEREAS the Powell River Regional District must under Sections 892, 893, and 921 of the *Local Government Act* give notice of a public hearing, the waiving of a public hearing, or an application for a Temporary Use Permit, and may, by bylaw, specify distances for giving notice and make requirements for the posting of development signs on properties that are subject to a proposed bylaw amendment;

AND WHEREAS the Powell River Regional District may under Sections 925 of the *Local Government Act*, require that an applicant applying for a permit under Part 26 of the *Local Government Act* provide security in an amount stated in the permit in the form of an unconditional irrevocable letter of credit, bank draft, or cash drawn on a chartered bank in Canada.

NOW THEREFORE in open meeting assembled, the Regional Board of the Powell River Regional District hereby enacts the following:

1.0 TITLE

This bylaw may be cited as the "Powell River Regional District Development Services Procedures Bylaw No. 477, 2013".

2.0 DEFINITIONS

In this bylaw:

"Additional Information Requirements" refers to the additional information that the Regional District may require to properly evaluate an application.

"Amendment Application" refers to an application to amend an OCP, a zoning bylaw, or both simultaneously.

"Board of Variance" refers to those persons appointed pursuant to Bylaw No. 475 and section 899 of the *Local Government Act* as the board of variance for the Powell River Regional District, acting in assembled meetings thereof.

“Chief Administrative Officer” or “CAO” refers to the person appointed by the Regional Board as CAO and any person who, from time to time, is the deputy CAO or is appointed by the Regional Board to act in the capacity of the CAO in the CAO's absence.

“Manager of Administrative Services” refers to a person appointed under Section 198 of the Local Government Act to perform corporate administrative duties for the Powell River Regional District.

“Manager of Planning” refers to a person who holds the position of Manager of Planning for the Powell River Regional District.

“OCP” refers to an Official Community Plan adopted by the Regional District.

“Planning Committee” refers to those persons appointed by the Board as the Planning Committee for the Powell River Regional District, acting in assembled meetings thereof.

“Regional Board” refers to the elected and appointed directors of the Powell River Regional District acting as the Powell River District Board in assembled meetings thereof.

“Regional District” refers to the corporation of the Powell River Regional District, in the Province of British Columbia, and where the context so requires also means the land included in the boundaries of the Powell River Regional District.

“Request for Reconsideration” is a request to the Regional Board to reconsider the additional information an applicant has been required to provide to evaluate a particular amendment or permit application.

“Security Deposit” refers to cash or an irrevocable letter of credit effective for the term of the permit.

“Zoning Bylaw” refers to a Zoning Bylaw or Land Use Bylaw adopted by the Regional District.

3.0 SCOPE

This bylaw applies to the following:

- 3.1 An application to amend an official community plan (OCP), a zoning bylaw, or both simultaneously.
- 3.2 An application for a Development Variance Permit.
- 3.3 An application for a Development Permit, a Temporary Use Permit, or an amendment to either.

4.0 **SUBMITTING AN APPLICATION**

4.1 **Application Forms**

- 4.1.1 An application made pursuant to this bylaw will be made by the owner of the land that is subject to the application, or by a person authorized by the owner, and submitted to the Manager of Administrative Services of the Regional District.
- 4.1.2 If a numbered company holds the property, a corporate search shall accompany the application illustrating the company directors. The signatory on the application form shall be a company director.
- 4.1.3 In the case of an application for an amendment or permit in respect of land that is common property in a strata plan, the strata corporation may make the application.
- 4.1.4 Applications will be submitted on the appropriate application form as prescribed by the Manager of Planning attached to this bylaw as Schedules "B" through "D".

4.2 **Application Requirements**

- 4.2.1 An application made pursuant to this bylaw will include a completed application form together with the requirements stipulated on the applicable application form.
- 4.2.2 Depending on the scale and complexity of the application, at the discretion of the Manager of Planning, additional information may be required to properly evaluate a proposal.
- 4.2.3 An applicant who is required to submit additional information may appeal to the Regional Board for a request for reconsideration, without charge, by:
 - a. Submitting a written request to the Regional District within thirty (30) days of the applicant receiving a written request made pursuant to Section 4.2.2;
 - b. Stating the nature of the proposed development and its location;
 - c. Stating the reasons why the additional information requested by the Manager of Planning, or their designate, may not be relevant to their application; and
 - d. Submitting any alternative sources of information for the Regional Board's consideration.

A request for reconsideration will be considered by the Regional Board within sixty (60) days of the Regional District receiving written notice. At that time the Regional Board will make a final decision about the additional information that is required for that particular application.

4.3 Application Process

- 4.3.1 Every application made pursuant to this bylaw and submitted to the Regional District will be processed by the Manager of Planning, or their designate, and a staff report will be submitted to the Planning Committee for their consideration.
- 4.3.2 The staff report will state the purpose of the application, contain a recommendation on whether the application should be supported in principle or denied with sufficient rationale, state the proposed amount of the security deposit to be posted by the applicant if applicable, contain a copy of the completed application form, contain maps locating the subject property, and provide any additional relevant information.
- 4.3.3 The Planning Committee will make a recommendation to the Regional Board.
- 4.3.4 Once the Regional Board minutes have been prepared, the applicant will be notified in writing of the outcome.

