

Application for Subdivision

District of Lake Country

10150 Bottom Wood Lake Road Lake Country, BC V4V 2M1 t: 250-766-6677 f: 250-766-0200 lakecountry.bc.ca

APPLICATION FOR SUBDIVISION

Application #					X-Ref #				
DESCRIPTION: S	SUBDIVISI	ON APPLIC	CATION						
A subdivision is the selling each indiv									d/or
APPLICATION									
			APF	PLICANT IN	NFORMATION				
APPLICANT/	NAME:						PH	#:	
AGENT/ PRIMARY	ADDRES	S:							
CONTACT	POSTAL C	ODE:		EMAIL:			CE	LL:	
DECICTEDED	NAME:						PH	#:	
REGISTERED OWNER(S)	ADDRES	S:							
	POSTAL C	ODE:		EMAIL:			CE	LL:	
Applicant/Owne	er/Agent S	Signature:				_Date:			
			PR	OPERTY IN	IFORMATION				
CIVIC ADDRESS									
LEGAL DESCRIP	ΓΙΟΝ:								
OFFICIAL COMN PLAN DESIGNAT						ZONING DESIGNATION:			
PID:						ROLL:			
WATER SOURCE	:					FARM STATUS:		S □ NO	
METHOD OF SE	WAGE DIS	SPOSAL:							
SUBDIVISION TYI Preliminary Lo	ayout Rev	iew (PLR)			☐ Approv				
☐ Form P/Amer		ı P					-	of lots)
APPLICANT CONI					□ Docum	ient Execu	ition (Cove	nant/ROW/	Discharge)
As applicant or app application is in col required plans and processing delays o materials.	proved age informance specificati caused by i	nt, I confirn (unless a b ons of the I ncorrect or	ylaw amendme oroposed subdiv insufficient sub	nt forms pa vision in aco mission	art of this appli cordance with	cation). I l	nave attache ation checkli	ed to this app ist. I accept re	lication the
further acknowled	_	•		DCCs) may	be payable at t				
I hereby authorize to act as my agent			olicant		FEE TY		R OFFICE U G		AMOUNT
to act as my agent	on this app	nication.			Sub application			0000-4115	AMOUNT
					Title		10-052-0	0000-4118	
OWNER'S NAME	(PLEASE PE	RINT)						TOTAL:	
	,	,							
OWNER'S SIGNAT	ΓURE				DATE			_	

APPLICATION FOR SUBDIVISION

CHECKLIST: WHAT TO INCLUDE WITH YOUR APPLICATION

Required	Submitted	
		APPLICATION FEE fees are payable by cash, cheque or money order at time of your application submission in accordance with the <u>current year's fee schedule</u> .
		COMPLETED APPLICATION FORM
		STATE OF TITLE CERTIFICATE OR TITLE SEARCH PRINT AND A COPY OF ALL REGISTERED CHARGES obtained from the Land Title Office within 90 days of the date of application including all relevant land title charges (covenants, easements, SROW, etc.).
		OWNER AUTHORIZATION FORM if the Applicant is not the registered Owner of the land and has been appointed as agent. Applications and authorizations must be signed by all registered owners.
		ZONING ANALYSIS TABLE illustrating how the proposal meets or deviates from the requirements of the current and any proposed zone(s).
		PROJECT DESCRIPTION including the design rationale explaining the project's conformity with the OCP including relevant DP guidelines and in the case of Form and Character DPs with respect to form, materials, context, objectives, design philosophy, relationship to adjacent development; how accessibility and Crime Prevention through Environmental Design considerations shall be addressed if applicable.
		SUBDIVISION PLAN A detailed, professional-prepared Site Plan showing all existing and proposed development and proposed subdivision boundaries in metric units at a minimum 1:200 scale including:
		 (a) Civic address and legal description of the lot(s) to be subdivided (b) Scale, North Arrow and any other relevant plan identification such as revision date (a) The dimensions of the lot(s) to be subdivided or eliminated with the boundaries outlined in red (b) The approximate dimensions and area of each proposed lot complete with lot numbers (c) Easements, right-of-way and covenant areas (d) Location and names of streets adjacent to the property (e) Location of any special features such as topography or hazards (f) Outline of existing and proposed buildings (accurately measured and dimensioned) (g) All existing and proposed works and services (water lines, sewers and other utilities) (h) Location of existing and proposed sewer disposal fields, and if the Site is not to be connected to the District's community water system, all existing sources of potable water. (i) Location of any existing drainage facilities, such as storm sewers, ditches, tile drains or culverts, whether or not in use
		SIGNED RECORD OF THE PRE-APPLICATION MEETING FORM Pre-application form signed off by applicant and staff that conducted the meeting.
		SITE DISCLOSURE STATEMENT In accordance with the Environmental Management Act (EMA) and Contaminated Sites Regulation (CSR), applicants are required to submit a Site Disclosure Statement for subdivision on properties that are potentially containinated sites with current or historic industrial or commercial uses listed in Schedule 2 of the CSR. Properties without current or historic industrial or commercial uses are still required to submit a Site Disclosure Statement but can identify that no industrial or commercial Schedule 2 uses have occurred.

