

VILLAGE OF GOLD RIVER

DEVELOPMENT APPROVAL PROCEDURES BYLAW NO. 577, 1998

A bylaw to establish procedures to amend an Official Community Plan or
Zoning Bylaw, or to issue a Permit

WHEREAS the Council of the Village of Gold River has adopted an Official Community Plan and a Zoning Bylaw;

AND WHEREAS the Council has designated areas within the Village of Gold River which require Development Permits;

AND WHEREAS the Council shall, under Section 895(1) of the *Municipal Act*, by bylaw establish procedures to amend a plan, bylaw or issue a permit;

NOW THEREFORE the Council of the Village of Gold River in open meeting assembled hereby enacts as follows:

1.0 TITLE

This Bylaw may be cited for all purposes as the "Village of Gold River Development Approval Procedures Bylaw No. 577 , 1998.

2.0 SCOPE

2.1 This bylaw shall apply to amendments of:

- (a) an official community plan; and
- (b) a zoning bylaw.

2.2 Issuance of:

- (a) development variance permits; and
- (b) development permits.

3.0 APPLICATION

3.1 Applications for an amendment or a permit shall be made by the owner of the land involved or by a person authorized by the owner.

3.2 Applications for amendments or permits shall be made to the Administrator of the Village of Gold River on the applicable forms attached hereto as Schedules "A - D".

4.0 FEE

- 4.1 At the time of the application for an amendment or a permit, the applicant shall pay to the Village of Gold River an application fee in the amount as set out in Schedule "A" of the Village of Gold River Fees and Charges Bylaw No. 576 , 1998.
- 4.2 Should a re-zoning application fail to reach the Public Hearing stage, one half of the application fee shall be refunded to the applicant.

5.0 PROCESS

- 5.1 Every application shall be processed by the Clerk/Administrator of the Village of Gold River who shall present a report to Council for its consideration. The report shall:
- (a) contain a copy of the application;
 - (b) contain a copy of the proposed amendment bylaw or proposed permit and recommendations;
 - (c) confirm that the development does not contravene the "Official Community Plan";
 - (d) specify whether or not the approval of the Minister of Transportation and Highways under Section 54(2) of the *Highway Act* or Section 924(1)(2) of the *Municipal Act* is required;
 - (e) state the amount of the fee collected;
 - (f) state the proposed security to be posted by the permittee, if any; and
 - (g) additional relevant information.

6.0 AMENDMENTS

- 6.1 The Council may, upon receipt of the report under Section 5 of this bylaw, proceed with an amendment bylaw, or reject the application.

7.0 PERMITS - ISSUANCE OR REFUSAL

- 7.1 The Council may, upon receipt of the report under Section 5 of this bylaw, by resolution:
- (a) authorize the issuance of the permit;
 - (b) authorize the issuance of the proposed permit as amended by the Council in its resolution;

(c) refuse to authorize the issuance of the permit.

8.0 REFUSAL - AMENDMENTS AND PERMITS

8.1 Where an application, amendment bylaw or permit has been refused by the Council, the Administrator shall notify the applicant in writing within fifteen (15) days immediately following the date of refusal and shall give reasons for refusal.

9.0 RE-APPLICATION

9.1 Subject to Section 895(3) of the *Municipal Act*, re-application for an amendment or permit that has been refused by the Council, shall not be considered within a six (6) month period immediately following the date of refusal.

10.0 REPEAL


10.1 Village of Gold River Procedures Bylaw No. 386, 1989 and all amendments thereto is hereby repealed.

READ a first time 5th day of January , 1998.

READ a second time this 5th day of January , 1998.


READ a third time this 19th day of January , 1998.

RECONSIDERED AND FINALLY ADOPTED by the Council, signed by the Mayor and Clerk, and **SEALED** with the Corporate Seal all on this 2nd day of February , 1998.