4.4 Application Refusal

- 4.4.1 Where an application has been refused by the Regional Board, the Manager of Planning, or their designate, shall notify the applicant in writing within 30 days immediately following the date of refusal.

4.5 Re-Application

- 4.5.1 Unless an exception is made pursuant to section 4.5.2, an applicant who has been denied a bylaw amendment or a permit pursuant to this bylaw may re-apply, except that the application will not be considered by the Regional Board until six (6) months immediately following the date of decision.
- 4.5.2 The time limit may be varied in relation to a specific reapplication by an affirmative vote of at least two-thirds (2/3) by the Regional Board.

4.6 Lapse of Application

- 4.6.1 Upon receiving an application, if Regional District staff determines that an application is incomplete, the applicant will be requested to provide the required information. If the required information is not received within three (3) months of the request, the application will be considered incomplete and abandoned and the applicable refund, as stipulated in Section 4.8, will be returned to the applicant.
- 4.6.2 Once the application has been given an initial evaluation by the Manager of the Planning, or their designate, if there is additional information required to properly evaluate the proposal, the applicant will provide this information within six (6) months of the request. If it is not received by the Regional District within this time, the proposal will be considered incomplete and abandoned and the applicable refund, as stipulated in Section 4.8, will be returned to the applicant.

- 4.6.3 Upon written request by the applicant prior to the lapse of the application, the Regional Board may extend the deadline for a period of six (6) months by passing a resolution to that affect.
- 4.6.4 In order for an application that has lapsed under sub-sections 4.6.1 and 4.6.2 to proceed, a new application (including fee), will be required.

4.7 Application Fees

- 4.7.1 At the time of an application the applicant shall pay to the Regional District an application fee in the amount prescribed in Schedule "A" of this bylaw.
- 4.7.2 Any costs associated with the postponement of a Public Hearing, either at the request of the applicant, or due to the failure of the applicant to comply with the requirements of this bylaw, shall be paid by the applicant.
- 4.7.3 Where a public information meeting is required by the Regional Board, the applicant shall pay all costs associated with the public information meeting.
- 4.7.4 The fees prescribed in Schedule "A" attached to this bylaw apply to each parcel of land for which the application is made, as follows:
 - a. If an application involves two or more contiguous parcels of land, they shall be treated as one proposal;
 - b. If an application involves two or more parcels of land that are not contiguous, they will be treated as separate applications and the fee prescribed in Schedule "A" attached to this bylaw applies to each parcel of land for which the application is made.

4.8 Refund of Application Fees

- 4.8.1 Where an application to amend an OCP or zoning bylaw is withdrawn by the applicant prior to the amendment being considered by the Regional Board for first reading, the Regional District shall pay to the applicant a refund in the amount of 50% of the application fee.
- 4.8.2 Where an application to amend an OCP or zoning bylaw is refused by the Regional Board or withdrawn by the applicant prior to notification of a public hearing, the Regional District shall pay to the applicant a refund in the amount of 25% of the application fee.
- 4.8.3 Where the Regional Board proceeds with a public hearing or a notification for an application to amend an OCP or zoning bylaw pursuant to Section 893 of the *Local Government Act*, the Regional District shall not provide a refund of any portion of the application fee to the applicant.
- 4.8.4 Where a Development Permit application is withdrawn by the applicant, the Regional District shall not provide a refund of any portion of the application fee to the applicant.

- 4.8.5 Where a Temporary Use Permit or a Development Variance Permit is withdrawn by the applicant prior to being considered by the Regional Board, the Regional District shall pay to the applicant a refund in the amount of 50% of the application fee.
- 4.8.6 If an application is incomplete or withdrawn prior to formal assessment by staff, 80% of the application fee shall be refunded.

4.9 Security Deposit

- 4.9.1 Security required by permits shall be in the form of cash or an irrevocable letter of credit effective for the term of the permit. Such irrevocable letter of credit shall be clean and unconditional, automatically renewing and redeemable at a local bank.
- 4.9.2 Where a Security Deposit is a condition of a permit:
 - a. In the case of a condition in a permit respecting landscaping, the amount shall be 115% of the cost of the landscaping works, payable before the permit will be issued;
 - b. In the case of an unsafe condition that might result from a contravention of a permit condition, the amount of security shall reflect the nature of the permit condition, the nature of the unsafe condition, and the cost to the Regional District of entering on the land, undertaking work to correct the unsafe condition, including the cost of repairing any damage to land and improvements that may have been caused by the unsafe condition or that may have occurred in connection with the repair work; and,
 - c. In the case of damage to the natural environment that might result from a contravention of a permit condition, the amount shall reflect the nature of the permit condition, the nature of the damage, and the cost to the Regional District of entering on the land, correcting the damage to the environment and restoring or enhancing the natural environment to compensate for the damage that has been caused by the contravention of the permit condition.
- 4.9.3 In accordance with Section 925(4) of the *Local Government Act*, the amount required as a Security Deposit as stipulated under Sections 4.9.2 (b) or (c) shall be determined by the CAO using the following guidelines:
 - a. The amount of security may be calculated using such methodologies as the CAO may prescribe from time to time; or
 - b. An estimate or quote provided at the applicant's expense by a professional qualified to undertake or supervise the works for which the securities are required. An estimate or quote under this subsection may be obtained by the applicant and submitted with the application.

