



APPLICATION FOR DEVELOPMENT

APPLICATION REQUIREMENTS:

The following information is required: *Failure to provide any of the following may delay the application*

- Proof of Ownership: A copy of the Certificate of Title, Title Search or recent Property Tax Assessment notice for the subject property or properties**
- Completed Application Form: Signed by the property owner(s) or if owned by a registered company, by all listed authorized signing Directors**
- Completed Contaminated Site Waiver Form**
- Completed Agent Authorization Form: Only applicable where a property owner(s) authorize someone to act on their behalf**
- A Site Sketch of the Subject Property: Showing the following:**
 - legal boundaries and dimensions of the subject property
 - if subdivision is proposed, boundaries, dimensions and size of any proposed lots and park dedication, if applicable
 - location of permanent buildings and structures on the subject property, with distances to property lines
 - location and size of any proposed buildings, structures or additions thereto, with distances to property lines
 - location and size of existing or proposed access roads, driveways, screening and fences
 - location and size of an existing or proposed sewage disposal systems, with distances to property lines and buildings
 - location of any earthworks/grading and/or proposed landscaping on the subject property
 - location of any physical or topographic constraints on the subject property, such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc. that may be applicable to the application

REQUIREMENTS FOR ADDITIONAL PROFESSIONAL REPORT(S):

After an application is submitted and reviewed, the Regional District may require an applicant to provide additional information prepared by qualified professionals in order to ensure a complete understanding of the proposal, its extent, and impacts. An applicant may also wish to provide additional information to support an application.

Different types, locations, and sizes of proposals may require additional information; including, but not limited to:

- Geotechnical Evaluation
- Environmental Impact Assessment
- Wildfire Hazard Assessment
- Stormwater Management and Drainage
- Groundwater Evaluation
- Traffic Analysis and Impact
- Flood Protection
- Site plan prepared by a BC Land Surveyor
- Other information that may be applicable to the application



DEVELOPMENT APPLICATION FORM

<u>APPLICATION TYPE</u>	<u>Fee</u>
<input type="checkbox"/> Zoning Bylaw Amendment	\$900.00
<input type="checkbox"/> Official Community Plan Amendment	\$900.00
<input type="checkbox"/> Rural Land Use Bylaw Amendment	\$900.00
<input type="checkbox"/> Official Community Plan and Zoning Amendment Combined	\$1200.00
<input type="checkbox"/> Temporary Use Permit	\$600.00
<input type="checkbox"/> Development Permit – Delegated	\$150.00
<input type="checkbox"/> Development Permit Amendment – Delegated	\$75.00
<input type="checkbox"/> Development Permit – Non-Delegated (Subdivision, Commercial, Industrial)	\$225.00
<input type="checkbox"/> Development Permit Amendment - Non-Delegated	\$225.00
<input type="checkbox"/> Development Variance Permit	\$350.00
<input type="checkbox"/> Development Permit with Variance	\$350.00

APPLICATION INFORMATION

PROPERTY OWNER'S NAME(S): <i>(PLEASE PRINT)</i>		AUTHORIZED AGENT OF OWNER: <i>(PLEASE PRINT)</i>	
ADDRESS OF OWNER:		ADDRESS OF AGENT:	
CITY/TOWN/VILLAGE:		CITY/TOWN/VILLAGE:	
POSTAL CODE:		POSTAL CODE:	
TELEPHONE NO.		TELEPHONE NO.	
FAX NO.	CELL NO.	FAX NO.	CELL NO.
EMAIL ADDRESS:		EMAIL ADDRESS:	



FULL LEGAL DESCRIPTION OF EACH PROPERTY UNDER APPLICATION:	PARCEL IDENTIFIER NUMBER (PID)	APPROXIMATE SIZE OF EACH LOT (hectares or acres)
1.		
		TOTAL AREA (ha/ac):

How long have you owned the parcel? _____

Street address or location of property: _____

Existing legal access to this property is by:

Paved Road: YES NO Road name is: _____
 Gravel/Dirt Road: YES NO
 Water Only: YES NO

Other (please specify): _____

Describe all existing uses and buildings on the subject property:

Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

- a) North _____
- b) East _____
- c) South _____
- d) West _____



Describe the proposed development or proposed use of the subject property (include all proposed buildings, land alterations and uses): *Attach additional information if required.*

