

**SCHEDULE C**

**Table 1 - Excluded Activities and Actions**

Routine yard maintenance and minor landscaping such as trimming of shrubs and trees, planting and removal of small (less than 1 metre in height) ornamental landscaping plant material, cutting of grass, and planting of flowers and vegetable gardens, shall be excluded. Works and development of land not mentioned above, that does not require disturbance of the soil or the removal of vegetation larger than 1 metre in height, shall be excluded. The removal of "Danger Trees" will be considered after receiving a report prepared by a certified Hazard Tree Assessor or Arborist.

**Table 2 - Probability of Occurrence for Rockfall**

	Risk Designation <sup>a</sup>			
	1:100	1:101 to 1:200	1:201 to 1:500	More than 1:501
Minor Repair (< 25%)	2	2	1	1
Major Repair (> 25%)	2	2	2	1
Reconstruction	2	2	2	1
New Construction - 1st SFD	2	2	2	1
Extension	3	2	2	1
New Building - Accessory	3	3	2	2
Rezoning	3	3	3	2
Subdivision <sup>b</sup>	3	3	3	3

a other than lot line adjustments between existing lots

1. Approval without siting conditions or protective works conditions but with a covenant including "save harmless" conditions.
2. Approval with a covenant including "save harmless" conditions, and with siting requirements to avoid the hazard and/or protective works conditions.
3. Not approvable.

## **SCHEDULE D**

# **APPLICATION FOR A DEVELOPMENT PERMIT**

### **1.0 APPLICATION**

An application for a Development Permit shall be completed upon the form attached being Schedule E and shall be delivered to the Village offices, together with such plans and information as required.

### **2.0 APPLICATION FEE**

2.1 The sum as specified in Schedule G shall be paid to the Village at the time of application. No processing of the application shall take place until the fee has been paid in full.

2.2 The Village Council may waive the fees required in Schedule G, in whole or in part.

### **3.0 REFUND OF APPLICATION FEES**

Where an application for a Development Permit does not proceed, the refund as outlined in Schedule G will be paid to the applicant.

### **4.0 ISSUANCE**

4.1 The Village may, as a condition of the issuance of the Development Permit, require a security by, at the applicant's option, one of the following: an irrevocable letter of credit or the deposit of securities in a form satisfactory to the Village Council in an amount stated in the permit. This security is to ensure only that works may be completed to satisfy landscaping conditions or to complete any required work.

### **5.0 REAPPLICATION**

Where an application for a Development Permit has been denied, no reapplication for a substantially similar amendment shall be considered within twelve (12) months of the date of rejection of the previous application.

### **6.0 PROCEDURE & REQUIREMENTS**

Application for a Development Permit is to be made where a proposed action or activity, is to be undertaken on a parcel of land all, or a portion of which, is within the boundaries of a Development Permit Area as set out in the Official Community Plan.

## SCHEDULE D

### **BEFORE APPLYING:**

Applicants are advised to contact the Village offices for any other bylaws, policy information, or applicable Federal or Provincial requirements, prior to submitting a formal application. Such discussions may save time, effort and expense.

#### **At the time of application, the applicant shall provide:**

- 6.1 The completed **Application Form**. This must include authorizing signatures of the owner and/or agent.
- 6.2 Detailed **Site Plans** of the proposed use, noting the location of existing and proposed buildings, landscaping, any natural features, access/egress points, and any other information required by the Village.
- 6.3 A **Title Search** dated no more than fourteen days prior to the date of the application.
- 6.4 A **Surveyor's Certificate** completed by a B.C. Land Surveyor at the request of the Village.
- 6.5 A **Written Brief** which describes the present and intended use of the site and reasons/rationale for the proposal.
- 6.6 **Certification of Compliance** as required, prior to issuance of the permit, where the proposed development falls within the scope of the Contaminated Sites Regulations of the Waste Management Act.
- 6.7 As every application is unique, there may be further requirements, at the direction of the Village, to be completed prior to consideration of approval of the permit. These requirements may include, but are not limited to, geotechnical analyses, archaeological and heritage site analyses. Any additional requirements will be set out in a letter to the applicant from the Village.