5.0 PUBLIC CONSULTATION

5.1 Public Information Meetings

- 5.1.1 The Regional Board may require that a public information meeting be held prior to consideration of an application to amend an OCP or zoning bylaw, or an application for a Temporary Use Permit if it considers the proposal to be of a significant scale or nature warranting an additional opportunity for the public to access information and inquire about the proposal beyond that available through the regular application referral and/or public hearing process.
- 5.1.2 If a public information meeting is required, it is the applicant's responsibility, to the satisfaction of the Regional District, to arrange and conduct the meeting.
- 5.1.3 To ensure that the public and persons who may be affected by the applications listed in Section 5.1.1 have adequate notice of a public information meeting, an advertisement for the public information meeting is to be placed in a local newspaper at least one week and not more than two weeks prior to the meeting that includes the following information:
- Time, date and place;
 - Purpose of the meeting;
 - Description of the subject property, including a legal description;
 - Civic address and location map; and
 - Applicant name and telephone number.

5.2 Public Notification

- 5.2.1 In accordance with the *Local Government Act*, the Regional District shall mail or otherwise deliver individual notices to all owners and tenants of the subject property for which an application is being made, and all owners and tenants of all other properties within a distance of not less than 50 metres measured from the boundaries of any subject property to which the application pertains, advising of:
- a. A scheduled Public Hearing for an amendment to an OCP or a zoning bylaw; or,
 - b. A scheduled Regional Board meeting for considering a Temporary Use Permit.
- 5.2.2 In circumstances requiring the delivery of notice of an application to owners and tenants in occupation of land affected by an application, the applicant, at their cost, must within 7 days of making the application, post a "Notice of Development" sign on the land that is the subject of the application, and notify the Manager of Planning that the sign has been posted.
- 5.2.3 The notification sign must conform to requirements outlined in Schedule "E" of this bylaw.
- 5.2.4 The applicant must keep the notification sign posted and in good repair until the application has been approved or refused by the Regional Board.

- 5.2.5 Notification signs must be placed in a conspicuous location, be clearly legible from adjoining highways, and not be obstructed by vegetation or structures on the land.
- 5.2.6 Multiple signs are required for subject properties that are not contiguous to each other.
- 5.2.7 Failure to install the sign(s) according to these requirements will result in the postponement of assessment and/or consideration of the application. Any costs incurred by the Regional District as a result of a postponement will be paid by the applicant.
- 5.2.8 A notification sign is not required if the Manager of Planning determines that the development that is the subject of the application is so minor as to have minimal impact on adjoining lands.

6.0 GENERAL PROVISIONS

6.1 Severability

- 6.1.1 If any word, section, subsection, sentence, phrase, or schedule of this bylaw is for any reason held invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the portion that is invalid shall not affect the validity of the remainder of this bylaw.

6.2 Interpretation

- 6.2.1 A reference in this bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised, consolidated or replaced from time to time, and a reference to any bylaw of the Regional District is a reference to the bylaw as amended, revised, consolidated or replaced from time to time.

6.3 Repeal

- 6.3.1 Development Services Procedures Bylaw No. 212, 1992, cited as "Powell River Regional District Development Services Procedures Bylaw No. 212, 1992" is hereby repealed.
- 6.3.2 The processing of any application made prior to the date of adoption of this bylaw shall be continued and dealt with by the PRRD staff and Regional Board in accordance with the provisions of the bylaw.

READ A FIRST AND SECOND TIME

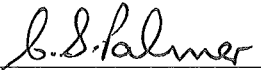
the 28th day of March, 2013.

READ A THIRD TIME

the 28th day of March, 2013.

RECONSIDERED and ADOPTED

the 28th day of March, 2013.



Chair



Corporate Officer

I hereby certify that this is a true and correct copy of the "Development Services Procedures Bylaw No. 477, 2013" as RECONSIDERED AND ADOPTED by the Board of Directors of the Powell River Regional District the 28th day of March, 2013.



Corporate Officer

Dated at Powell River, B.C. this 2nd day of April, 2013.



POWELL RIVER REGIONAL DISTRICT

APPLICATION FEES

1.	Official Community Plan Bylaw Amendment	\$1000
2.	Zoning Bylaw Amendment	\$1000
3.	Simultaneous Official Community Plan and Zoning Bylaw Amendment	\$1500
4.	Development Variance Permit	\$350
5.	Development Permit	\$250
6.	Temporary Use Permit	\$800

The fee is payable to the "Powell River Regional District".

