

APPLICATION FOR DEVELOPMENT/DEVELOPMENT VARIANCE

Application # _____ X-Ref # _____

DESCRIPTION: DEVELOPMENT/DEVELOPMENT VARIANCE PERMIT

A Development application is required for any specific development on any specific parcel of land within the District of Lake Country. A Development Permit is not the same as a Building permit, which is required to ensure compliance with Provincial Building Codes.

A Development Variance application is required to change regulations, including zoning bylaw provisions, servicing requirements and signage regulations as examples.

APPLICATION

APPLICANT INFORMATION						
APPLICANT/ AGENT/ BUILDER	NAME:				PH#:	
	ADDRESS:					
	Postal Code		EMAIL:		CELL:	
REGISTERED OWNER	NAME:				PH#:	
	ADDRESS:					
	Postal Code		EMAIL:		CELL:	

Applicant/Owner/Agent Signature: _____ Date: _____

PROPERTY INFORMATION			
CIVIC ADDRESS			
LEGAL DESCRIPTION:			
OFFICIAL COMMUNITY PLAN DESIGNATION		ZONING DESIGNATION:	
PID:		ROLL:	
WATER SOURCE:		FARM STATUS:	<input type="checkbox"/> YES <input type="checkbox"/> NO
METHOD OF SEWAGE DISPOSAL:			
BUILDING HEIGHT:	SITE COVERAGE:		
SETBACKS FROM BUILDING TO PROPERTY LINE	FRONT:	SIDES:	REAR:

Development Type

- | | | | | |
|--|-------------------------------------|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Hillside | <input type="checkbox"/> Erosion | <input type="checkbox"/> Town Centre | <input type="checkbox"/> Exemption | <input type="checkbox"/> Agri-Tourism |
| <input type="checkbox"/> Natural Environment | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Commercial | <input type="checkbox"/> Agricultural | |
| <input type="checkbox"/> Stability | <input type="checkbox"/> Multi-Unit | <input type="checkbox"/> Industrial | <input type="checkbox"/> Green House Gas | |

I hereby authorize the above-named applicant to act as my agent on this application.

OWNER'S NAME (PLEASE PRINT)

FOR OFFICE USE ONLY		
FEE TYPE	GL	AMOUNT
DVP & DP application	10-1460-0010	
Title	10-1460-0015	
Development Signs	10-1460-0020	
Access	10-1510-0010	
TOTAL:		

OWNER'S SIGNATURE

DATE

APPLICATION FOR DEVELOPMENT/DEVELOPMENT VARIANCE

CHECKLIST: WHAT TO INCLUDE WITH YOUR APPLICATION



COMPLETED APPLICATION FORM

Be sure to complete all of the required fields on the front of this sheet. Double check that the information provided is accurate and up to date.



DETAILED WRITTEN DESCRIPTION OF PROJECT/PROPOSAL

Provide on a separate form



CURRENT CERTIFICATE OF TITLE FOR SUBJECT LAND(S)

Provide a current certificate of title that is within the last 90 days current that includes all relevant land title charges (easements, SROW, DP's or any item on registered title that is application. Certificates of title can be purchased through the District for a fee.



DEVELOPMENT/DEVELOPMENT VARIANCE PERMIT APPLICATION FEES

Application fee is payable by cash, cheque or money order at time of your application.



DETAILED SITE PLAN (see attached)

Your site plan should contain as much detail as possible and cover the complete scope of land.



PROFESSIONALLY PREPARED REPORTS AND REQUIREMENTS (as attached)

An Assessment report must be prepared by a qualified professional and must address the details of the development and guidelines within the Official Community Plan.



DETAILED LANDSCAPE PLAN AND COST ESTIMATE



PRE-PLAN MEETING (optional)



OWNER AUTHORIZATION

Be sure the owner has signed the front of this sheet.



GREEN HOUSE GAS FORM

APPROVAL PROCESS: WHAT HAPPENS NEXT?

1. Following submission of your application staff review the application and refer it to internal departments and/or external agencies.
2. The application goes through public notification.
3. Staff prepares a report and draft a Development Permit or Development Variance Permit for consideration by Council/Director.
4. Council/Director makes a decision.
5. Staff notify the applicant of Council/Director's decision. If an amendment is required, the applicant is provided with the necessary instructions.
6. If approved the permit is registered with the Land Title Office.
7. Applicant can then apply for a building permit.