APPROVAL PROCESS: WHAT HAPPENS NEXT?

- 1. A detailed review of the file and a site visit may be conducted by staff, followed by collaboration with internal departments and external and agencies. Additional requirements will be identified and communicated to you as soon as possible.
- 2. Staff will draft a Subdivision Preliminary Layout Review (PLR) letter for consideration by the Approving Officer.



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.



Agent Authorization

District of Lake Country

10150 Bottom Wood Lake Road Lake Country, BC V4V 2M1 t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

PRC	PERTY INFORMATION				
Арр	lication No:				
Lega	al Description:				
Civi	c Address:				
AUT	THORIZATION				
Tov	whom it may concern:				
	and the state of t		current bylaws, of the above referer	nced	property and hereby authorize:
Кер					
Pho	(print)		Cell Phone:		Fave
Ema			Cell Phone:		Fax:
	-	/plaa	co chock where applicable):		
	epresent me in an application for		• • • •		Culaborada Danosit
	Building Permit Application				Sastrage Ferrine
	OCP Amendment			Ц	Development Variance Permit
	Development Permit				ALR Application
	Subdivision (PLR)		Driveway Access Permit		Other (Please specify)
To	obtain copies of (please check whe	re ap	plicable):		
	Building Permit Plans (Archive C	opies	5)		
ow	NER'S INFORMATION				
Owi	ner's Signature		Owner's Name (print)		Date
Add	lress (print)		Email (print)		
Pho	ne		Cell Phone		Fax

This form may be emailed, mailed, faxed, or delivered in person.



Contaminated Site Disclosure Statement Information Bulletin

District of Lake Country 10150 Bottom Wood Lake Road Lake Country, BC V4V 2M1 t: 250-766-5650 f: 250-766-0116 lakecountry.bc.ca

Date

As of February 1, 2021, legislation was introduced by the Provincial government requiring all local governments to participate in the Contaminated Site Identification process. The site identification process is intended to screen for contaminated sites to protect the environment, potential property purchasers, and to prevent unforeseen liabilities. The provincial Contaminated Sites Regulation requires that any person making an application for site development must submit a Site Disclosure Statement (SDS) to the municipality, identifying any Schedule 2 activities that have taken, or are taking, place on the site. It is most often triggered when a regulated industrial or commercial activity stops or when a site is to be redeveloped and requires approvals from the District. The intention is to ensure investigation and remediation of contaminated site occurs before redevelopment. General information is available at: https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-identification?keyword=site&keyword=identification

Triggers for Submission	Exemptions
Rezoning applications	Current industrial or commercial use continues to be authorized after
	rezoning.
	EXAMPLE: A site currently used as a gas station is applying to rezone to
	add a carwash and the gas station use continues.
Subdivision applications	Subdivision application consists only of a boundary adjustment or lot
	consolidation.
Development permit applications for	DP or BP applications that are only for the purpose of demolition;
activities likely to disturb soil	installing or replacing underground utilities, fencing or signage; paving or
Building permit applications for activities	landscaping.
likely to disturb soil	NOTE: TUPs do not trigger CSR.
Schedule 2 Activities	References
Schedule 2 activities are commercial and	This package includes:
industrial activities which have potential to	Schedule 1 – Site Disclosure Statement
result in site contamination. Schedule 2	Schedule 2 – list of commercial or industrial activities
activities are independent of zoning.	
EXAMPLE: A vehicle salvage operation on a	NEW: If a Schedule 2 activity has taken place, a site investigation will be
residential property still qualifies as a	<u>required</u> , and you will be at the direction of the provincial government
commercial use.	before the application can proceed.
Site Disclosure Statements	
Who can complete?	Agent, site owner or site operator.
Who can sign?	Site owner or operator
How many sites can be listed on one Site	All properties that have the same site owner or operator, and for
Disclosure Statement?	which the information on the Statement is the same.
Cost?	Included in development application cost.
After submission	Staff will review the Site Disclosure Statement and let you know if your
	proposal can proceed without further action; request changes to the Site
	Disclosure Statement; or forward the Site Disclosure Statement to the
	provincial government for further assessment within 15 business days
	from submission.