Powell River Regional District
#202 – 4675 Marine Avenue
Powell River, BC V8A 2L2
Phone: 604-485-2260 Fax: 604-485-2216
Email: administration@powellriverrd.bc.ca
www.powellriverrd.bc.ca



AMENDMENT APPLICATION FORM

OCP Amendment Zoning Amendment Simultaneous OCP and Zoning Amendment

OFFICE USE ONLY

Application Fee: _____ Receipt No.: _____ File No.: _____

SECTION 1: DESCRIPTION OF PROPERTY
(AS INDICATED ON THE STATE OF TITLE CERTIFICATE)

Legal Description _____

Civic Address _____

Electoral Area _____ Parcel Identifier (PID) _____

SECTION 2: OWNER INFORMATION
(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

<p>1) _____</p> <p>Name _____</p> <p>_____</p> <p>Mailing Address _____</p> <p>_____</p> <p>Town/Province _____ Postal Code _____</p> <p>_____</p> <p>Telephone/Cell _____ Fax _____</p> <p>_____</p> <p>Email _____</p>	<p>2) _____</p> <p>Name _____</p> <p>_____</p> <p>Mailing Address _____</p> <p>_____</p> <p>Town/Province _____ Postal Code _____</p> <p>_____</p> <p>Telephone/Cell _____ Fax _____</p> <p>_____</p> <p>Email _____</p>
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I would prefer all correspondence via: email regular mail fax

SECTION 3: AGENT INFORMATION

Name _____ Mailing Address _____ Town/Province _____

Postal Code _____ Telephone/Cell _____ Fax _____ Email _____

I would prefer all correspondence via: email regular mail fax

SECTION 4: DESCRIPTION OF PROPOSAL
(USE SEPARATE SHEET IF NECESSARY)

I/We, the registered owner(s) of the above noted property, hereby make an application as follows:

Amendment(s) Requested: _____

Purpose of Amendment(s): _____

SECTION 5: REQUIRED DOCUMENTATION

An application to amend an OCP or zoning bylaw shall include the following:

- If an agent is representing the registered owners, a Letter of Authorization attached as Schedule “F” to the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013;
- A current Certificate of Indefeasible Title dated no more than 30 days prior to the date of application, together with copies of any charges registered against the title of the property;
- A written explanation of the proposal;
- A scaled survey plan, drawn to the satisfaction of the Regional District’s Manager of Planning at a maximum scale of 1:250 that shows the subject property and includes:
 - The scale and a North arrow;
 - The legal description and municipal address of the site;
 - Parcel(s) boundaries, dimensions, and area(s);
 - Proposed subdivision of parcel(s) if applicable;
 - Location of all existing and proposed roads;
 - Location of all site access and egress points;
 - Location and type of all existing and proposed easements and covenants;
 - Location of any registered utility rights-of-way (including Plan number);
 - Location of all watercourses, riparian areas, environmentally sensitive areas, natural hazard areas, and their associated setbacks;
 - Size and location of all existing and proposed buildings, structures, and their uses; and,
 - Location of all existing and proposed water lines, wells, septic fields, and sanitary sewer and storm drain facilities, including sizes.
- A signed copy of the Riparian Areas Regulation Property Declaration Form attached as Schedule “G” to the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013;
- Electronic copies of all plans; and,
- The required application fee as stipulated in Schedule “A” of the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013.

Finally, depending on the scale and complexity of the application, additional information may be required to properly evaluate a proposal.

SECTION 6: REGISTERED OWNER’S AUTHORIZATION

(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

I hereby declare that all the above noted statements and information contained in this application and supporting documents are true and correct.

Signature of Registered Owner

Date

Signature of Registered Owner

Date

In order to process your application, please provide all necessary documentation with your application. Contact the Manager of Administrative Services at the Powell River Regional District if you require assistance.

Submit the completed application form, required fee, plans, and supporting material to the Powell River Regional District. The fee is payable to the “Powell River Regional District”.

Powell River Regional District
#202 – 4675 Marine Avenue
Powell River, BC V8A 2L2
Phone: 604-485-2260 Fax: 604-485-2216
Email: administration@powellriverrd.bc.ca
www.powellriverrd.bc.ca



POWELL RIVER REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT APPLICATION FORM

OFFICE USE ONLY

Application Fee: _____ Receipt No.: _____ File No.: _____

SECTION 1: DESCRIPTION OF PROPERTY

(AS INDICATED ON THE STATE OF TITLE CERTIFICATE)

Legal Description _____

Civic Address _____

Electoral Area _____ Parcel Identifier (PID) _____

SECTION 2: OWNER INFORMATION

(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

1) _____	2) _____		
Name	Name		
_____	_____		
Mailing Address	Mailing Address		
_____	_____		
Town/Province	Postal Code	Town/Province	Postal Code
_____	_____	_____	_____
Telephone/Cell	Fax	Telephone/Cell	Fax
_____	_____	_____	_____
Email		Email	
_____		_____	

I would prefer all correspondence via: email regular mail fax

SECTION 3: AGENT INFORMATION

Name Mailing Address Town/Province

Postal Code Telephone/Cell Fax Email

I would prefer all correspondence via: email regular mail fax

SECTION 4: DESCRIPTION OF PROPOSAL

(USE SEPARATE SHEET IF NECESSARY)

I/We, the registered owner(s) of the above noted property, hereby make an application as follows:

Amendment(s) Requested: _____

Purpose of Amendment(s): _____

SECTION 5: REQUIRED DOCUMENTATION

An application to amend an OCP or zoning bylaw shall include the following:

- If an agent is representing the registered owners, a Letter of Authorization attached as Schedule “F” to the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013;
- A current Certificate of Indefeasible Title dated no more than 30 days prior to the date of application, together with copies of any charges registered against the title of the property;
- A written explanation of the proposal including variance rationale;
- A scaled survey plan, drawn to the satisfaction of the Regional District’s Manager of Planning at a maximum scale of 1:250 and shows the subject property and includes:
 - The scale and a North arrow;
 - The legal description and municipal address of the site;
 - Parcel(s) boundaries, dimensions, and area(s);
 - Proposed subdivision of parcel(s) if applicable;
 - Location of all existing and proposed roads;
 - Location of all site access and egress points;
 - Location and type of all existing and proposed easements and covenants;
 - Location of any registered utility rights-of-way (including Plan number);
 - Location of all watercourses, riparian areas, environmentally sensitive areas, natural hazard areas, and their associated setbacks;
 - Size and location of all existing and proposed buildings, structures, and their uses; and,
 - Location of all existing and proposed water lines, wells, septic fields, and sanitary sewer and storm drain facilities, including sizes.
- A signed copy of the Riparian Areas Regulation Property Declaration Form attached as Schedule “G” to the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013;
- Electronic copies of all plans; and,
- The required application fee as stipulated in Schedule “A” of the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013.

Finally, depending on the scale and complexity of the application, additional information may be required to properly evaluate a proposal.

SECTION 6: REGISTERED OWNER’S AUTHORIZATION

(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

I hereby declare that all the above noted statements and information contained in this application and supporting documents are true and correct.

Signature of Registered Owner

Date

Signature of Registered Owner

Date

In order to process your application, please provide all necessary documentation with your application. Contact the Manager of Administrative Services at the Powell River Regional District if you require assistance.

Submit the completed application form, required fee, plans, and supporting material to the Powell River Regional District. The fee is payable to the “Powell River Regional District”.

Powell River Regional District
#202 – 4675 Marine Avenue
Powell River, BC V8A 2L2
Phone: 604-485-2260 Fax: 604-485-2216
Email: administration@powellriverrd.bc.ca
www.powellriverrd.bc.ca



PERMIT APPLICATION FORM

Development Permit Temporary Use Permit Amendment to a Permit

OFFICE USE ONLY

Application Fee: _____ Receipt No.: _____ File No.: _____

SECTION 1: DESCRIPTION OF PROPERTY
(AS INDICATED ON THE STATE OF TITLE CERTIFICATE)

Legal Description _____

Civic Address _____

Electoral Area _____ Parcel Identifier (PID) _____

SECTION 2: OWNER INFORMATION
(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

<p>1) _____</p> <p>Name _____</p> <p>_____</p> <p>Mailing Address _____</p> <p>_____</p> <p>Town/Province _____ Postal Code _____</p> <p>_____</p> <p>Telephone/Cell _____ Fax _____</p> <p>_____</p> <p>Email _____</p>	<p>2) _____</p> <p>Name _____</p> <p>_____</p> <p>Mailing Address _____</p> <p>_____</p> <p>Town/Province _____ Postal Code _____</p> <p>_____</p> <p>Telephone/Cell _____ Fax _____</p> <p>_____</p> <p>Email _____</p>
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I would prefer all correspondence via: email regular mail fax

SECTION 3: AGENT INFORMATION

Name _____	Mailing Address _____	Town/Province _____
Postal Code _____	Telephone/Cell _____	Fax _____
		Email _____

I would prefer all correspondence via: email regular mail fax

SECTION 4: DESCRIPTION OF PROPOSAL

I/We, the registered owner(s) of the above noted property, hereby make an application under Section 920 or 921 of the *Local Government Act* to:

- subdivide the land within a Development Permit Area
- construct a building or structure, or addition thereto within a Development Permit Area
- alter the land within a Development Permit Area for the purpose of: _____
- issue a temporary use permit for the purpose of: _____

SECTION 5: REQUIRED DOCUMENTATION

An application for a Development or Temporary Use Permit shall include the following:

- If an agent is representing the registered owners, a Letter of Authorization attached as Schedule “F” to the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013;
- A current Certificate of Indefeasible Title dated no more than 30 days prior to the date of application, together with copies of any charges registered against the title of the property;
- A written explanation of the proposal;
- A scaled survey plan, drawn to the satisfaction of the Regional District’s Manager of Planning at a maximum scale of 1:250 that shows the subject property and includes:
 - The scale and a North arrow;
 - The legal description and municipal address of the site;
 - Parcel(s) boundaries, dimensions, and area(s);
 - Proposed subdivision of parcel(s) if applicable;
 - Location of all existing and proposed roads;
 - Location of all site access and egress points;
 - Location and type of all existing and proposed easements and covenants;
 - Location of any registered utility rights-of-way (including Plan number);
 - Location of all watercourses, riparian areas, environmentally sensitive areas, natural hazard areas, and their associated setbacks;
 - Size and location of all existing and proposed buildings, structures, and their uses; and,
 - Location of all existing and proposed water lines, wells, septic fields, and sanitary sewer and storm drain facilities, including sizes.

Additionally, for Temporary Use Permit applications, the following information is also required:

- Location of existing and proposed vehicular, cycling, and pedestrian internal routes and access points;
- Location of existing and proposed off-street parking and loading spaces, garbage and recycling provisions;
- Location and type of existing and proposed landscaping;
- Existing and proposed on-site services including type and location of each service; and,
- Location and type of existing and proposed signage.
- A signed copy of the Riparian Areas Regulation Property Declaration Form attached as Schedule “G” to the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013;
- Electronic copies of all plans; and,
- The required application fee as stipulated in Schedule “A” of the Powell River Regional District Development Services Procedures Bylaw No. 477, 2013.

For Development Permit applications, the following information may also be required:

- If the proposed development is within a Development Permit Area designated as a Hazard Area by any PRRD bylaws, a geotechnical report, including a site plan, prepared by a qualified geotechnical professional, which assesses the geotechnical suitability of lands to be developed for the use intended; and,
- If the proposed development is within a Development Permit Area designated as a Riparian Area by any PRRD bylaws, or if the proposed development is located within a riparian assessment area as defined by the *Riparian Area Regulation*, a Riparian Area Assessment as stipulated in Section 4 of the Riparian Area Regulation.

If a development is proposed in an area that is designated as a Development Permit Area by any PRRD bylaws but is clearly not in the proximity of a Riparian Assessment Area or a Hazard Area, then at the discretion of the Manager of Planning, some of the requirements listed above may be waived. In these cases, applicants will still be required to apply for a Development Permit. Furthermore, an initial site visit and subsequent monitoring may be required as a condition of the Development Permit.

Finally, depending on the scale and complexity of the application, additional information may be required to properly evaluate a proposal.

SECTION 6: REGISTERED OWNER'S AUTHORIZATION

(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

I hereby declare that all the above noted statements and information contained in this application and supporting documents are true and correct.

Signature of Registered Owner

Date

Signature of Registered Owner

Date

In order to process your application, please provide all necessary documentation with your application. Contact the Manager of Administrative Services at the Powell River Regional District if you require assistance.

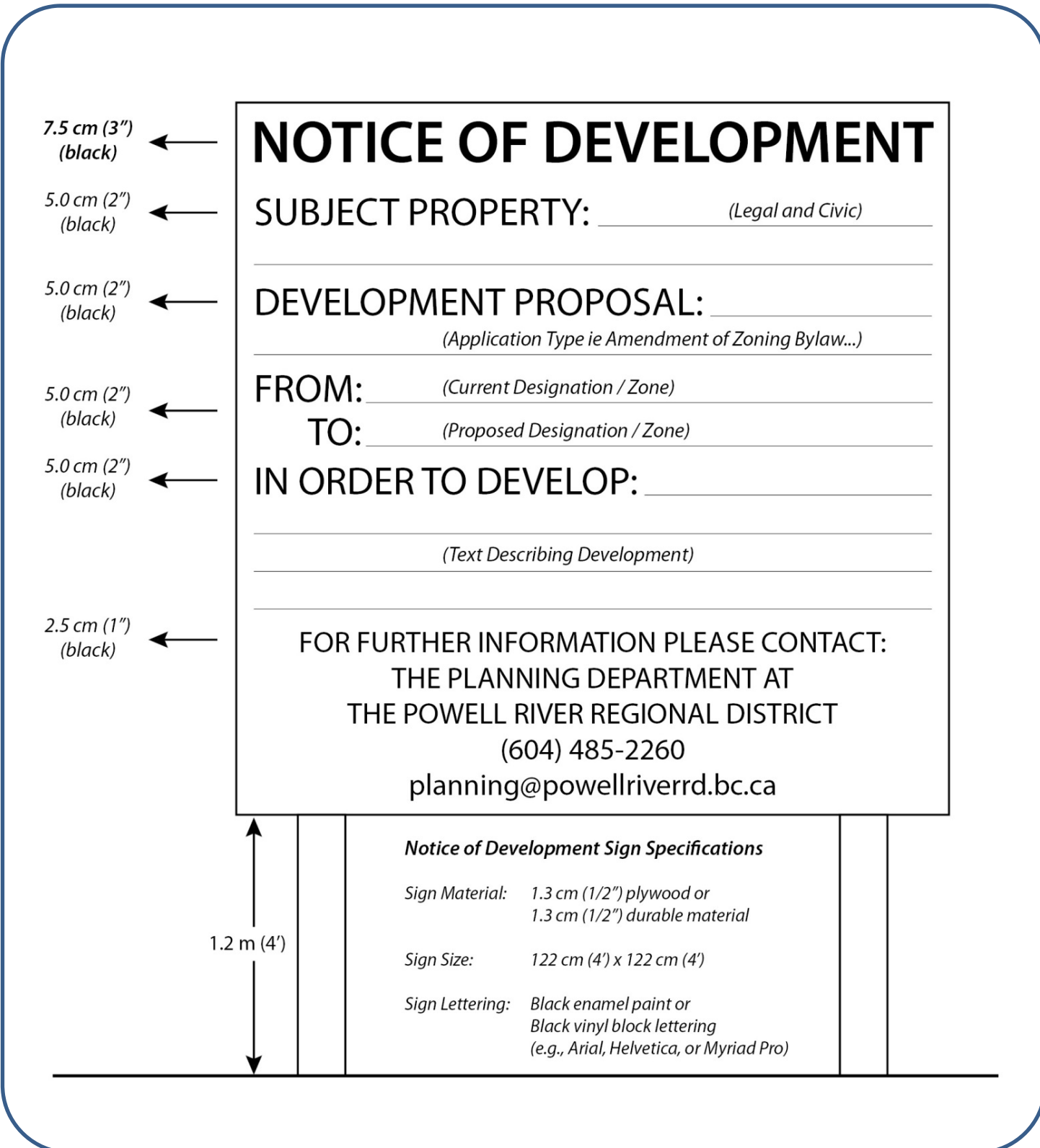
Submit the completed application form, required fee, plans, and supporting material to the Powell River Regional District. The fee is payable to the "Powell River Regional District".