Services currently existing or readily available to the subject property (*Circle Yes or No*):

	SERVICES ON THE SUBJECT PARCEL(S):		READILY AVAILABLE:	
Electricity	Yes	No	Yes	No
Telephone	Yes	No	Yes	No
Community Water System	Yes	No	Yes	No
Community Sewer System	Yes	No	Yes	No
Onsite Sewage Disposal System	Yes	No	Yes	No
Water Well	Yes	No	Yes	No
Railway Trackage	Yes	No	Yes	No
Other (please specify)				
Other (please specify)				

In support of your application, please answer the following questions:

a) Are there any Restrictive Covenants or Statutory Building Schemes registered on the title of the subject property? *If yes, please explain.*

b) Are there any registered Easements over the subject property? *If yes, please explain.*

c) Is the property subject to flooding or other potential hazards? *If yes, please explain.*

For Temporary Use Permit Application, please provide details on the proposed:

a) Number of Employees: _____

b) Is Your Operation Seasonal? _____

c) Months and Days of Operation: _____

d) Hours of Operation: _____



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

The information required by this form and the documents you provide with it are collected to process an application for land development within the Regional District of Fraser-Fort George. Information pertaining to this land development will be available for review by any member of the public. Information collected in regard to this application will be subject to the Freedom of Information and Protection of Privacy Act.

If you have any questions, about the collection or use of this information, please contact the Corporate Officer at 250-960-4400.

AUTHORIZATION

1. I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, factual and correct.
2. I hereby understand that this application and the information or documents provided in support of the application are part of the public record and therefore routinely available upon request.

Signed

Date

Print Name

Signed

Date

Print Name



AGENT'S AUTHORIZATION FORM

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by all the owner(s) or if subject property is owned by a company, all authorized signing Directors.

I, (we) _____ & _____, hereby
authorize _____ to act on my behalf in respect of this application.

Address of Agent: _____

Telephone: _____ Fax: _____ Email: _____

Signed Date

Print Name

Signed Date

Print Name



CONTAMINATED SITE WAIVER FORM

I, _____, hereby acknowledge the *Environmental Management Act's* provisions for contaminated sites within the Province of British Columbia.

Legal Description of Parcel(s) Under Application:

FULL LEGAL DESCRIPTION OF EACH PROPERTY UNDER APPLICATION:	PARCEL IDENTIFIER NUMBER (PID)	APPROXIMATE SIZE OF EACH LOT (hectares or acres)
1.		
2.		
3.		
4.		

- Based on my personal knowledge of the property in questions, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 (attached) of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40 (1) of the *Act*.
- I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

Signature

Date

Print Name

Signature

Date

Print Name

SCHEDULE 2

[am. B.C. Regs. 17/2002; 239/2007; 343/2008; 6/2013.]

Industrial and Commercial Purposes and Activities

COLUMN I Item	COLUMN II Purpose or Activity
A	<p>Chemical industries and activities</p> <ol style="list-style-type: none"> 1. adhesives manufacturing or wholesale bulk storage 2. chemical manufacturing or wholesale bulk storage 3. explosives or ammunition manufacturing or wholesale bulk storage 4. fire retardant manufacturing or wholesale bulk storage 5. fertilizer manufacturing or wholesale bulk storage 6. ink or dye manufacturing or wholesale bulk storage 7. leather or hides tanning 8. paint, lacquer or varnish manufacturing, formulation, recycling or wholesale bulk storage 9. pharmaceutical products, or controlled substances as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations 10. plastic products (foam or expanded plastic products) manufacturing 11. textile dyeing 12. pesticide manufacturing, formulation or wholesale bulk storage 13. resin or plastic monomer manufacturing, formulation or wholesale bulk storage
B	<p>Electrical equipment and activities</p> <ol style="list-style-type: none"> 1. battery (lead acid or other) manufacturing or wholesale bulk storage 2. communications stations using or storing equipment that contains PCBs 3. electrical equipment manufacturing, refurbishing or wholesale bulk storage 4. electrical transmission or distribution substations 5. electronic equipment manufacturing 6. transformer oil manufacture, processing or wholesale bulk storage 7. electrical power generating operations fuelled by coal or petroleum hydrocarbons and supplying electricity to a community or commercial or industrial operation

