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;
 - 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 M dicipalities this 30th day of
Darch 19 98.

Fol Inspector of Municipalities

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;	0		,
a change in Land Use Designation	gnation of th	e property described as (legal description)	
and located at			
from	to		
from(current designation)	(propo	sed designation)	
The required application fee of \$ _ Information form are attached.	Yes	_ and the completed Official Community No	Plan Amendment
(Applicant's Signature)		(Date)	
THIS APPLICATION IS MADE	WITH MY F	FULL KNOWLEDGE AND CONSENT	
(Registered Owner's Signature)		(Date)	
Where the applicant is NOT the Riowner or his Solicitor.	EGISTEREI	OWNER, the application must be signed	by the registered
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.

Applicant and Reg	istered Owner			
Applicant's Name				
Address				
Telephone	(b)	(h)	(fax)	
Registered Owner'	s Name		Ψ.	_
Address				
Telephone	(b)	(h)	(fax)	
Application Fee				
* *	e as set out in the Village ble to the Village of Gol		nd Charges Bylaw No. 576, 19 mpany the application.	98
State of Title Certi	<u>ficate</u>			
* *		* *	e, dated no more than thirty (3 opplication as proof of ownersh	
Text Amendment				
Describe the Propo	sed Text Amendment _			
S.				

5.	Prope	rty 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 Designatio	n:	
	f)	Description of Existi	ng Use/Development:	
				ž -
	g)	Land Use Developm	ent in Surrounding Area:	
	h)	Description of Propo	sed Use/Development (use additional sh	eet if necessary)
		8		
	i)	Proposed Water Sup	ply Method	
				*

j)	Proposed Sewage Disposal Method
k)	Anticipated Date Proposed Project will Commence
Com	ments in Support of Application
	·
-	

7.	Attacl	hments			
	Admi	nistrator shall indica	te which of the f	nd Information Forms to the applicant, the ollowing attachments are required or not required fequire additional information than what is indicated	
	a)			o a scale of to showing the parcel(sted and the location of existing buildings, structure	
		REQUIRED	Yes	No	
	b)			an drawn to a scale of to showing highway access, landscaping, parking layout, etc.	the
		REQUIRED	Yes	No	
	c)	A contour map dra warranted by topo		to with a contour interval of ns of the site.	, if
		REQUIRED	Yes	No	
	d)	A dimensional ske subdivision, where		o a scale of to of the proposed contemplated.	
		REQUIRED	Yes	No	
(Appl	icant's	Signature)		(Date)	
FOR	==== OFFIC	E USE ONLY	========	=======================================	====
All re	quired	forms and information	on complete and	received.	
(Sign	ature of	Village Official)		(Date)	

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 (current designation) to (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.

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.

Applicant's Name _			
Address			
Telephone	(b)	(h)	(fax)
Registered Owner's	Name		
Address			
Telephone	(b)	(h)	(fax)
Application Fee			
and the second of the second o	[HONOR OF THE WATER OF THE HONE OF THE PARTY OF THE PART	e of Gold River Fees and d River and shall accon	d Charges Bylaw No. 576, 19
State of Title Certifi	cate		
A copy of a State of			e, dated no more than thirty (plication as proof of ownersh
A CONTRACTOR CONTRACTO			
days prior to submis	ed Text Amendment _		
days prior to submis Text Amendment Describe the Propos			

5.	Prope	rty 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 Existi	ng Use/Development:	
		S		
	g)	Land Use/Developm	ent in Surrounding Area:	
		<u> </u>		
	h)	Description of Propo	sed Use/Development (use additional sheet if necessary)
				х
		44		
	i)	If the property is to b	e subdivided indicate:	
		Number of proposed	lots	

	Size of proposed lots	
j)	Proposed use of lots Has there been a rezoning application for this property previously? Yes	No
	If yes, when was it made?	
	Council's Decision	
k)	Anticipated Date Proposed Project will Commence	
Comr	ments in Support of Application	
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	2	
	£	
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3.		

