

POWELL RIVER REGIONAL DISTRICT

BYLAW NO. 212, 1992

A BYLAW TO ESTABLISH PROCEDURES TO AMEND AN OFFICIAL COMMUNITY PLAN, A ZONING BYLAW OR TO ISSUE A DEVELOPMENT PERMIT UNDER PART 29 OF THE MUNICIPAL ACT.

WHEREAS the Regional Board has adopted an Official Community Plan and a Zoning Bylaw;

AND WHEREAS the Regional Board has designated areas within which Development Permits are required;

AND WHEREAS the Powell River Regional Board shall, under Section 954 (1) of the Municipal Act, by bylaw establish procedures to amend a Plan, Bylaw or issue a Permit;

NOW THEREFOR the Powell River Regional District Board of Directors, in open meeting assembled, hereby enacts as follows:

1. TITLE

This Bylaw may be cited as the "Powell River Regional District Development Services Procedures Bylaw No. 212, 1992".

2. SCOPE

This Bylaw shall apply to amendments of an Official Community Plan or a Zoning Bylaw and to the issuance of a Development Permit within Electoral Areas A, B, C, and D.

3. APPLICATION

- (a) Application for an amendment or a permit shall be made by the owner of the land involved or by a person authorized in writing by the owner.
- (b) Application for amendments or permits shall be made to the Secretary-Treasurer of the Powell River Regional District on the applicable forms attached hereto as Schedules A, B and C.
- (c) At the time of application for an amendment or a permit, the applicant shall pay the Powell River Regional District an application fee in the amount set out in Schedule D of this Bylaw.

4. PROCESS

Every application shall be processed by the Regional Planner of the Powell River Regional District who shall present a report to the Regional Board for its consideration. The report shall:

- (a) contain a copy of the application;
- (b) contain a copy of the proposed amendment bylaw or proposed permit and recommendations;
- (c) specify whether or not the approval of the Minister of Transportation and Highways under Section 57 (2) of the Highway Act or Section 979 (1) of the Municipal Act is required;
- (d) state the amount of fee collected;
- (e) state the proposed security to be posted by the permittee, if any; and
- (f) any additional relevant information.

5. AMENDMENTS - APPROVAL OR REFUSAL

The Powell River Regional Board may, upon receipt of the report under Section 4 of this Bylaw, proceed with an amendment bylaw or reject the application.

6. PERMITS - ISSUANCE OR REFUSAL

The Powell River Regional Board may, upon receipt of the report under Section 4 of this Bylaw:

- (a) authorize the issuance of the permit;
- (b) authorize the issuance of the proposed permit as amended by the Powell River Regional Board in its resolution;
- (c) refuse to authorize the issuance of the permit.

7. REFUSAL - AMENDMENTS AND PERMITS

Where an application for an amendment bylaw or a permit has been refused by the Powell River Regional Board, the Secretary- Treasurer shall notify the applicant in writing within twenty-one (21) days immediately following the date of refusal and shall give reasons for refusal.

8. RE-APPLICATION

Subject to Section 954 (3) of the Municipal Act, re-application for an amendment or permit that has been refused by the Powell River Regional Board shall not be considered within a six (6) month period immediately following the date of refusal.

READ A FIRST TIME THIS 25th day of June, 1992.

READ A SECOND TIME THIS 25th day of June, 1992.

READ A THIRD TIME THIS 25th day of June, 1992.

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS 22nd day of April, 1993.

CHAIRMAN

SECRETARY-TREASURER

POWELL RIVER REGIONAL DISTRICT
SCHEDULE A OF BYLAW NO. 212, 1992

APPLICATION FOR OFFICIAL COMMUNITY PLAN AMENDMENT

_____ Property Owner	_____ Authorized Agent
_____ Address of Owner	_____ Address of Agent
_____ City/Town/Village	_____ City/Town/Village
_____ Postal Code	_____ Postal Code
_____ Telephone: Day Evening	_____ Telephone: Day Evening

If more than one owner, please list on a separate sheet.

APPOINTMENT OF AGENT

As owner/s of the lands described in this application, I/We hereby authorize _____ to act as my/our agent in regard to this Official Community Plan amendment application which is made with my/our full knowledge and consent.

Date

Signature of Owner

A copy of the State of Title Certificate or a copy of the Certificate of Indefeasible Title dated no more than thirty (30) days prior to submission of this application must be provided as proof of ownership.

An application fee as set out in Schedule D of Bylaw No. 212, 1992, shall be made payable to the Powell River Regional District and shall accompany the application.

I/WE HEREBY APPLY for an amendment to the Official Community Plan Bylaw No. , 19 .

1. TEXT AMENDMENT

Describe the proposed text amendment:

2. LAND USE DESIGNATION

Legal description in full of property/s to be Redesignated:

Location (street address of property, general description, or map):

Size of property (area, number of parcels):

Present designation:

Proposed designation:

Description of the existing use/development:

Description of the proposed use/development, including the approximate commencement date (use separate sheet if necessary):

Description of existing services and/or their availability:

(a) Road Access: _____

(b) Water Supply: _____

(c) Sewage Disposal: _____

(d) Hydro: _____

(e) Telephone: _____

(f) School Bus Service: _____

Proposed water supply method:

Proposed sewage disposal method:

3. REASONS IN SUPPORT OF APPLICATION

Reasons and comments in support of the application (use separate sheet if necessary):

4. ATTACHMENTS

Where applicable and in support of the application are the plans and specifications of the proposed use and/or development drawn to a scale acceptable to the Regional District.