Powell River Regional District
#202 – 4675 Marine Avenue
Powell River, BC V8A 2L2
Phone: 604-485-2260 Fax: 604-485-2216
Email: administration@powellriverrd.bc.ca
www.powellriverrd.bc.ca



POWELL RIVER REGIONAL DISTRICT

NOTICE OF DEVELOPMENT SIGN FORMAT SHEET



NOTICE OF DEVELOPMENT

SUBJECT PROPERTY: _____ (Legal and Civic)

DEVELOPMENT PROPOSAL: _____
(Application Type ie Amendment of Zoning Bylaw...)

FROM: _____ (Current Designation / Zone)

TO: _____ (Proposed Designation / Zone)

IN ORDER TO DEVELOP: _____
(Text Describing Development)

FOR FURTHER INFORMATION PLEASE CONTACT:
THE PLANNING DEPARTMENT AT
THE POWELL RIVER REGIONAL DISTRICT
(604) 485-2260
planning@powellriverrd.bc.ca

Notice of Development Sign Specifications

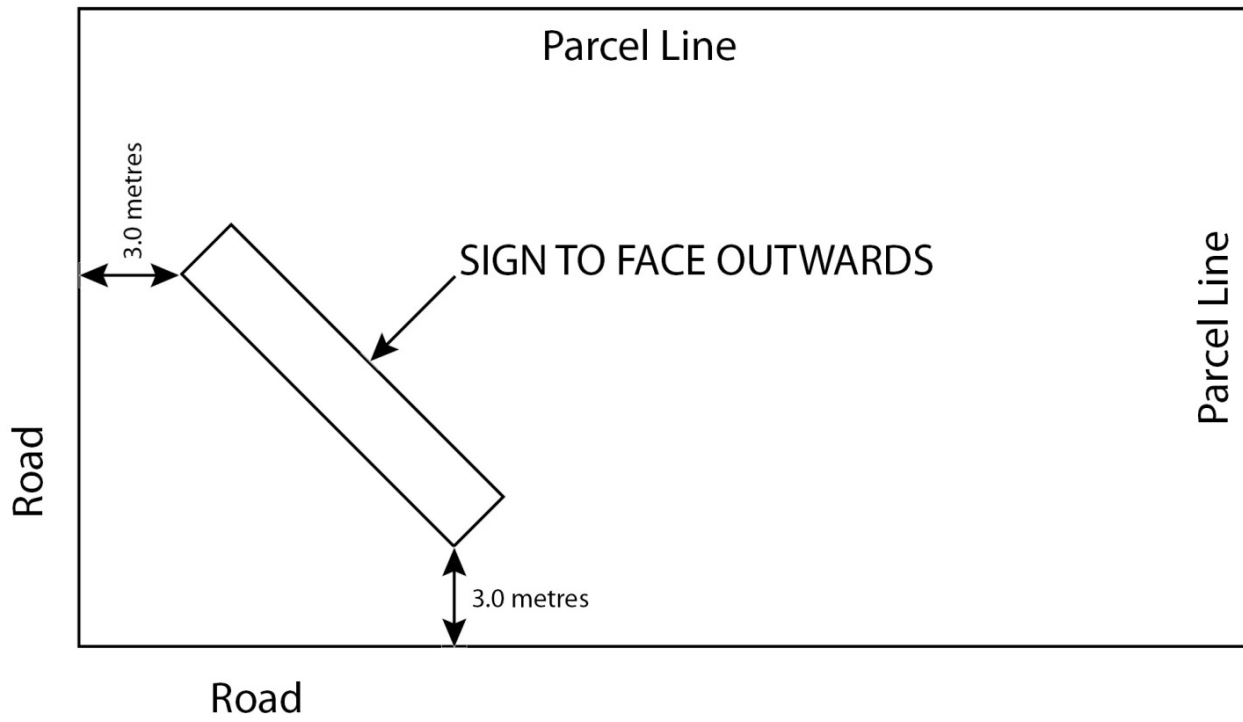
Sign Material: 1.3 cm (1/2") plywood or
1.3 cm (1/2") durable material

Sign Size: 122 cm (4') x 122 cm (4')

