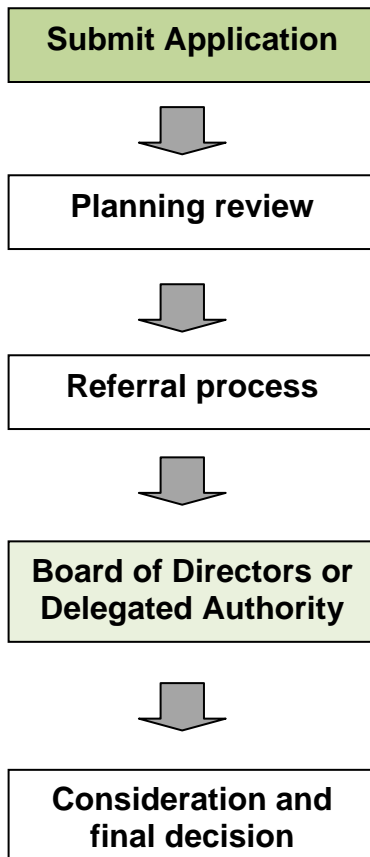




Development Permit FAQ Sheet



What is a Development Permit?

Development Permits (DP) are required for specified areas or lands designated within an Official Community Plan (OCP). A DP helps local government to reinforce OCP policies and objectives for these areas and ensures development respects the vision that the community has established. DP issuance can be discretionary as it may involve non-quantifiable issues (unlike a zoning regulation). DPs cannot vary the use or density of development thus neither public hearing nor neighborhood notice is required.

Who can apply for a DP?

A property owner or agent having written authorization from the owner may submit an application.

How do I apply?

An application package can be obtained from Planning Services or our website www.tnrd.ca and must be submitted to Planning Services along with all applicable fees and additional information for processing and referrals.

How much will an Application cost?

The application fee for a DP before the Board of Directors is \$500. If a DP is designated for environmental and ecosystem protection; for the protection of development from flooding, mud flows/debris torrents, erosion, land slip, rock falls, subsidence, avalanche, wildfire, or other hazard, as specified, then the DP can be delegated to the Director of Development Services and the fee is \$250. Additional information including professional reports may be required to support your application with all costs related to the application being the responsibility of the applicant.

How long does application processing take?

An application before the Board of Directors takes +/-3 months to complete and one via delegated consideration +/-5 weeks. Processing times vary; importantly, approval time is affected by application completeness, accuracy and compliance with other referral agency or regulatory requirements.

What happens to your application?

The general process is outlined in the adjacent flowchart though applications may involve more detailed procedures, correspondence and/or requirements.

Please contact Planning Services before you submit an application. We are available to discuss your proposal, details of the process involved, possible alternatives; as well as to answer your questions. An application is a process of *evaluation*; approval is not ensured. Your application will be processed in accordance with TNRD Development Procedures Bylaw.



Development Permit Site Plan FAQ Sheet

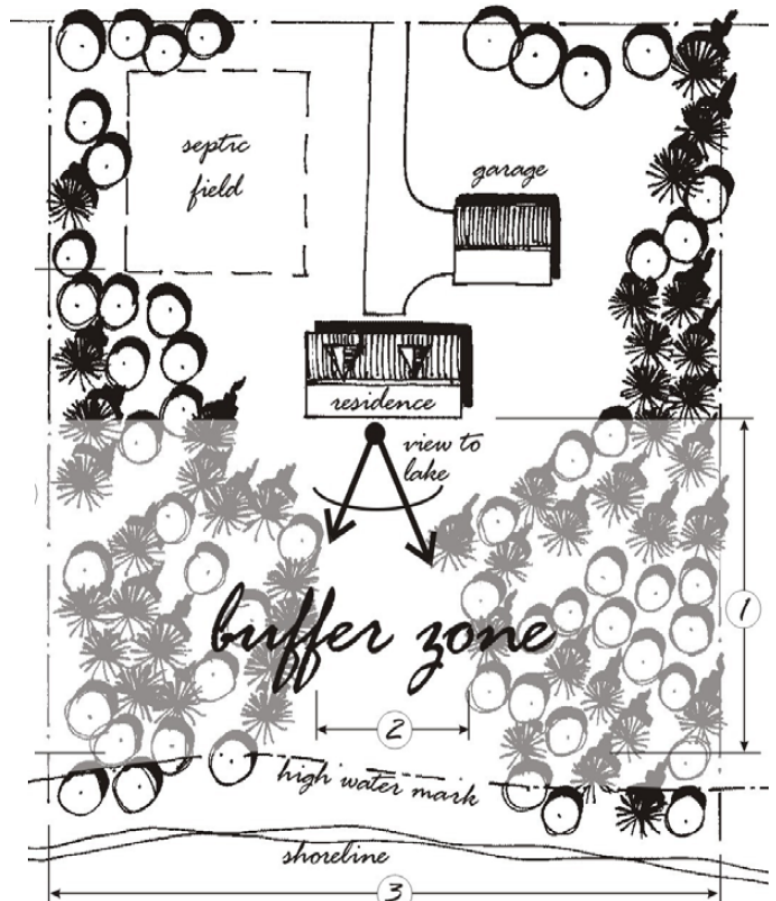
General Requirements for a Development Permit Site Plan

All Development Permit applications will require the submission of a detailed site plan. Site plan specifications (i.e. what you will need to submit) varies based on location and applicable Official Community Plan guidelines.

