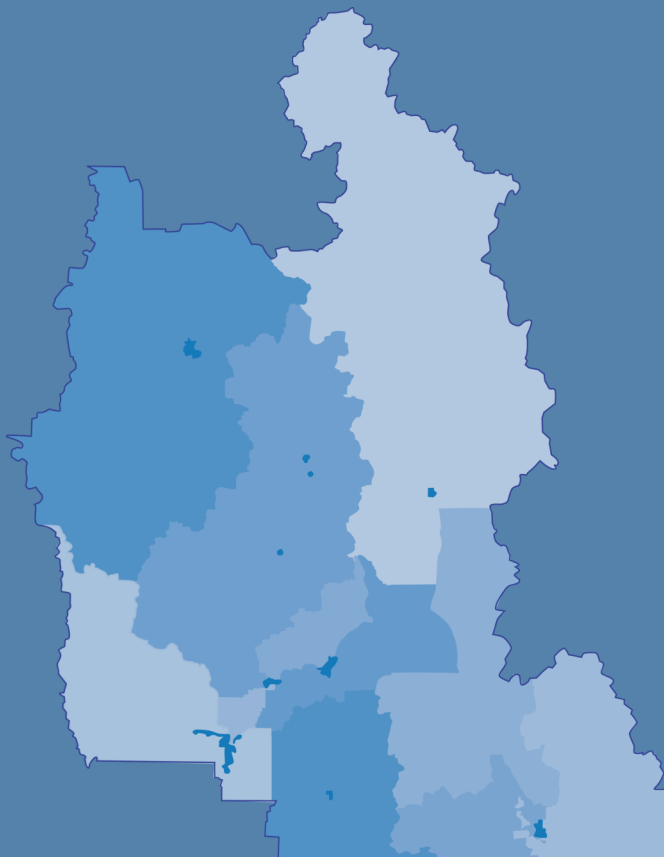


DEVELOPMENT PERMIT APPLICATION



This brochure provides information regarding Development Permit applications for properties located in RURAL AREAS of the Regional District of Central Kootenay.

For details of all pertinent regulations consult the relevant Regional District of Central Kootenay Bylaws and the Local Government Act.

What is a Development Permit?

The Local Government Act allows Regional Districts to require development permits to supplement or vary certain land use regulations. Within specified areas of the Regional District of Central Kootenay, development permits are required to ensure that new commercial, industrial and multi-unit residential development as well as development adjacent to a watercourse is consistent with the objectives outlined within the applicable Official Community Plan. Those objectives include protection of the natural environment and compatibility with neighbouring activities.

What Information, Costs and Time are involved?

The applicant should refer to the applicable Regional District Official Community Plan and Zoning Bylaw for the development restrictions in the applicable land use designation. Bylaws can be downloaded from the RDCK web site, or are available for purchase or reference in the Planning Department. The application submission must include a site plan and written material which clearly explains the proposed development and, if applicable, the bylaw variance requested.

INFORMATION

The information required to accompany the Development Permit Application form includes:

- A. A copy of the Certificate of Title for the property under application, dated within 30 days of the date of the application;
- B. Consent of the property owner(s);
- C. Application Fee;
- D. Provincial Site Profile;
- E. Proposal summary;
- F. A site plan drawn approximately to scale showing:
 - the house number and full legal description of the property
 - lot dimensions - frontage and depth;
 - the location of existing or required rights-of-way or easements;
 - the location and dimensions of existing and proposed buildings and structures on the property, including setbacks
 - detailed drawings of the proposed development, including building sections, elevations and floor plans;
 - location of existing wells or other water sources on the property;
 - location of existing or proposed septic fields;
 - location of any watercourses, steep banks or slopes on or adjacent to the property;
 - Location of any existing or proposed access(es) to the property, driveways, maneuvering aisles

and parking layout

- G. Landscape plan showing existing and proposed screening, landscaping and/or fencing

COST

An application fee of \$500.00 is required for a Development Permit involving land identified as a Development Permit Area as per the applicable Official Community Plan Bylaw. If a minor variance is required, the application fee is \$600.00.

If a Development Permit application is withdrawn prior to proceeding to the General Manager of Development Services for consideration, 50 percent of the application fee may be refunded.