Access to the on-line format of the Site Disclosure Statement: https://chefs.nrs.gov.bc.ca/app/form/submit?f=32a95812-f9db-4fd2-99eb-7e362b0253b1

SCHEDULE 1.1

Repealed. [B.C. Reg. 131/2020, App. s. 10.]

SCHEDULE 2

[en. B.C. Reg. 131/2020, App. s. 9.]

SPECIFIED INDUSTRIAL OR COMMERCIAL USES

Α	Chemical industries and activities
	adhesives manufacturing, bulk storage, shipping or handling
	2. chemical manufacturing, bulk storage, shipping or handling
	3. explosives or ammunition manufacturing, bulk storage, shipping or handling
	4. fire retardant manufacturing, bulk storage, shipping or handling
	5. fertilizer manufacturing, bulk storage, shipping or handling
	6. ink or dye manufacturing, bulk storage, shipping or handling
	7. leather or hides tanning
	8. paint, lacquer or varnish manufacturing, formulation, recycling, bulk storage, shipping or handling, not including retail stores
	pharmaceutical products, or controlled substances as defined in the Controlled Drugs and Substances Act (Canada), manufacturing or operations
	10. plastic products (foam or expanded plastic) manufacturing or repurposing
	11. textile dyeing
	12. pesticide manufacturing, formulation, bulk storage, shipping or handling
	13. resin or plastic monomer manufacturing, formulation, bulk storage, shipping or handling
В	Electrical equipment and activities
	battery manufacturing, recycling, bulk storage, shipping or handling
	facilities using equipment that contains PCBs greater than or equal to 50 ppm
	electrical equipment manufacturing, refurbishing, bulk storage, shipping or handling
	4. electrical transmission or distribution substations
	5. electronic equipment manufacturing
	transformer oil manufacturing, processing, bulk storage, shipping or handling
	7. electrical power generating operations fuelled by coal or petroleum hydrocarbons that supply electricity to a community or commercial or industrial operation, excluding emergency generators.

С	Metal smelting, processing or finishing industries and activities
	1. foundries
	2. galvanizing
	3. metal plating or finishing
	4. metal salvage operations
	5. metal smelting or refining
	6. welding or machine shops (repair or fabrication)
D	Mining, milling or related industries and activities at or near land
	surface
	1. asbestos mining, milling, bulk storage, shipping or handling
	asbestos mining, milling, bulk storage, shipping or handling coal coke manufacture, bulk storage, shipping or handling
	coal or lignite mining, milling, bulk storage, shipping or handling
	milling reagent manufacture, bulk storage, shipping or handling
	metal concentrate bulk storage, shipping or handling
	6. metal ore mining or milling
E	Miscellaneous industries, operations or activities
	, , , ,
	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
	2. ash deposit from boilers, incinerators or other thermal facilities
	asphalt and asphalt tar manufacture, storage and distribution, including stationary asphalt batch plants
	4. coal gasification (manufactured gas production)
	5. medical, chemical, radiological or biological laboratories
	6. outdoor firearm shooting ranges
	7. road salt or brine storage
	8. measuring instruments (containing mercury) manufacture, repair or bulk storage
	9. dry cleaning facilities or operations and dry cleaning chemical storage, excluding locations at which clothing is deposited but no dry cleaning process occurs
	contamination or likely contamination of land by substances migrating from an industrial or commercial site
	11. fire training facilities at which fire retardants are used
	12. single or cumulative spills to the environment greater than the reportable quantities of substances listed in the Spill Reporting Regulation

