

A GUIDE TO WILDFIRE PROTECTION AREA DEVELOPMENT PERMITS

A Wildfire Development Permit is required for construction of, addition to, or alteration of a building or other structure, where a building permit is required.

An application is made by submitting a completed development permit application form, the processing fee, and applicable plans.

Requirements

Electoral Area A: s. 6.12 of Bylaw No. 608, 1996

Electoral Area B: s. 8.13 of Bylaw No. 1073, 2008

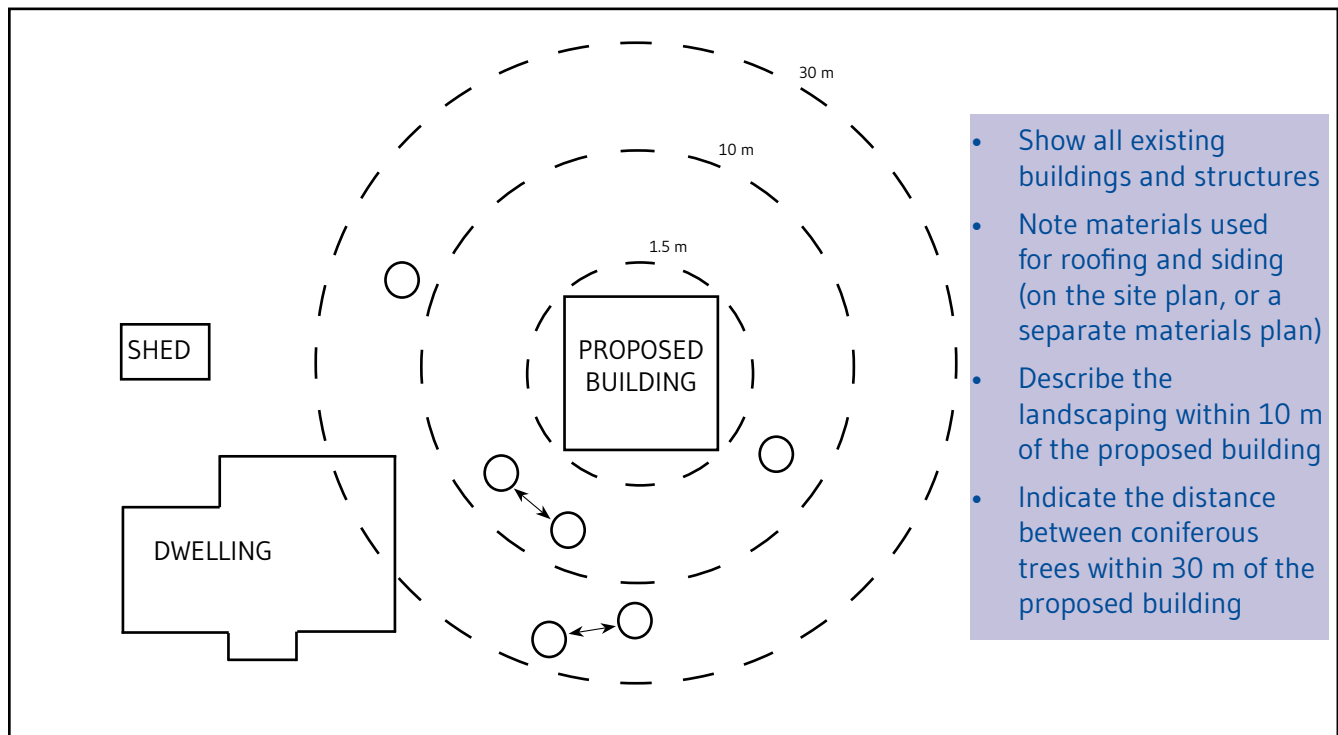
Electoral Area C: s. 19.22 or 19.25 of Bylaw No. 689, 1999

Electoral Area D: s. 7.5.6 of Bylaw No. 1135-2013

Processing Fee: \$150 (subject to change)

Refunds and Cancellations: where an application does not proceed or has been withdrawn, a refund may be provided to the applicant as per the regulations of Bylaw 1301.

TYPICAL PLAN REQUIREMENTS*



- Show all existing buildings and structures
- Note materials used for roofing and siding (on the site plan, or a separate materials plan)
- Describe the landscaping within 10 m of the proposed building
- Indicate the distance between coniferous trees within 30 m of the proposed building

*other requirements may apply depending on location, check specific requirements within each Electoral Area

