

ESTIMATED TIME FRAME

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

FEES

Basic	\$150
Basic Amendment	\$ 75
Subdivision	\$225
Commercial/Industrial/Institutional	\$225



Making an application does not guarantee approval. The Regional Board makes their decision based on input from staff, technical agencies and the public.



**REGIONAL DISTRICT
of Fraser-Fort George**

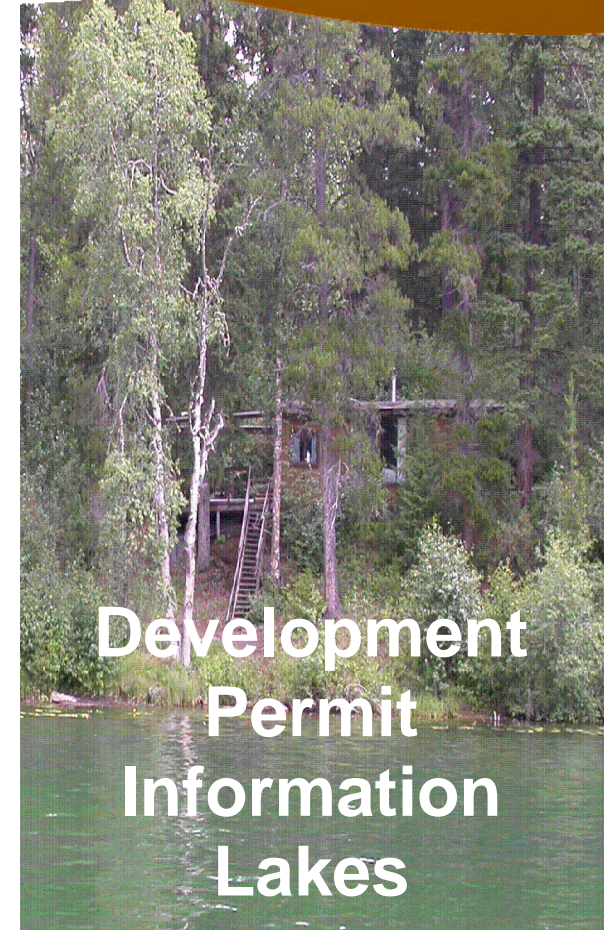
155 George Street, Prince George, BC V2L 1P8
Tel: 250-960-4400 • Toll Free: 1-800-667-1959
Fax: 250-562-8676 • Email: district@rdffg.bc.ca

www.rdffg.bc.ca



**REGIONAL DISTRICT
of Fraser-Fort George**

**Development Services
Planning**



**Development
Permit
Information
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:

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

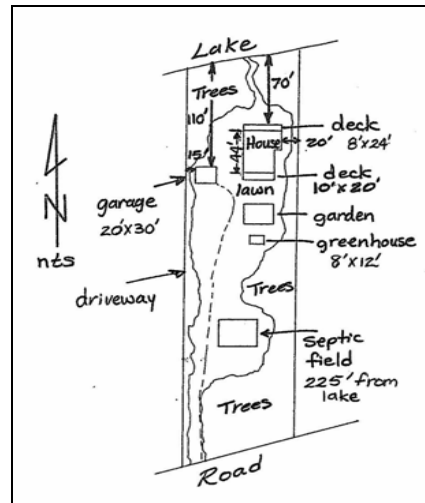
Lakeshore properties will be evaluated on visual impacts, retention/addition of natural vegetation, and on the following set back requirements:

- 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.
- Sewage disposal systems will be evaluated by the Northern Health Authority.



REQUIREMENTS FOR A DEVELOPMENT PERMIT

1. A **completed** application form signed by all registered property owners and an application fee. If the application is not signed by the owner, a letter from the owner authorizing someone to act on their behalf is required.
2. Proof of ownership document (i.e. Tax Notice, Certificate of Title, etc.).
3. 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.



4. Submit drawing of approved sewage disposal site, if required, per the Northern Health Authority.
5. If the application is to subdivide a property, a copy of the subdivision plan (including lot dimensions) is required.



REVIEW PROCESS

1. Staff reviews the proposal with respect to the Official Community Plan.
2. A site inspection is conducted. All lot lines should be clearly flagged by owner prior to inspection.
3. Staff creates a permit and diagram reflecting the proposal.
4. The Development Permit may be reviewed by the Regional Board on the third Thursday of every month, 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. One copy of the permit is mailed to the applicant and another is given to Building Inspections as required, and one copy remains on file.