F	Petroleum (including blends and biodiesels) and natural gas drilling, production, processing, retailing, distribution and commercial storage
	petroleum or natural gas drilling
	2. petroleum or natural gas production facilities
	3. natural gas processing
	4. petroleum coke manufacture, bulk storage, shipping or handling
	 petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks
	6. petroleum, natural gas or sulfur 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 non-mobile above ground or underground tanks, except tanks associated with emergency generators or with secondary containment
	8. petroleum product, other than compressed gas, bulk storage or distribution
	9. petroleum refining
	10. solvent manufacturing , bulk storage, shipping or handling
	11. sulfur handling, processing or bulk storage and distribution
G	Transportation industries, operations and related activities
	aircraft maintenance, cleaning or salvage
	2. automotive, truck, bus, subway or other motor vehicle maintenance, repair, salvage or wrecking
	3. dry docks, marinas, ship building or boat repair and maintenance, including paint removal from hulls
	4. marine equipment salvage
	 rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards
н	Waste disposal and recycling operations and activities
	antifreeze bulk storage, recycling, shipping or handling
	2. barrel, drum or tank reconditioning or salvage
	3. biomedical waste disposal
	bulk manure stockpiling and high rate land application or disposal (nonfarm applications only)
	5. landfilling of construction demolition material, including without limitation asphalt and concrete
	6. contaminated soil or sediment storage, treatment, deposit or disposal
	7. dry cleaning waste disposal

	8. electrical equipment recycling
	9. industrial waste lagoons or impoundments
	10. industrial waste storage, recycling or landfilling
	11. industrial woodwaste (log yard waste, hogfuel) disposal
	12. mine tailings waste disposal
	13. municipal waste storage, recycling, composting or landfilling
	14. organic or petroleum material landspreading (landfarming)
	15. sandblasting operations or sandblasting waste disposal
	16. septic tank pumpage storage or disposal
	17. sewage lagoons or impoundments
	18. hazardous waste storage, treatment or disposal
	19. sludge drying or composting
	20. municipal or provincial road snow removal dumping or yard snow removal dumping
	21. waste oil reprocessing, recycling or bulk storage
	22. wire reclaiming operations
I	Wood, pulp and paper products and related industries and activities
	particle or wafer 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. wood treatment (antisapstain or preservation)
	7. wood treatment chemical manufacturing, bulk storage

Site Disclosure Statement



Company, if applicable

SCHEDULE 1 Site Disclosure Statement

Has the site been used for any industrial or commercial uses described in <u>SCHEDULE 2</u> of the Contaminated Sites Regulation? * O Yes O No △ Section I - CONTACT INFORMATION A: SITE OWNER(s) or OPERATOR(s) (36) Last Name * First Name * Company, if applicable Address * City * Province/State * Country * Postal/Zip Code * Email * Phone Number * + Add Another **B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (leave blank if same as above)** ☐ Agent authorized to complete form on behalf of the owner or operator Last Name First Name Company, if applicable C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT Last Name * First Name *

Example Schedule 2 references and descriptions E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage F10. solvent manufacturing, bulk storage, shipping and handling Schedule 2 Reference and Description * Select all that apply Select "none" if no Schedule 2 uses apply ^ Section IV - ADDITIONAL INFORMATION			/*
Phone Number * Email * Section II - SITE INFORMATION Coordinates for the centre of the site: atitude begrees * Minutes * Seconds * Seconds * Attention: Assparate map with appropriate scale showing the location and boundaries of the site must be included with an SDS submission. I will include a map with my submission * and Ownership * Legally Titled, registered property Untitled Crown Land Section III - SPECIFIED INDUSTRIAL OR COMMERCIAL USES In the format of the examples provided below, select from the drop-down list, all the industrial or commercial uses described in SCHEDULE; which have occurred or are occurring on this site. Example Schedule 2 references and descriptions 3. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage 10. solvent manufacturing, bulk storage, shipping and handling chedule 2 reference and Description * Select all that apply Select all that apply Section IV - ADDITIONAL INFORMATION			
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1. Provide a brief summary of the planned activity and proposed land use at the site. *	in the format of the examples provide which have occurred or are occurring example Schedule 2 references and each appliance, equipment, or engine notes and each appliance, equipment, or engine notes and each application. Solvent manufacturing, bulk stores and Description Select all that apply	on this site. I descriptions maintenance, repair, reconditioning, cle rage, shipping and handling	
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3. List any past or present governm he site: *	nent orders, permits, approvals, certi	ficates or notifications pertai	ning to the environmental condition of
f not applicable, type N/A			. ,
Section V - DECLARATIONS			
Where a municipal approval is not	required, you must indicate the reaso		the registrar: CCAA Proceedings
☐ BIA Proceedings	☐ Decommissioning		Ceasing Operations
owledge:	that the information in thi	·	nd accurate to the best of m
IATURE		First and Last Name	
		Owner Operator	
		Date Signed	
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