### **7.0 PROCESSING**

The following procedure will apply:

- 7.1 The application and information of the application for the Development Permit is submitted to the Village. Applicants will be provided an opportunity to make a presentation before the Council when reviewing the application.
- 7.2 If the Council deems that a Development Permit is not required for the proposed development, a refund of the applicant's fees is processed.
- 7.3 If a Development Permit is deemed to be required, the Village will consider the application and may grant the requested Permit, or may refer, table, or deny the application.
- 7.4 The Village shall act on any application within 30 days of receipt and will notify the applicant in writing of the status of the Permit application.
- 7.4 After the Village has dealt with the application, the applicant will be notified in writing of the outcome.
- 7.5 Where the Village issues a Development Permit, it shall file in the Land Title Office a notice that the land described in the notice is subject to the permit.

# SCHEDULE E

## Application for a Development Permit

Date Received:	File No.:
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Property Owners' Name *(Please print clearly)*

Authorized Agent of the Owner *(Please print clearly)*

Address of the Owner

Address of the Agent

City/Town/Village

City/Town/Village

Postal Code

Postal Code

Telephone & FAX Number

Telephone & FAX Number

*(If more than one owner, please use a separate sheet)*

**Property affected by this application** *(legal description and road name and number)*

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**This is an application to the Village for a Development Permit for the purpose of:** *(If space is inadequate, please use separate sheet)*

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Signature of Owner or Agent

Date

**PLEASE NOTE THAT WHERE AN AUTHORIZED AGENT ACTS ON THE  
PROPERTY OWNERS BEHALF, A LETTER OF AUTHORIZATION IS REQUIRED.**

PID:		Folio:	
Site Declaration: <input type="checkbox"/>	Site Profile: <input type="checkbox"/>	Sent to Site Registry? <input type="checkbox"/>	Sent to Regional Manager? <input type="checkbox"/>

**SCHEDULE F**

**DEVELOPMENT PERMIT**

TO: \_\_\_\_\_

OF: \_\_\_\_\_

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Zeballos applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Village described below:  
LEGAL DESCRIPTION: \_\_\_\_\_  
PARCEL IDENTIFIER (PID): \_\_\_\_\_ FOLIO: \_\_\_\_\_  
CIVIC ADDRESS: \_\_\_\_\_
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit:
  - a) The development shall be completed according to the plans and specifications attached hereto which form a part of this permit in accordance with Schedules "A", "B", "C", etc. if applicable.
  - b) The development shall be substantially commenced within two years after the date of issue of this permit or the permit shall lapse.
4. As a condition of the issuance of this permit, the Village is holding the security set out below to ensure that development is completed in accordance with the terms and conditions of this permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to complete any required work(s), the Village may use the security to have the work completed by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee complete the development allowed by this permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:
  - a) A Performance Bond in a form acceptable to the Village in the amount of \$\_\_\_\_\_.
5. This Development Permit is issued following the receipt of appropriate Site Clearance/Compliance documents from the Regional Manager, Ministry of Environment, Lands and Parks, where required.
6. This permit is **NOT** a building permit.

CERTIFIED as the **DEVELOPMENT PERMIT** issued by resolution of Council of the Village of Zeballos on the \_\_\_\_th day of \_\_\_\_\_, 199\_\_.

\_\_\_\_\_  
Secretary

**SCHEDULE G**

**FEE SCHEDULE**

TYPE OF APPLICATION	RESIDENTIAL USES <i>(less than 3 lots)</i>	ALL OTHER USES	OTHER FEES	REFUND POLICY
Development Permit Risk < 1:100	\$50.00	\$100.00		Withdrawal prior to preparation of report to Council – Full Refund
Development Permit Risk of 1:101 to 1:200	\$50.00	\$100.00		
Development Permit Risk of 1:201 to 1:500	\$50.00	\$100.00		
Development Permit Risk >1:500	\$50.00	\$100.00		
Site Profile	\$50.00	\$100.00	Contaminated Site Profiles	None

***The Village Council may waive fees in whole or in part.***