C	<p>Metal smelting, processing or finishing industries and activities</p> <ol style="list-style-type: none"> 1. foundries or scrap metal smelting 2. galvanizing 3. metal plating or finishing 4. metal salvage operations 5. nonferrous metal smelting or refining 6. welding or machine shops (repair or fabrication)
D	<p>Mining, milling or related industries and activities</p> <ol style="list-style-type: none"> 1. asbestos mining, milling, wholesale bulk storage or shipping 2. coal coke manufacture, wholesale bulk storage or shipping 3. coal or lignite mining, milling, wholesale bulk storage or shipping 4. milling reagent manufacture, wholesale bulk storage or shipping 5. nonferrous metal concentrate wholesale bulk storage or shipping 6. nonferrous metal mining or milling
E	<p>Miscellaneous industries, operations or activities</p> <ol style="list-style-type: none"> 1. appliance, equipment or engine repair, reconditioning, cleaning or salvage 2. ash deposit from boilers, incinerators, or other thermal facilities 3. asphalt tar manufacture, wholesale storage and distribution 4. coal gasification (manufactured gas production) 5. medical, chemical, radiological or biological laboratories 6. rifle or pistol firing ranges 7. road salt storage facilities 8. measuring instruments (containing mercury) manufacture, repair or wholesale bulk storage 9. dry cleaning facilities or operations and dry cleaning chemical storage 10. sites which have been or likely have been contaminated by substances migrating from other properties 11. controlled substances, as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations
F	<p>Petroleum and natural gas drilling, production, processing, retailing, distribution and storage other than the storage of residential heating fuel in tanks</p> <ol style="list-style-type: none"> 1. petroleum or natural gas drilling 2. petroleum or natural gas production facilities 3. natural gas processing

	<ol style="list-style-type: none"> 4. petroleum coke manufacture, wholesale bulk storage or shipping 5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks 6. petroleum, natural gas or sulphur pipeline rights of way excluding rights of way for pipelines used to distribute natural gas to consumers in a community 7. petroleum product, other than compressed gas, or produced water storage in above ground or underground tanks 8. petroleum product, other than compressed gas, wholesale bulk storage or distribution 9. petroleum refining wholesale bulk storage or shipping 10. solvent manufacturing or wholesale bulk storage 11. sulphur handling, processing or wholesale bulk storage and distribution
G	<p>Transportation industries, operations and related activities</p> <ol style="list-style-type: none"> 1. aircraft maintenance, cleaning or salvage 2. automotive, truck, bus, subway or other motor vehicle repair, salvage or wrecking 3. bulk commodity storage or shipping (e.g. coal) 4. dry docks, ship building or boat repair and maintenance, including paint removal from hulls 5. marine equipment salvage 6. rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards 7. truck, rail or marine bulk freight handling
H	<p>Waste disposal and recycling operations and activities</p> <ol style="list-style-type: none"> 1. antifreeze bulk storage or recycling 2. barrel, drum or tank reconditioning or salvage 3. battery (lead acid or other) recycling 4. biomedical waste disposal 5. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only) 6. construction demolition material, including without limitation asphalt and concrete, landfilling 7. contaminated soil storage, treatment or disposal 8. dredged waste disposal 9. drycleaning waste disposal 10. electrical equipment recycling

	<ol style="list-style-type: none"> 11. industrial waste lagoons or impoundments 12. industrial waste storage, recycling or landfilling 13. industrial woodwaste (log yard waste, hogfuel) disposal 14. mine tailings waste disposal 15. municipal waste storage, recycling, composting or landfilling 16. organic or petroleum material landspreading (landfarming) 17. sandblasting waste disposal 18. septic tank pumpage storage or disposal 19. sewage lagoons or impoundments 20. hazardous waste storage, treatment or disposal 21. sludge drying or composting 22. street or yard snow removal dumping 23. waste oil reprocessing, recycling or bulk storage 24. wire reclaiming operations
I	<p>Wood, pulp and paper products and related industries and activities</p> <ol style="list-style-type: none"> 1. particle board manufacturing 2. pulp mill operations 3. pulp and paper manufacturing 4. treated wood storage at the site of treatment 5. veneer or plywood manufacturing 6. wafer board manufacturing 7. wood treatment (antisapstain or preservation) 8. wood treatment chemical manufacturing, wholesale bulk storage 9. sawmills