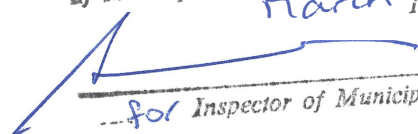
D. Rye

MAYOR



L. Plourde

CLERK

A true copy of By-law No. 577
registered in the office of the Inspector
of Municipalities this 30th day of
March 1998.


for Inspector of Municipalities

VILLAGE OF GOLD RIVER

DEVELOPMENT APPROVAL PROCEDURES BYLAW NO. 577, 1998

SCHEDULE "A"

APPLICATION FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT

I/We hereby apply for: (check where applicable)

an amendment to the text of the Village of Gold River Official Community Plan Bylaw No. 513, 1994;

a change in Land Use Designation of the property described as (legal description)

and located at _____

from _____ to _____
(current designation) (proposed designation)

The required application fee of \$ _____ and the completed Official Community Plan Amendment Information form are attached. Yes No

(Applicant's Signature)

(Date)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

(Registered Owner's Signature)

(Date)

Where the applicant is NOT the REGISTERED OWNER, the application must be signed by the registered owner or his Solicitor.

=====

For Office Use Only

Application Fee of \$ _____ Received

Receipt No. _____

(Signature of Village Official)

(Date)

OFFICIAL COMMUNITY PLAN AMENDMENT INFORMATION FORM

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE STAFF IN PREPARING A RECOMMENDATION.

This form is to be completed in full and submitted with all requested information, Official Community Plan Amendment Application, Application Fee and Certificate of State of Title or of Indefeasible Title for the subject property.

1. Applicant and Registered Owner

Applicant's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

Registered Owner's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

2. Application Fee

An Application Fee as set out in the Village of Gold River Fees and Charges Bylaw No. 576, 1998 shall be made payable to the Village of Gold River and shall accompany the application.

3. State of Title Certificate

A copy of a State of Title Certificate or a copy of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as proof of ownership.

4. Text Amendment

Describe the Proposed Text Amendment _____

5. Property to be Redesignated

- a) Legal Description: Lot _____ Block _____ Plan _____ D.L. _____ Folio _____
- b) Location: Civic Address _____
- c) Size of Property: Area _____ # of lots _____
- d) Present Designation: _____
- e) Proposed Designation: _____
- f) Description of Existing Use/Development: _____

- g) Land Use Development in Surrounding Area: _____

- h) Description of Proposed Use/Development (use additional sheet if necessary) _____

- i) Proposed Water Supply Method _____

j) Proposed Sewage Disposal Method _____

k) Anticipated Date Proposed Project will Commence _____

6. Comments in Support of Application

7. Attachments

At the time of providing the Application and Information Forms to the applicant, the Administrator shall indicate which of the following attachments are required or not required for this application. The Administrator may require additional information than what is indicated.

- a) A dimensional sketch plan drawn to a scale of _____ to _____ showing the parcel(s) or part of the parcel(s) to be redesignated and the location of existing buildings, structures and uses.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- b) A dimensioned site development plan drawn to a scale of _____ to _____ showing the proposed use, buildings, structures, highway access, landscaping, parking layout, etc.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- c) A contour map drawn to a scale of _____ to _____ with a contour interval of _____, if warranted by topographic conditions of the site.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- d) A dimensional sketch plan drawn to a scale of _____ to _____ of the proposed subdivision, where a subdivision is contemplated.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

(Applicant's Signature)

(Date)

=====

FOR OFFICE USE ONLY

All required forms and information complete and received.

(Signature of Village Official)

(Date)

VILLAGE OF GOLD RIVER

DEVELOPMENT APPROVAL PROCEDURES BYLAW NO. 577, 1998

SCHEDULE "B"

APPLICATION FOR A ZONING AMENDMENT

I/We hereby apply for: (check where applicable)

an amendment to the text of the Village of Gold River Zoning Bylaw No. 558, 1997;

the rezoning of the property described as (legal description)

and located at _____

from _____ to _____
(current designation) (proposed designation)

The required application fee of \$ _____ and the completed Zoning Amendment Information form are attached. Yes No

(Applicant's Signature)

(Date)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

(Registered Owner's Signature)

(Date)

Where the applicant is NOT the REGISTERED OWNER, the application must be signed by the registered owner or his Solicitor.

=====

For Office Use Only

Application Fee of \$ _____ Received

Receipt No. _____

(Signature of Village Official)

(Date)

ZONING AMENDMENT INFORMATION FORM

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE STAFF IN PREPARING A RECOMMENDATION.

This form is to be completed in full and submitted with all requested information, Zoning Amendment Application, Application Fee and Certificate of State of Title or of Indefeasible Title for the subject property.

