



Development Permits

What is a Development Permit?

A Development Permit (DP) may be required for:

- Protection of the natural environment (aquatic/terrestrial)
- Protection of development from hazardous conditions (wildfire/hillside)
- Form & Character of commercial developments

The objectives, guidelines and location of DP Areas are designated within each Official Community Plan (OCP) or the Joe Rich Rural Land Use Bylaw (RLUB).

Once a DP is issued, any development or construction on the property must conform to the specific conditions stated in the DP.



For example, a DP may indicate a certain building form, materials, siting, and required conditions such as:

- Floodplain setbacks and flood construction levels
- Buildable area, materials and servicing
- Site disturbance restrictions
- Landscaping restoration, or enhancement on the site
- Covenants

A DP lapses if relevant construction has not substantially commenced within one year of its date of issue.

When is a DP Application Required?

The Regional District has four OCPs and the Joe Rich RLUB that indicate the conditions under which a DP is required. If required, an approved DP is needed prior to obtaining a building permit or prior to subdivision. In some cases, such as properties with streams and riparian areas, a DP is required prior to any site disturbance

How is an Application Made?

The Regional District has application packages that outline the required information, drawings, and fees. It is important to make an appointment staff before submitting a formal application to review requirements and provide additional information as required. This will ensure a complete application and prevent any unnecessary delays.

It is important to remember that submitting an application does not guarantee approval.

Application Costs

Typical costs associated with a DP application are:

- Application fees
- Any documents/plans necessary to complete application requirements. This may include legal surveys, site plans, building elevations, landscape plans, drawings, or professional studies/reports
- Any legal fees associated with the application

- Bonding (security deposit)
- In addition to depending on the proposal, the following technical information may need to be provided:
- Geotechnical Study
 - Environmental Impact Assessment
 - Wildfire Hazard Assessment
 - Storm water Management and Drainage Plans
 - Groundwater Management Assessments
 - Flood Protection Measures
 - Visual Quality Assessments
 - Traffic Impact and Pedestrian Safety Studies
 - Water and Wastewater Servicing Reports
 - Sediment, erosion, drainage control

Bonding

When landscaping and/or remedial work is a condition of the DP, the owner or agent shall provide a security deposit in the amount of 125% of the estimated cost of the prescribed works (including monitoring), prior to issuance of the DP. The amount shall be determined by the qualified professional preparing technical reports for the application.

Public Input

The Regional District has three (3) advisory groups, which provide comments on various applications. These comments are considered when making a decision by the Regional Board.

Members of an advisory group are appointed by the Regional Board based on their background of civic activity, interest or expertise.

Applications may be referred to one or more of the following advisory groups:

- Advisory Planning Commission
- Agricultural Advisory Commission
- Environmental Advisory Commission

How Long does the Application Process Take?

DP applications typically take 8 to 10 weeks to proceed through the evaluation and approval process.

Please note, additional information may be requested during the process, which may increase the application processing time. An applicant can considerably reduce any delays by supplying prompt replies with complete information. If Regional Board Review is required for the application, the process typically takes 3-4 months.

The DP Process