LAKE COUNTRY

Life. The Okanagan Way.

Personal information provided to the District of Lake Country is collected, used and disclosed in accordance with the *Freedom of Information and Protection of Privacy Act* (FOIPPA). Personal information such as your name, phone number, street or email address is only obtained if you supply it voluntarily through completing documents and forms. Any personal information we ask you to provide will only be used for the purpose of District of Lake Country services.

Greenhouse Gas Reduction and Resource Conservation

Consideration has been given to the following issues as identified in Section 22.12 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Areas:

Has site density been maximized for subdivisions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the building footprint been minimized in order to allow for maximum green space?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the layout allow for alternative transportation options and transit?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to maximize site connectivity to nearby amenities and services?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are large windows sheltered by overhangs which maximize solar input during winter months?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are alternative energy sources being proposed in large scale structures?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do buildings have a south oriented roof to allow for future use of solar panels?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are there opportunities for natural ventilation and airflow incorporated into the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do building materials encourage thermal massing and seasonal thermal energy storage?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building envelopes well sealed and energy efficient?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is vegetation low maintenance and require minimal irrigation?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rainwater recycling included in landscape designs?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have porous material been maximized throughout the landscaping?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do water features use recirculation systems as opposed to once through systems?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are opportunities for local food production and public food gardens incorporated into larger developments and subdivisions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>



Planning Application Requirements- Additional Information

Document	Applicable Development Permit Area Requirement	Description
<input type="checkbox"/> Site Plan	All Development Permit Areas	A detailed, professionally-prepared Site Plan showing parking layout, all existing and proposed development.
<input type="checkbox"/> Landscape Plan	All Development Permit Areas	<ul style="list-style-type: none"> • A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required. • A landscape plan shall be approved by a qualified environmental professional for Natural Environment Development Permits. • A landscape plan shall be prepared by a landscape architect for Multiple Unit, Town Centre, Commercial, or Industrial Development Permits.
<input type="checkbox"/> Landscape Estimates	All Development Permit Areas	A security deposit shall be one-hundred twenty-five percent 125% (Excluding GST) of the cost of the works with a minimum of one-thousand dollars (\$1,000.00) (Excluding GST), including but not limited to: inspections, monitoring, maintenance, irrigation, fencing, labour and planting materials, paid in full before permit issuance.
<input type="checkbox"/> Sustainability Checklist	Greenhouse Gas Reduction (Note: This DP Area applies to all properties in the District)	A completed Sustainability Checklist.
<input type="checkbox"/> Concept Plan	Multi-Unit, Town Centre, Commercial, Industrial	A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.
<input type="checkbox"/> Environmental Assessment	Natural Environment	An Environmental Assessment must be prepared by a Qualified Environmental Professional.
<input type="checkbox"/> Environmental Monitoring Plan	Natural Environment	A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during development.
<input type="checkbox"/> Riparian Areas Protection Regulation Report and Approval	Natural Environment	<ul style="list-style-type: none"> • For areas identified as Riparian Areas on Map 15. • The Provincial Approval must be provided at the time of a Development Permit Application.



Planning Application Requirements- Additional Information

<input type="checkbox"/> Geotechnical Hazard Assessment	Stability, Drainage	Development located within the 60m offset indicated in Map 17 C must provide a Geotechnical Hazard Assessment identifying the potential impacts on the affected drainage corridor(s).
<input type="checkbox"/> Fire Mitigation Report	Wildland Fire	A Fire Mitigation Report prepared by a Registered Professional Forester.
<input type="checkbox"/> Subdivision Plan	Agricultural	A detailed subdivision plan showing building sites, grading and buffer areas.
<input type="checkbox"/> Development Plan	Erosion	A Development Plan which complies with the Erosion and Sediment Control Best Management Practices.
<input type="checkbox"/> Engineering Assessment	Drainage	Development deemed by the District to interrupt the flow of water must provide an engineered solution for maintaining the natural drainage flow by a Qualified Professional.

Depending on the complexity of the proposed development, Development Permit applications for **Hillside Development Permits** may be required to provide the following reports:

Note: Applicant is responsible to provide supporting information as to why a specific document is not applicable to the proposed development.