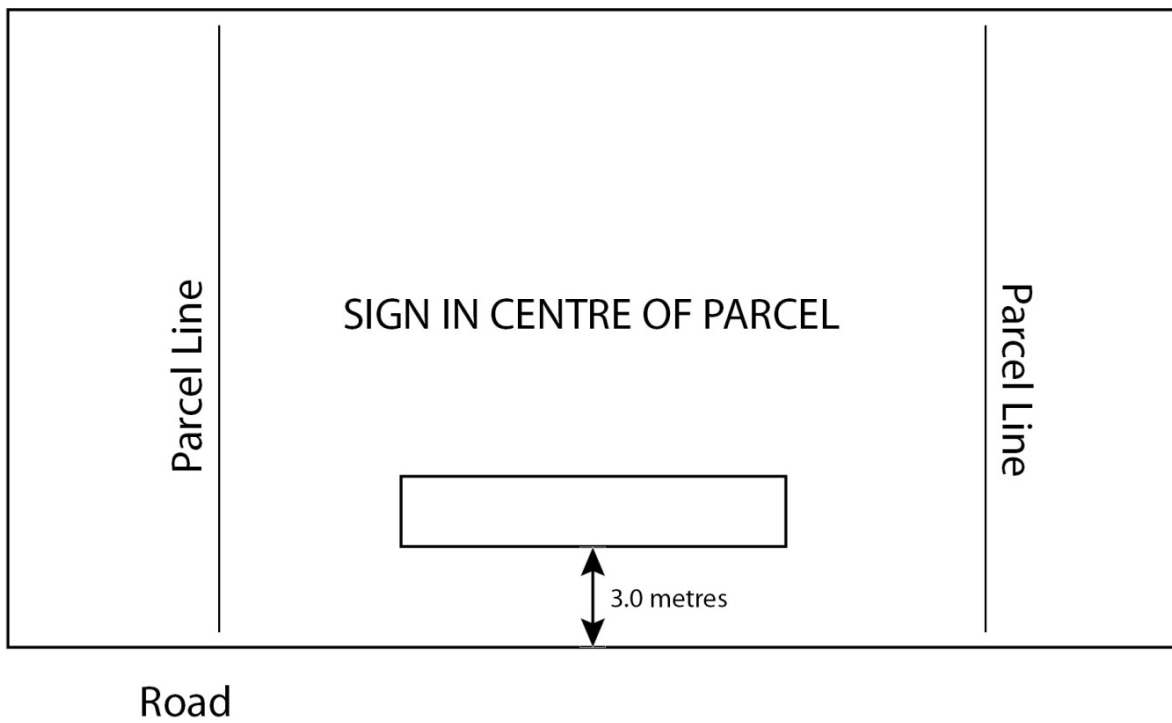
Sign Lettering: Black enamel paint or
Black vinyl block lettering
(e.g., Arial, Helvetica, or Myriad Pro)

1.2 m (4')

CORNER LOT



INTERIOR LOT





LETTER OF AUTHORIZATION

As the registered owner(s) of the following property:

Legal Description _____

Civic Address _____

Electoral Area _____ Parcel Identifier (PID) _____

I / We hereby authorize the following person to act as agent on my / our behalf in all matters pertaining to the application for development on the above noted property and by doing so will be deemed to know of and to understand the contents of the applications and associated documents. I / We acknowledge the authority of the agent to bind me / us in all matters relating to the work to be performed under the following applications (please check all applicable):

- OCP Amendment
- Temporary Use Permit
- If Development Permit
- Zoning Bylaw Amendment

Owner Name (please print)

Owner Name (please print)

Signature of Registered Owner

Signature of Registered Owner

SECTION 3: AGENT INFORMATION

Agent's Name

Company Name

Address

City

Postal Code

Telephone

Fax

Cellular Phone

Email



POWELL RIVER REGIONAL DISTRICT

RIPARIAN AREAS REGULATIONS PROPERTY DECLARATION FORM

Property Subject Legal Description _____

Subject Property Civic Address _____

I / We acknowledge that the province of British Columbia enacted the **Riparian Areas Regulation** to protect the critical features, functions, and conditions required to sustain fish habitat. Furthermore, this legislation prohibits the Powell River Regional District from approving, or allowing a development to proceed adjacent to a stream until it has received notice that a report prepared by a Qualified Environmental Professional has been received by the Ministry of Environment.

I/We understand that a stream includes any of the following:

1. a watercourse, whether it usually contains water or not;
2. a pond, lake, river, creek or brook; and/or
3. a ditch, culvert, spring or wetland.

I/We declare that (**Please check the one that applies**):

- that there are no streams located on the subject property, or
 there are streams located on the subject property.

I/We declare that all proposed development including land alteration, vegetation removal, construction and/or building (**Please check the one that applies**):

- is greater than 30.0 metres measured from the high water mark of a stream, or
 is less than 30.0 metres measured from the high water mark of a stream.

I/We acknowledge that I/we are familiar with the property and area, and have inspected the property and immediate area for the existence of any streams prior to signing this form.

 Property Owner/Agent signature

 Property Owner/Agent signature

 Name (please print)

 Name (please print)

 Mailing Address

 Postal Code

 Phone

 Witnessed by

 Date

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