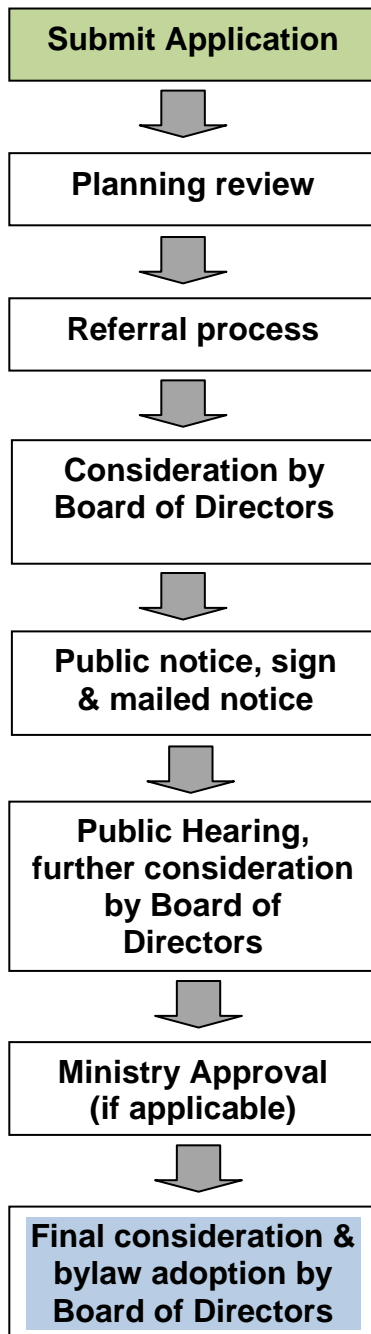




Zoning & OCP Bylaw FAQ Sheet



What is a zoning amendment application?

It allows a change to density, parcel area and/or land uses on a parcel, e.g. site specific amendment to an existing zone to allow a density, parcel size, use or condition of use not permitted within the existing zone.

What is an Official Community Plan (OCP) amendment?

An application to change the OCP designation of a parcel to permit a development or use not recognized under the existing OCP designation. An OCP amendment may also be required in conjunction with a zoning amendment.

Who can apply for a zoning and/or OCP amendment?

A property owner or agent having written authorization from the owner.

How do I apply?

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

How much will an application cost?

Application fee for a zoning or OCP amendment is \$1500 while OCP amendment in conjunction with a rezoning fee is \$1750. Additional submittals including professional reports may be required to support your application with all costs related to the application being the responsibility of the applicant. These submittals and reports required should be submitted both electronically and in hard copy.

How long does application processing take?

Applications typically take +/-6 months to complete; however, processing times vary significantly based upon application completeness, accuracy and compliance with other referral agency or regulatory requirements (e.g. ALR approvals).

Who approves a Zoning/ OCP amendment?

TNRD Board of Directors approves or denies all bylaw amendment applications.

What happens to my application?

The general process is shown on the adjacent flowchart. Many applications 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.