



REBUILDING: Planning and Permits

LAST UPDATED: August 2024

The SLRD manages the zoning and permitting process for new construction projects in the region, including building projects related to wildfire loss and damage. Planners and building officials are available to review your rebuilding ideas and guide you through the regulations and requirements specific to your plans. If some parts of the process need to be done externally – we'll provide that information.

The rebuilding process may seem daunting after a natural disaster, but support is available.

STEP 1

Prepare your property for cleanup.

Before rebuilding can begin - you'll need to prepare your property for debris and waste material removal. At least ten days before debris removal, email utilities@slrd.bc.ca with a Hazardous materials survey report. Please refer to the [Debris and Waste Management](#) section of our [Downton Lake Wildfire Recovery page](#) for information related to this process.

STEP 2

Rebuild.

When your property is prepared and you're ready to begin rebuilding, visit the SLRD's [Building Department](#) webpage for information on the building process including links to apply for Building Permits online using our CloudPermit application platform.

Depending on how you choose to rebuild, there could be Development Permits that might apply to your project. Visit the SLRD's [Development Application Forms and Guides](#) webpage for additional information and resources.

A Wildfire Development Permit is required to accompany your building permit. Complete a Development Permit Application form and submit it to planning@slrd.bc.ca.

Please review the [zoning bylaw](#) for your area in its most up-to-date version. A number of regulations have changed in recent years and there may be new rules applicable to your property.

For questions and assistance regarding:

Rebuilding and building permits contact the Building Department:

Phone: (604) 894-6371 | Email: bldgofficial@slrd.bc.ca

Applications related to riparian or wildfire development permit areas, contact the Planning Department:

Phone: (604) 894-6371 | Email: planning@slrd.bc.ca

What if I am rebuilding in a riparian zone?

In July 2024, the SLRD received notification that the Ministry of Water, Land and Resource Stewardship (WLRS) developed a new tool, specifically to support the rebuilding of waterfront homes that are in riparian areas damaged by the 2023 wildfires. This tool, the [Riparian Recovery – 2023 Wildfire Rebuilding Direction](#), streamlines legal processes, reduces administrative burden on homeowners, provides tailored restoration direction for the unique situation of the high-intensity 2023 wildfires and provides new technical and financial support to help rebuild and achieve the riparian recovery.

Are you rebuilding in a confirmed riparian zone? You'll need to review the [Riparian Recovery – 2023 Wildfire Rebuilding Direction](#), and follow the step-by-step process outlined, starting with registration. Note that this direction is for rebuilding – please review riparian area cleanup directions in our [Debris & Waste Management Guide](#).

Please direct questions to 2023RiparianDirection@gov.bc.ca.

What if I'm ready to start building?

You will need to submit a [Building Permit](#) Application, the hazardous material test results (noted in Debris and Waste Management section of Recovery page), and receipts for disposal. For more information, visit [building permit](#) webpage.

If you need to bring more than ten cubic meters of soil onto the property from outside your property's boundaries, please email us a [Soil Deposit Application form](#).

Other development permits and registration, such as a Wildfire Development Permit and an additional riparian support registration with the Province of BC (as noted above), may be required before Building Permit issuance.

Questions regarding the building process can be emailed to bldgofficial@slrd.bc.ca.

SLRD Contacts:

Building Permit applications and inquiries about rebuilding:

Building Department | Phone: (604) 894-6371 | Email: bldgofficial@slrd.bc.ca

Applications related to riparian or wildfire development permit areas:

Planning Department | Phone: (604) 894-6371 | Email: planning@slrd.bc.ca

For questions related to the new riparian direction:

Email: 2023RiparianDirection@gov.bc.ca

You can also visit the SLRD Pemberton office at 1350 Aster Street.

If you send us an email, please include the address or legal identifier of the property. You will receive an email response in 1 to 3 days.