FOR MORE INFORMATION

CONTACT US AT:

planning@slrd.bc.ca

604.894.6371

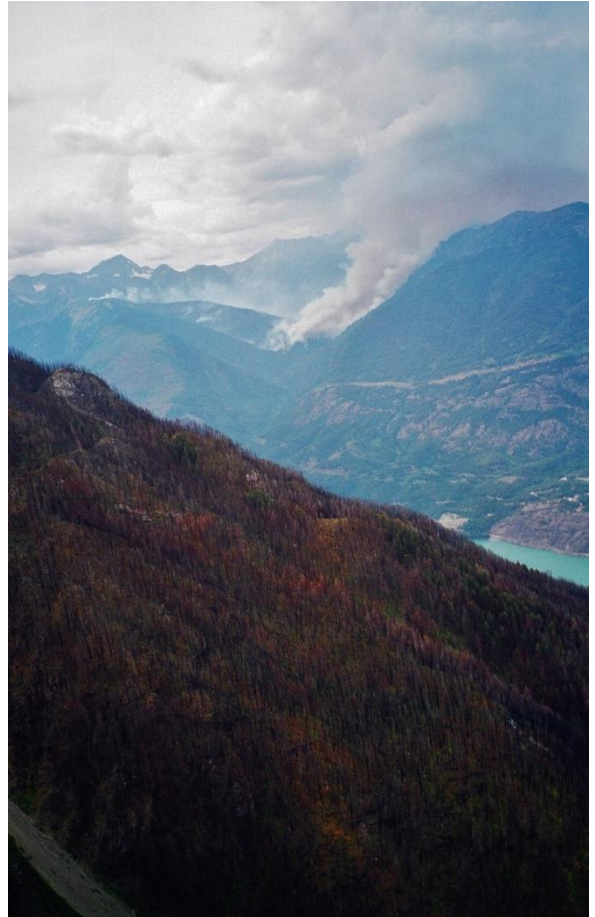
When do I need a Wildfire Protection Development Permit?

A Wildfire Protection Development Permit is required for development activities that involve construction of, addition to or alteration of a building or other structure, where a building permit is required. Some exemptions apply (see each Electoral Area Official Community Plan for full details). A Wildfire Protection Development Permit must be obtained before a building permit.

Where are the Wildfire Protection Development Permit Areas?

Within the SLRD all areas are designated as a Wildfire Protection Development Permit Area. This includes:

- Electoral Area A Upper Bridge River Valley OCP – Development Permit Area 3: Wildfire Protection
- Electoral Area B OCP – Development Permit Area 2: Wildfire Protection Area
- Electoral Area C OCP – Development Permit Area 4: Wildfire Protection
- Electoral Area D OCP – Section 7.5 Wildfire Protection Development Permit Area



Procedure for Obtaining a Development Permit

Pre-application Stage

SLRD staff should be consulted regarding SLRD objectives and wildfire protection development permit area guidelines, the application review process, and the time frame involved. Before an application is made, the following should be reviewed:

- Development permit area guidelines contained in the Official Community Plan
- Zoning regulations pertaining to the subject property

Application Requirements

An application is made by submitting all required documentation, as described in detail on the “Development Application” form, to the SLRD. These requirements may vary based on the development permit area guidelines, but generally include:

- Completed development permit application form
 - Application processing fee
 - Site plan
 - Building footprint
 - Roof plan and roofing materials
 - General location of proposed landscaping
- Submission of complete and accurate information will accelerate the development permit process.
- Location of riparian areas.

Submission of complete and accurate information will accelerate the development permit process.

Review of the Application

SLRD planning staff coordinates the review of the wildfire protection development permit application, involving other SLRD departments and in some cases, provincial agencies. The review may result in a request for additional information or modification of the proposal.

Approval Stage

Upon resolution of all staff concerns, a draft Wildfire Protection Development Permit is presented to the SLRD Director of Planning and Development for consideration and sign-off.

Issuance of Development Permit

A development permit is issued by the SLRD Director of Planning and Development. Once issued, the SLRD will file the wildfire development permit with the Land Title Office. As a result, the Wildfire Protection Development Permit is binding upon the applicant and subsequent owners.

Cost

The cost of Wildfire Protection Development Permit is regulated by Bylaw 1301, as amended.

Refund

Where an application does not proceed or has been withdrawn, a refund may be provided to the applicant as per the regulations of Bylaw 1301.

Cancellation

Applications that are inactive for a period of 1 year are deemed to be abandoned and will be closed. Any applicable refunds may be provided to the applicant as per the regulations of Bylaw 1301.

An applicant has the right to request an extension of up to one year. Any extension approved by the SLRD board, whether for a maximum one year or lesser time, is subject to a payment of 50% of the original application fee.

Reapplication

Where an application has been denied, no reapplication for a substantially similar amendment shall be considered within 6 months of the date of rejection of the previous application. Relevant fees are applicable to any new application. Where an application has been withdrawn, relevant fees are applicable to any new application.

Information, application forms and questions

Wildfire Protection Development Permit application forms and information requirements are available at the SLRD office. SLRD planning staff are available to answer questions, and to provide clarification of the wildfire protection development permit process as it applies to a specific property or application. Contact the Planning Department at: planning@slrd.bc.ca