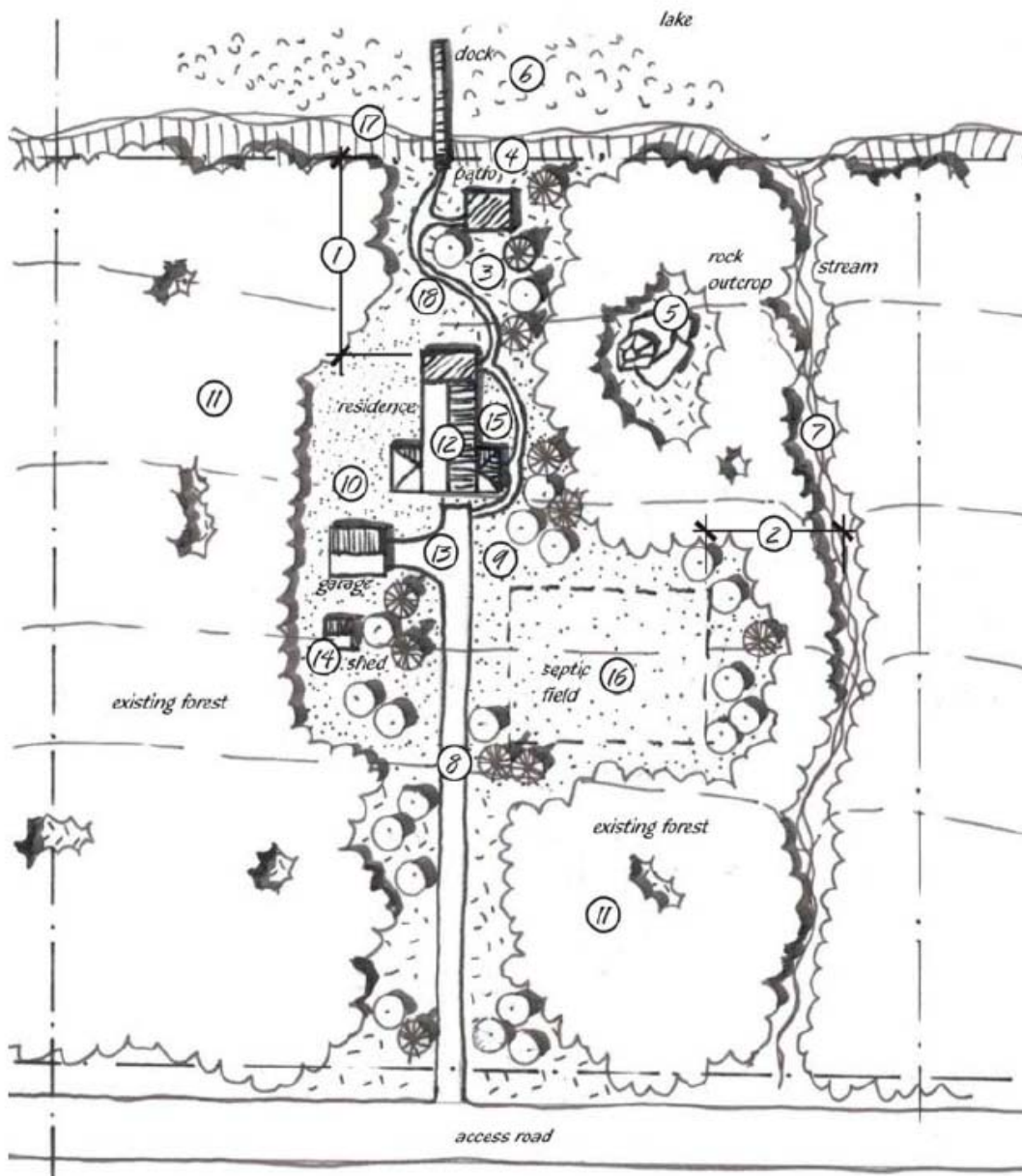
It is the applicant's responsibility to ensure that the plans provided are consistent with planned development.

The following are the general requirements for a site plan:

- site plans must be to 1:100 scale (preferred) or 1:200 for larger projects and dimensioned in metric;
- include a north arrow, which typically points to the top or right of the page;
- include a title block that identifies a legend, the civic address, file number or applicant (or contractor) name, date of plans and space to indicate any plan revision dates;
- parcel area and dimensions showing all property lines based on a survey prepared by BC Land Surveyor;
- grade levels need to be in metric geodetic numbers – esp. if flood level is a concern;
- show road, driveway and existing structure locations;
- illustrate the location of all utility services (sewage disposal system, well, power or phone); and
- developments that require subdivision of land (fee simple or bare land strata) require that a preliminary layout approval be obtained prior to submission of the amendment application.
 - Existing and proposed grades including cut and fill areas;
 - Erosion and sediment control;
 - Existing and proposed landscaping; and
 - Existing tree locations and natural vegetation.



Applications may require additional technical information including sewage disposal report, geotechnical report or Riparian Areas Assessment.



- ① 30m buffer zone between high water lake boundary and residence retained in natural condition
- ② 15m buffer zone from stream
- ③ Maximum 30% of buffer zone cleared to allow for view to lake
- ④ No retaining walls at lake edge
- ⑤ Natural site features retained
- ⑥ Aquatic plants not removed
- ⑦ Natural drainage courses not disturbed
- ⑧ Gravel instead of asphalt / concrete for road, parking, trail construction
- ⑨ Minimal lawn area
- ⑩ Trees adjacent to house removed as wildfire precaution
- ⑪ Understorey debris and vegetation thinned as wildfire precaution
- ⑫ Building height at lakeside no more than 2 storeys
- ⑬ Parking area not visible from lake
- ⑭ Accessory structures behind main building and not visible from lake
- ⑮ Building footprint avoids extensive profile facing water
- ⑯ 100m Septic field setback from lake
- ⑰ No artificial beach created
- ⑱ Natural understorey in area thinned for lake views

1 ha. Lot - Illustrative Plan