1. Applicant and Registered Owner

Applicant's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

Registered Owner's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

2. Application Fee

An Application Fee as set out in the Village of Gold River Fees and Charges Bylaw No. 576, 1998 shall be made payable to the Village of Gold River and shall accompany the application.

3. State of Title Certificate

A copy of a State of Title Certificate or a copy of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as proof of ownership.

4. Text Amendment

Describe the Proposed Text Amendment _____

5. Property to be Rezoned

a) Legal Description: Lot _____ Block _____ Plan _____ D.L. _____ Folio _____

b) Location: Civic Address _____

c) Size of Property: Area _____ # of lots _____

d) Present Zoning: _____

e) Proposed Zoning: _____

f) Description of Existing Use/Development: _____

g) Land Use/Development in Surrounding Area: _____

h) Description of Proposed Use/Development (use additional sheet if necessary) _____

i) If the property is to be subdivided indicate:

Number of proposed lots _____

Proposed use of lots _____

If yes, when was it made? _____

k) Anticipated Date Proposed Project will Commence _____

[illegible]

7. Attachments

At the time of providing the Application and Information Forms to the applicant, the Administrator shall indicate which of the following attachments are required or not required for this application. The Administrator may require additional information than what is indicated.

- a) A dimensional sketch plan drawn to a scale of _____ to _____ showing the parcel(s) or part of the parcel(s) to be redesignated and the location of existing buildings, structures and uses.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- b) A dimensioned site development plan drawn to a scale of _____ to _____ showing the proposed use, buildings, structures, highway access, landscaping, parking layout, etc.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- c) A contour map drawn to a scale of _____ to _____ with a contour interval of _____, if warranted by topographic conditions of the site.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- d) A dimensional sketch plan drawn to a scale of _____ to _____ of the proposed subdivision, where a subdivision is contemplated.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

(Applicant's Signature)

(Date)

=====

FOR OFFICE USE ONLY

All required forms and information complete and received.

(Signature of Village Official)

(Date)

VILLAGE OF GOLD RIVER

DEVELOPMENT APPROVAL PROCEDURES BYLAW NO. 577, 1998

SCHEDULE "C"

APPLICATION FOR AN OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT

I/We hereby apply for: (check where applicable)

an amendment to the text of the Village of Gold River Official Community Plan Bylaw No. 513, 1994 and/or the change in the Land Use Designation;

to the text of the Village of Gold River Zoning Bylaw No. 558, 1997 and/or rezoning of the property described as (legal description):

and located at _____

from _____ to _____
(current designation/zone) (proposed designation/zone)

The required application fee of \$ _____ and the completed Official Community Plan and Zoning Amendment Information form are attached. Yes No

(Applicant's Signature)

(Date)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

(Registered Owner's Signature)

(Date)

Where the applicant is NOT the REGISTERED OWNER, the application must be signed by the registered owner or his Solicitor.

=====

For Office Use Only

Application Fee of \$ _____ Received

Receipt No. _____

(Signature of Village Official)

(Date)

OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT INFORMATION FORM

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE STAFF IN PREPARING A RECOMMENDATION.

This form is to be completed in full and submitted with all requested information, Official Community Plan and Zoning Amendment Application, Application Fee and Certificate of State of Title or of Indefeasible Title for the subject property.

1. Applicant and Registered Owner

Applicant's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

Registered Owner's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

2. Application Fee

An Application Fee as set out in the Village of Gold River Fees and Charges Bylaw No. 576, 1998 shall be made payable to the Village of Gold River and shall accompany the application.

3. State of Title Certificate

A copy of a State of Title Certificate or a copy of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as proof of ownership.

4. Text Amendment

Describe the Proposed Text Amendment _____

5. Property to be Redesignated and Rezoned

a) Legal Description: Lot _____ Block _____ Plan _____ D.L. _____ Folio _____

b) Location: Civic Address _____

c) Size of Property: Area _____ # of lots _____

d) Present Designation: _____

Present Zoning: _____

e) Proposed Designation: _____

Proposed Zoning: _____

f) Description of Existing Use/Development: _____

g) Land Use/Development in Surrounding Area: _____

h) Description of Proposed Use/Development (use additional sheet if necessary) _____

i) If the property is to be subdivided indicate:

Number of proposed lots _____

Size of proposed lots _____

Proposed use of lots _____

j) Anticipated Date Proposed Project will Commence _____

6. Comments in Support of Application

7. Attachments

At the time of providing the Application and Information Forms to the applicant, the Administrator shall indicate which of the following attachments are required or not required for this application. The Administrator may require additional information than what is indicated.

