



REGIONAL DISTRICT  
of Fraser-Fort George

Development Services



## DEVELOPMENT PERMITS ON LAKES

### LAKESHORE DEVELOPMENT PERMITS

Development Permit Areas are generally located within 300 metres (1000 feet) of a lakeshore. Lakeshore Development Permit Areas have been created to assist with the protection of the natural environment, including water quality and lake view qualities.

Properties designated as Lakeshore Development Permit Areas in Official Community Plans need a permit for the following activities:

- subdivision of land;
- construction of, addition to, or alteration of a building or structure;
- alteration of land, clearing of trees and landscaping.

Lakeshore properties will be evaluated on visual impacts, retention/addition of natural vegetation, and on the following set back requirements:

- Buildings and structures must be at least 15 metres (50 feet) from the lakeshore.
- Shoreline vegetation is encouraged to be retained or replanted in the first 15 metres (50 feet) from the shoreline.

All development, including use, size and siting of building and structures, including sewage disposal systems, shall be in accordance with Zoning Bylaw No. 2892, as amended or replaced.

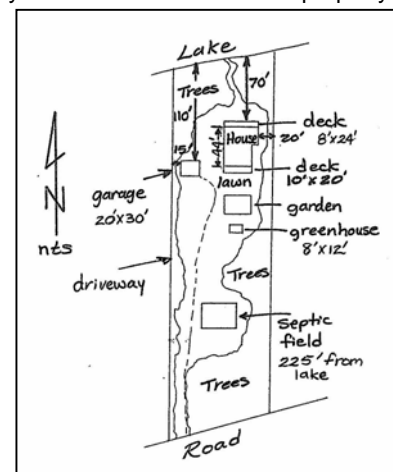
### REQUIREMENTS FOR A DEVELOPMENT PERMIT

- A completed application form, with Contaminated Sites waiver form, signed by all owners of the property. If the application is not signed by the owner, a completed Agent Authorization form or letter from the owner authorizing someone to act on their behalf is required, or if owned by a registered company, by all listed authorizing signing directors.
- Proof of ownership document (i.e. Tax Notice, Certificate of Title, etc.).

- If the owner is registered as a corporation, a copy of corporate registry search or certificate of incorporation, including a list of current directors, dated no more than seven days prior to the date of the application, and the application form must be signed by the authorized representative(s) of the corporation.

- A diagram showing the following:  
Location of existing and proposed development with dimensions and setbacks:

- Sewage disposal system,
- Lawns, gardens and treed areas,
- Sheds, garages and other outbuildings or structures,
- Driveway,
- Sundecks, etc.
- Physical characteristics of the property



- Submit drawing of approved sewage disposal site, if required, per the Northern Health Authority.
- If the application is to subdivide a property, diagram showing the subdivision plan (including lot dimensions) is required.
- Application Fee.

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155 George Street, Prince George, BC V2L 1P8

Tel: 250-960-4400 • Fax: 250-562-8676 • Toll Free: 1-800-667-1959 • [www.rdffg.bc.ca](http://www.rdffg.bc.ca)



### REVIEW PROCESS

1. Staff reviews the proposal.
2. A site inspection is conducted. The owner or occupier is responsible for verifying the location of lot lines prior to development.
3. Staff creates a permit and diagram reflecting only the approved development.
4. The development permit may be reviewed by the Regional District Board or the permit may be issued by the Regional District staff.
5. If the development permit is issued, the permit is then registered on the title of the parcel at the Land Title and Survey Authority of BC.
6. Once copy of the permit is provided to the applicant and another is given to Building Inspections as required, and one copy remains on file.

*Making an application does not guarantee approval. The decision rests with the Regional District.*

*This information has been prepared to provide convenient information only. It is neither a bylaw nor a legal document. If any contradiction between this information and the relevant bylaws and/or applicable codes arises, such bylaws and/or codes shall be the legal authority.*

### FEES

Development Permit (Basic)	\$150
Basic Amendment	\$ 75
Development Permit for Subdivision	\$225
Development Permit for Commercial/Industrial/Institutional Use	\$225

### ESTIMATED TIME FRAME

It may take between one and five weeks to issue a development permit. Check with staff for a time estimate.



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