Date

Applicant's Signature

POWELL RIVER REGIONAL DISTRICT
SCHEDULE B OF BYLAW NO. 212, 1992

APPLICATION FOR ZONING AMENDMENT

_____ Property Owner	_____ Authorized Agent
_____ Address of Owner	_____ Address of Agent
_____ City/Town/Village	_____ City/Town/Village
_____ Postal Code	_____ Postal Code
_____ Telephone: Day Evening	_____ Telephone: Day Evening

If more than one owner, please list on a separate sheet.

APPOINTMENT OF AGENT

As owner/s of the lands described in this application, I/We hereby authorize _____ to act as my/our agent in regard to this zoning amendment application which is made with my/our full knowledge and consent.

Date

Signature of Owner

A copy of the State of Title Certificate or a copy of the Certificate of Indefeasible Title dated no more than thirty (30) days prior to submission of this application must be provided as proof of ownership.

An application fee as set out in Schedule D of Bylaw No. 212, 1992, shall be made payable to the Powell River Regional District and shall accompany the application.

I/WE HEREBY APPLY for an amendment to Zoning Bylaw No. _____

1. TEXT AMENDMENT

Describe the proposed text amendment:

2. RE-ZONING -- PROPERTY TO BE RE-ZONED

Legal description in full of property/s to be re-zoned:

Location (street address of property, general description, or map):

Size of property (area, number of parcels):

Present zoning:

Proposed zoning:

Description of the existing use/development:

Description of the proposed use/development, including the approximate commencement date (use separate sheet if necessary):

Description of Existing Services and/or their availability:

(a) Road Access: _____

(b) Water Supply: _____

(c) Sewage Disposal: _____

(d) Hydro: _____

(e) Telephone: _____

(f) School Bus Service: _____

Proposed water supply method:

Proposed sewage disposal method:

3. REASONS IN SUPPORT OF APPLICATION

Reasons and comments in support of the application (use separate sheet if necessary):

4. ATTACHMENTS

Where applicable and in support of the application are the plans and specifications of the proposed use and/or development drawn to a scale acceptable to the Regional District.

Date

Applicant's Signature

FOR OFFICE USE ONLY:

Forms duly completed and received.

Date

Signature of Official

Application fee of \$ _____ received, receipt No. _____

Date

Signature of Official

POWELL RIVER REGIONAL DISTRICT
SCHEDULE C OF BYLAW NO. 212, 1992

APPLICATION FOR A DEVELOPMENT PERMIT

THIS FORM IS TO BE COMPLETED IN FULL AND SUBMITTED WITH ALL REQUESTED INFORMATION, PERMIT APPLICATION, APPLICATION FEE AND PROOF OF OWNERSHIP.

Property Owner

Authorized Agent

Address of Owner

Address of Agent

City/Town/Village

City/Town/Village

Postal Code

Postal Code

Telephone: Day Evening

Telephone: Day Evening

If more than one owner, please list on a separate sheet.

APPOINTMENT OF AGENT

As owner/s of the lands described in this application, I/We hereby authorize _____ to act as my/our agent in regard to this Development Permit application which is made with my/our full knowledge and consent.

Date

Signature of Owner

1. PROOF OF OWNERSHIP

A copy of a State of Title Certificate or a copy of a Certificate of Indefeasible Title dated no more than thirty (30) days prior to submission of the application must accompany the application as proof of ownership.

2. APPLICATION FEE

An application fee as set out in Schedule D of Bylaw No. 212, 1992, shall be made payable to the Powell River Regional District and shall accompany this application.

3. SUBJECT PROPERTY AND DEVELOPMENT

Legal description in full:

Location (street address of property, general description or attached map):

Present zoning:

Description of the existing use/development:

Full description of the proposed development (use separate sheet, if necessary):

Proposed variation and/or supplementation to existing regulations (use separate sheet, if necessary):

4. REASONS IN SUPPORT OF APPLICATION

Reasons and comments in support of the application (use separate sheet, if necessary):

5. ATTACHMENTS

Where applicable and in support of the application are the plans and specifications of the proposed use and/or development drawn to a scale acceptable to the Regional District.

Date

Applicant's Signature

FOR OFFICE USE ONLY:

Forms duly completed and received.

Date

Signature of Official

Application fee of \$ _____ received, receipt No. _____

Date

Signature of Official

POWELL RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES PROCEDURES BYLAW NO. 212

AMENDED BY BYLAW NO. 212.2, 2004

SCHEDULE "D"

FEE SCHEDULE

OFFICIAL COMMUNITY PLAN OR ZONING BYLAW AMENDMENT

1. Prior to the processing of an application for an Official Community Plan or a Zoning Bylaw amendment, a fee in the amount of Five Hundred Dollars (\$500.00) shall be paid to the Powell River Regional District.

DEVELOPMENT PERMIT FEE

1. An applicant for a Development Permit shall pay to the Powell River Regional District a fee in the amount of Two Hundred and Fifty Dollars (\$250.00) prior to the processing of the application.