- a) A dimensional sketch plan drawn to a scale of _____ to _____ showing the parcel(s) or part of the parcel(s) to be redesignated and the location of existing buildings, structures and uses.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- b) A dimensioned site development plan drawn to a scale of _____ to _____ showing the proposed use, buildings, structures, highway access, landscaping, parking layout, etc.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- c) A contour map drawn to a scale of _____ to _____ with a contour interval of _____, if warranted by topographic conditions of the site.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- d) A dimensional sketch plan drawn to a scale of _____ to _____ of the proposed subdivision, where a subdivision is contemplated.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

(Applicant's Signature)

(Date)

=====

FOR OFFICE USE ONLY

All required forms and information complete and received.

(Signature of Village Official)

(Date)

VILLAGE OF GOLD RIVER
DEVELOPMENT APPROVAL PROCEDURES BYLAW NO. 577, 1998

SCHEDULE "D"

APPLICATION FOR A PERMIT

I/We hereby make application under the provisions of Sections 920 and/or 922 of the *Municipal Act* for a :

Development Permit

Development Variance Permit

to permit the proposed development as described in the attached form upon (legal description of property):

The required application fee of \$ _____ and the completed Permit Information form are attached.
Yes No

(Applicant's Signature)

(Date)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

(Registered Owner's Signature)

(Date)

Where the applicant is NOT the REGISTERED OWNER, the application must be signed by the registered owner or his Solicitor.

=====

For Office Use Only

Application Fee of \$ _____ Received

Receipt No. _____

(Signature of Village Official)

(Date)

PERMIT INFORMATION FORM

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE STAFF IN PREPARING A RECOMMENDATION.

This form is to be completed in full and submitted with all requested information, Permit Application, Application Fee and Certificate of State of Title or of Indefeasible Title for the subject property.

1. Applicant and Registered Owner

Applicant's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

Registered Owner's Name _____

Address _____

Telephone _____ (b) _____ (h) _____ (fax)

2. Application Fee

An Application Fee as set out in the Village of Gold River Fees and Charges Bylaw No. 576, 1998 shall be made payable to the Village of Gold River and shall accompany the application.

3. State of Title Certificate

A copy of a State of Title Certificate or a copy of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as proof of ownership.

4. Subject Property and Development

a) Legal Description: Lot _____ Block _____ Plan _____ D.L. _____ Folio _____

b) Location: Civic Address _____

c) Present Zoning: _____

d) Is the property within a Development Permit Area? Yes No

e) Description of Existing Use/Development: _____

f) Description of Proposed Use/Development (use additional sheet if necessary) _____

g) Building Permit Required Yes No

h) Building Permit Applied For Yes No

i) Contravenes the Official Community Plan Yes No

j) Proposed variation and/or supplementation to existing regulations. Please indicate which existing regulations are to be varied, i.e. Zoning Bylaw, Official Community Plan Bylaw, Subdivision Control Bylaw, Sign Bylaw, etc. (use additional sheets if required)

5. Comments in Support of the Application

6. Attachments

At the time of providing the Application and Information Forms to the applicant, the Administrator shall indicate which of the following attachments are required or not required for this application. The Administrator may require additional information than what is indicated.

- a) A dimensional sketch plan drawn to a scale of _____ to _____ showing the parcel(s) or part of the parcel(s) to be redesignated and the location of existing buildings, structures and uses.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- b) A dimensioned site development plan drawn to a scale of _____ to _____ showing the proposed use, buildings, structures, highway access, landscaping, parking layout, etc.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- c) A contour map drawn to a scale of _____ to _____ with a contour interval of _____, if warranted by topographic conditions of the site.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- d) A dimensional sketch plan drawn to a scale of _____ to _____ of the proposed subdivision, where a subdivision is contemplated.

| | | |
|----------|-----|----|
| REQUIRED | Yes | No |
|----------|-----|----|

- e) Technical information or reports and other information required to assist in the preparation of the Permit, listed below:

(Applicant's Signature)

(Date)

=====

FOR OFFICE USE ONLY

All required forms and information complete and received.

(Signature of Village Official)

(Date)