<input type="checkbox"/> Site Survey	A topographic and feature survey prepared by a registered professional showing natural/existing slope contours at a 1m to 2m interval, spot elevations, existing roads, improvements and servicing, swales, knolls, bedrock outcrops, cliffs and slope transitions, seasonal and permanent watercourses, drainage routes, vegetation, top of bank and ridgelines.
<input type="checkbox"/> Preliminary Concept Plan	A detailed, professionally-prepared site plan identifying the following minimum information such as areas to be developed, natural areas to be preserved, existing and proposed development, site grading, topographic contour plans, slopes, water courses, road layout, proposed land uses, preliminary site servicing and tree-cutting limits.
<input type="checkbox"/> Initial Environmental Evaluation	An Environmental Report that provides an inventory of plant and animal species on the site and identifies any environmentally sensitive areas or species at risk, as well as identification of nesting windows and times when site grading work should not be performed. Where a site has been previously disturbed, an Environmental Management Plan outlining remediation may also be required. Overlays showing the proposed development concept in relation to the results of the feature survey, Geotechnical Hazard Assessment and Environmental Report.



Planning Application Requirements- Additional Information

<input type="checkbox"/> Grading Concept Plan	A proposed site grading plan showing post- development contours in 1m to 2m intervals, as well as the development concept including building footprints and the circulation network, access to adjacent lands and proposed landscape works.
<input type="checkbox"/> Visual Impact Assessment	A Visual Impact Assessment of the proposed development that shows pre- and post-development conditions, including a 3D digital terrain model illustrating pre- and post-development conditions. The assessment should show proposed buildings and structures, road alignments, extent of cuts and fills and site features to be preserved or removed and should show post-development impacts on viewsapes. A viewshed analysis should be provided from a select number of valley bottom locations outside of the development site to illustrate pre- and post-development views to the site.
<input type="checkbox"/> Tree and Vegetation Management Plan	A Tree and Vegetation Management Plan is required and the landscape and/or planting plans should be specifically designed to promote the use of native plant species, plant health, minimize wildfire risk, minimize erosion and ensure that the landscape retains a natural appearance. Revegetation and landscape plans for hillside areas must be prepared by a Qualified Environmental Professional. A detailed landscape plan is required indicating existing vegetated areas to remain undisturbed and showing all proposed landscaping. A full planting list is required.
<input type="checkbox"/> Drainage Management Plan	A Drainage Management Plan may be required for the entire site and the downstream basin or basins that might be affected. In such cases, a Terms of Reference will be prepared by the District that will address the storm water issues.
<input type="checkbox"/> Geotechnical Hazard Assessment	A Geotechnical Hazard Assessment is required that concludes the land is safe for the use intended and identifies areas which may be unsuitable for development. The District may require owners of infill legacy sites in hillside areas to demonstrate they have completed a Geotechnical Hazard Assessment before issuing a development permit for any type of development; and may require a new Geotechnical Hazard Assessment to be completed if any of the prior studies produced by the proponent are outdated or do not meet the current regulations.
<input type="checkbox"/> Erosion Control Plan	An Erosion Control Plan must be prepared by a Qualified Registered Professional Engineer. The plan should identify the potential for erosion and sedimentation and describe the measures to be taken to minimize that potential before, during and after site development.
<input type="checkbox"/> Retaining Wall Plan	A Retaining Wall Plan showing the location and design of retaining walls including plan and profile as well as materials.
<input type="checkbox"/> Site Development Cross-Sections	Site Development Cross-Sections must be prepared showing pre- and post-development cross-sections.



LAKE COUNTRY
Life. The Okanagan Way.

Planning Application Requirements- Additional Information

Infrastructure Summary

The Infrastructure Summary must be prepared by a Qualified Registered Professional Engineer. The summary should identify all infrastructure required to support the development and any sharing of that infrastructure with existing or future development by others. The summary should also identify the projected service life of each infrastructure component.

Access Permits

Highway Access and Driveway Regulation Bylaw Section 2. (1) Application for Permit for Access to Rights-of-way or Private Lands shall be submitted in conjunction with a Development Permit or a Building Permit.

Development Permit

Building Permit

None