TIME

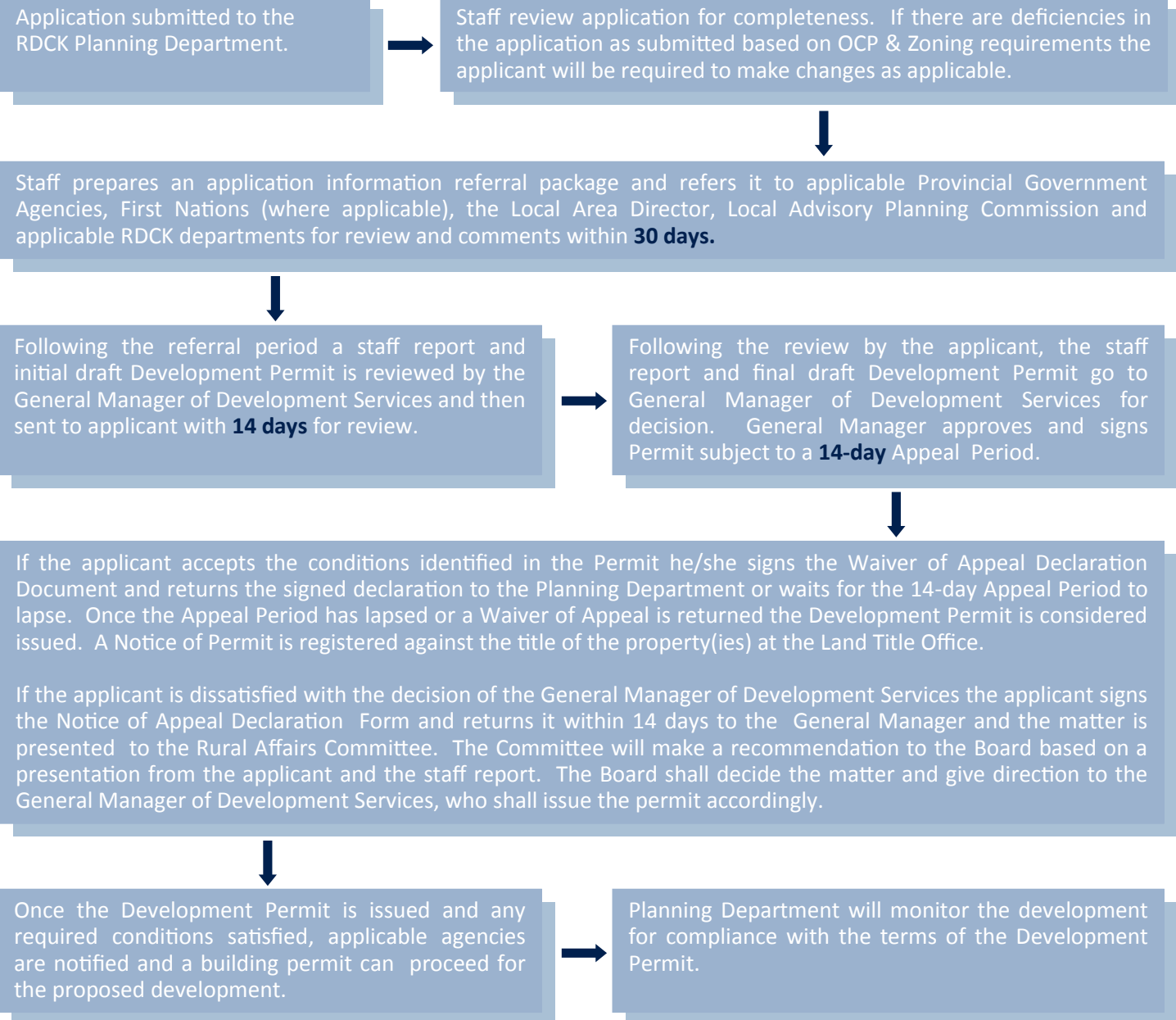
Regional District staff refer the proposal to various Provincial Government Ministries, First Nations (where applicable), the Local Area Director, Local Advisory Planning Commission and other RDCK Departments for comment or technical advice for a period of 30 days. A minimum of two to three months may be required to complete the application process prior to issuance of a Building Permit or Subdivision Approval.

PLEASE NOTE:

AN APPLICATION WHICH DOES NOT CONTAIN ALL REQUIRED INFORMATION CANNOT BE ACCEPTED.

Development Permit Procedure An Overview

Visit www.rdck.ca for the full procedures.



Notice to Applicants

Applicants are advised that the issuance of a permit or approval of any kind pursuant to this application is subject to all applicable laws, regulations and orders of the Federal and Provincial governments and of all authorities having jurisdiction including the Regional District. Any permit or approval received as a result of this application does not and is not to be taken or understood to be a permission or approval for all development purposes and applicants are advised to seek advice from their own consultants and check with any and all appropriate Federal or Provincial agencies that may have jurisdiction relating to the use, development or alteration of land, buildings and structures. Without limiting the above, applicants should be aware of the prohibitions, restrictions and obligations that do arise pursuant to the Heritage Conservation Act.



Questions?

If you have questions regarding information presented in this brochure, please contact or visit the Regional District of Central Kootenay Planning Department.



PHONE NUMBER: (250) 352.8165 (direct) or
1.800.268.7325 (front desk)

FAX NUMBER: (250) 352.9300

WEBSITE: www.rdck.ca

EMAIL: plandept@rdck.bc.ca (Planning) or
rdck@rdck.bc.ca

ADDRESS: **Planning Department**
Regional District of Central Kootenay
Box 590, 202 Lakeside Drive
NELSON BC V1L 5R4

OFFICE HOURS: 8:30 a.m. to 4:30 p.m., Monday to Friday
Except Statutory Holidays

NOTE:

The information provided in this procedure guide summarizes the approval process when the guide was prepared. It is the responsibility of an applicant to check with the planning department to determine if there have been any changes to the approval procedures since publication of the guide.