



Development Permit Application

Office use only:	
Application No.	
Received:	

Property owner information (please print):	
Property Owner:	
Mailing Address:	
City/Town, Province:	
Postal Code:	Day Phone:
Email:	Fax:
As the registered owner of the property (or properties) listed below, I hereby authorize this application.	
_____	_____
Owner signature	Date

ALL REGISTERED PROPERTY OWNERS MUST SIGN THE APPLICATION.

Please check (4) if there is more than one property owner. If yes (4) please list separately on page 4.

Authorized Agent information (please print):	
Authorized Agent:	
Mailing Address:	
City/Town, Province:	
Postal Code:	Day Phone:
Email:	Fax:

Description of property (or properties) included in this application (use separate sheet if necessary):						
District Lot:	Plan:	Block:	Lot:	PID:	Zoning:	
District Lot:	Plan:	Block:	Lot:	PID:	Zoning:	
District Lot:	Plan:	Block:	Lot:	PID:	Zoning:	
Civic Address (or general location):						

Development Information:	
Please check (4) the type of development proposed: <input type="checkbox"/> Alteration of land <input type="checkbox"/> Building <input type="checkbox"/> Subdivision	
Total area of the property (or properties) to be developed: _____ m ²	
Provide a brief description of the existing development and use of the property (residential, commercial, number of dwellings):	

Office use only:	
Title checked by:	
Consulted On:	

Required Documentation:

Please check (4) below. In order to be processed, an application for development permit must be accompanied by the following:

- If the proposed development is within a development permit area designated for geotechnical concerns, a geotechnical report, including a site plan, prepared by a professional engineer having geotechnical experience, which assesses the geotechnical suitability of lands to be developed for the use intended.
- If the proposed development is within a development permit area designated for environmental and habitat concerns, an impact assessment of the development on the natural environment, such as aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife habitat, environmentally sensitive features, and/or rare and endangered plant or animal species. A qualified person, such as a professional biologist, must complete such study.
- If the proposed development is within a development permit area designated for form and character, architectural and/or landscape plans prepared by a qualified professional, and a statement indicating the potential aesthetic value of the development, its visual character, and integration with public amenity areas and the natural environment, including lighting, noise and air quality.
- If the proposed development includes the construction of a building or structure, two sets of full-size and one set of reduced (8.5" x 11") architectural or engineered drawings (1:250 minimum), plus digital copy if available, including a scaled site plan, building elevations, building and site sections, and roof plan. Planning & Development staff may consider exceptions to specific architectural drawings, depending on the scale and complexity of the proposed development.
- If the proposed development involves a subdivision, a current plan of subdivision, prepared by a BC Land Surveyor, which includes the proposed subdivision layout, including all dimensioned lots, lot areas, and any proposed easements and right of ways, as well as a current Preliminary Layout Approval (PLA) from the Ministry of Transportation.
- If the development permit application involves a request for variance(s) to a bylaw, a detailed description of the requested variance(s), including illustration of the variance(s) on any plans and drawings submitted, and consideration of specific variance criteria listed on page 5.
- A copy of a state of title certificate, or a copy of a Land Title Search providing proof of ownership dated no more than 30 days prior to the date of application.
- Fee in the amount of \$_____ made payable to Sunshine Coast Regional District (see fee schedule).

Office use only:

Fee Receipt No.

NOTE: Depending on the scale and complexity of the proposed subdivision, additional information, including development approval information, may be required to properly evaluate the application. It is recommended that you consult with Planning & Development staff prior to submitting an application on information required pursuant to the *Planning & Development Procedures and Fees Bylaw*. Additional information may include, but is not limited to, the following:

- A current BC Land Surveyor's survey certificate or real property report.
- An impact assessment of the proposed development on groundwater quantity and quality, and surface water affected by the development, including options for collection, storage and drainage of surface water. A professional engineer having experience with hydrological studies must complete such study.
- An archaeological impact assessment prepared by a qualified archaeologist.

Additional property owner information (please print):
2 nd Property Owner:
Mailing Address:
City/Town, Province:
Postal Code:

As the registered owner of the property (or properties) listed above, I hereby authorize this application.

_____ Date _____

Owner signature

Additional property owner information (please print):
3 rd Property Owner:
Mailing Address:
City/Town, Province:
Postal Code:

As the registered owner of the property (or properties) listed above, I hereby authorize this application.

_____ Date _____

Owner signature

Additional property owner information (please print):
4 th Property Owner:
Mailing Address:
City/Town, Province:
Postal Code:

As the registered owner of the property (or properties) listed above, I hereby authorize this application.

_____ Date _____

Owner signature

Additional property owner information (please print):
5 th Property Owner:
Mailing Address:
City/Town, Province:
Postal Code:

As the registered owner of the property (or properties) listed above, I hereby authorize this application.

_____ Date _____

Owner signature

(use separate sheet if necessary)

Variance Criteria (complete only if a variance to a bylaw is being requested):

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development permit involving a variance should meet most, if not all, of the following criteria, in order to be considered for approval:

- The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

- The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

- The variance should not be considered a precedent, but should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

- The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

- The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:
