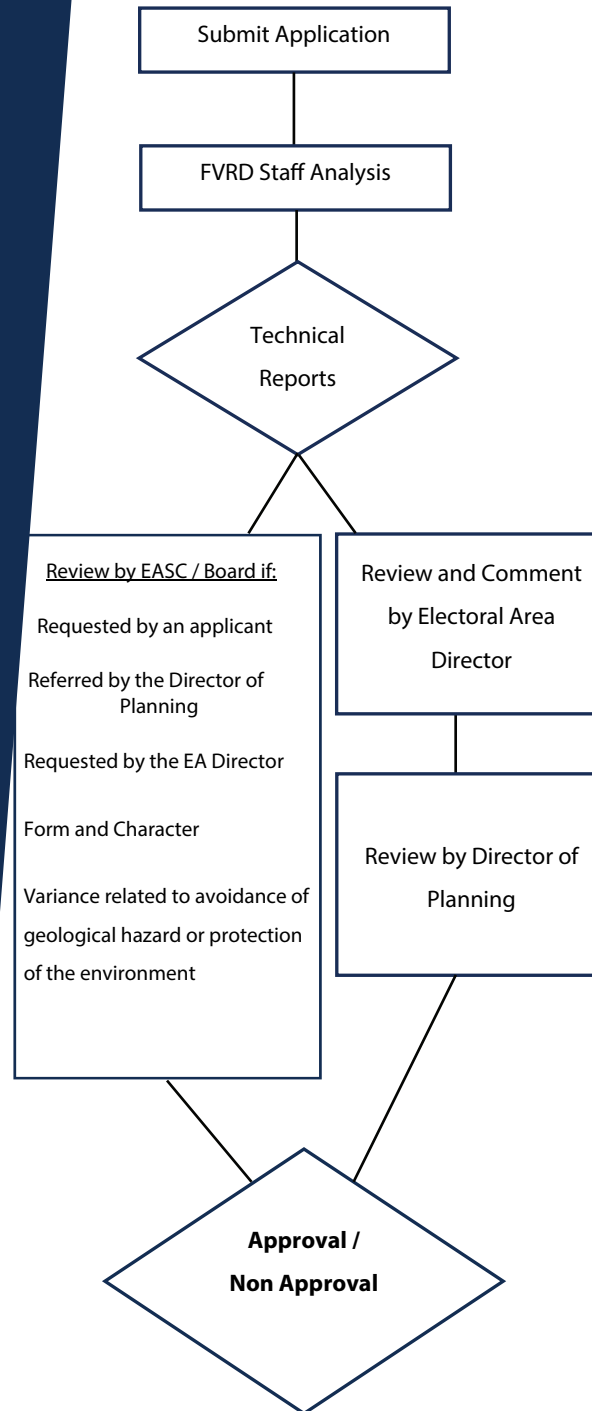


Development Permit

This is a summary of the development permit process intended to assist you in your application. While every care has been taken in the preparation of this brochure, the Fraser Valley Regional District assumes no liability for its contents. This brochure is intended as a guide only and is not a legal document. You are advised to review the applicable legislation and bylaws and conduct your own inquiries with staff and other agencies. Specific procedures, requirements, and costs for your proposal will be determined at the time of application.



Development Permit



www.fvrd.ca

Development Permit

What is a Development Permit?

A Development Permit is required before property that is within a Development Permit Area (DPA) is subdivided; buildings or structures are constructed, added to or altered; or the land is altered. Development Permit Areas are established by Official Community Plans for one or more of the following reasons:



- i) Protection of the natural environment, its ecosystems, and biological diversity;
- ii) Protection of development from hazardous conditions;
- iii) Revitalization of an area in which a commercial use is permitted;
- iv) Establishment of objectives for the form and character of intensive residential development and;
- v) Establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

Who can apply for a Development Permit?

- The property owner(s) or an authorized agent;
- Where a property is owned by a company or society, the application must be signed by a person with signing authority.

What does a Development Permit cost?

The cost is \$250.00 in a Geotechnical, Riparian or Environmental Development Permit Area.

Application Process:

Step 1: Submission of Application

Submit a completed application form, with all required attachments and fees, to the Regional District Planning Department. Forms are available at the FVRD office or online at www.fvrd.ca

Step 2: Application Review and Staff Report

- Geotechnical Report: If the property is within a DPA established for the protection of development from hazardous conditions, the applicant will be required to provide a report certified by a professional engineer, which states that the proposed development will be "safe for the use intended." It is recommended that the applicant discuss the report requirements with FVRD planning staff before engaging an engineer.
- Other Reports: In certain Development Permit Areas, other professional reports, such as sewage disposal or environmental impact assessments, may be required.



Staff will then analyze the application in accordance with applicable FVRD bylaws and regulations, and prepare a report.

Step 3: Review Process

Review by the Director of Planning: The staff report and recommendations, along with a draft permit, will be forwarded to the local Electoral Area Director for review and comment prior to consideration by the Director of Planning.

Review by the Electoral Area Services

Committee and the Regional Board: The staff report and recommendations, along with a draft permit, will be forwarded to the Electoral Area Services Committee (EASC) and the Regional Board if;

- an applicant requests that an application be considered by the Committee;
- the Director of Planning refers an application to the Committee for consideration;
- an Electoral Area Director requests that an application be considered by the Committee;
- an application relates to Form and Character;
- an application contains a variance related to the avoidance of a geological hazard or the protection of the environment.



How long does a Development Permit take?

Once a completed application is received, approvals by the Director of Planning generally take 2 - 3 weeks to process. Board / EASC approvals generally take 4 - 8 weeks.



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