7. <u>Atta</u>	chments					
Adm	ninistrator shall indic	ate which of the fol	lowing attachm	orms to the applicant, the nents are required for 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 an uses.					
	REQUIRED	Yes	No			
b)		[1] [1] [2] [2] [3] [3] [4] [4] [4] [4] [4] [4] [4] [4] [4] [4		ale of to showing the landscaping, parking layout, etc.		
	REQUIRED	Yes	No			
c)		awn to a scale of _ ographic conditions		with a contour interval of, if		
	REQUIRED	Yes	No			
d)		etch plan drawn to e a subdivision is c		to of the proposed		
	REQUIRED	Yes	No			
(Applicant's	s Signature)			(Date)		
FOR OFFIC	E USE ONLY					
All required	forms and informat	ion complete and re	ceived.			
(Signature c	of Village Official)			(Date)		

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)

owner or his Solicitor.

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;

For Of	fice Use Only			
Applic	eation Fee of \$	Received	Receipt No	_
	ture of Village Official) FFICIAL COMMUNITY	PLAN AND ZONING	(Date) AMENDMENT INFOR	EMATION FORM
	NFORMATION REQUES' ICATION AND ASSIST T		1.5	
Plan a	orm is to be completed in fund Zoning Amendment Appasible Title for the subject p	plication, Application Fed		
1.	Applicant and Registered	Owner		
	Applicant's Name			
	Address			
	Telephone	(b)	(h)	_ (fax)
	Registered Owner's Name	ė		
	Address			
	Telephone	(b)	(h)	_ (fax)
2.	Application Fee			
	An Application Fee as set shall be made payable to t			
3.	State of Title Certificate			
	A copy of a State of Title days prior to submission of			
4.	Text Amendment			
	Describe the Proposed Te	xt Amendment		

Prop	erty to be Redesignated	and Rezor	<u>ned</u>			
a)	Legal Description:	Lot	Block	Plan	D.L	Folio
b)	Location:	Civic Ad	dress			
c)	Size of Property:	Area		32	# of lots	
d)	Present Designation:					
	Present Zoning:					
e)	Proposed Designation	n:				
	Proposed Zoning:	7				
f)	Description of Existing	ng Use/De	evelopment:			
	·					
	-			$g_0 \approx H$		
g)	Land Use/Developme	ent in Surr	ounding Area:	i	•	
h)	Description of Propo	osed Use/D	evelonment (ı	ise additional s	sheet if neces	sarv)

* \	
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
Com	ments in Support of Application
	fi

Attac	hments				
Admi	nistrator shall indic	ate which of the fo	llowing attachments	s to the applicant, the are required for rmation 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 proposed use, buildings, structures, highway					
	REQUIRED	Yes	No		
c)	A contour map dr warranted by topo			h a contour interval of, if	
	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		

FOR OFFICE USE ONLY

All required forms and information complete and received.

(Signature of Village Official)	(Date)
VILLA	AGE OF GOLD RIVER
DEVELOPMENT APPROV	VAL PROCEDURES BYLAW NO. 577, 1998
8	SCHEDULE "D"
APPLIC	CATION FOR A PERMIT
I/We hereby make application under the pro	visions of Sections 920 and/or 922 of the Municipal Act for a:
Development Permit	
Development Variance Permit	
to permit the proposed development as desc	ribed in the attached form upon (legal description of property):
The required application fee of \$ Yes No	and the completed Permit Information form are attached.
(Applicant's Signature)	(Date)
THIS APPLICATION IS MADE WITH M	Y FULL KNOWLEDGE AND CONSENT
(Registered Owner's Signature)	(Date)
Where the applicant is NOT the REGISTER owner or his Solicitor.	RED OWNER, the application must be signed by the registered
For Office Use Only	

Receipt No. _____

Application Fee of \$ _____ Received

(Signa	ture of \	Village Official)	_	(Da	nte)		
		<u>P</u>	ERMIT INF	ORMATION	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.	Applic	ant and Registered Ov	vner				
	Applic	ant's Name					
	Addres	SS					
	Teleph	one	_ (b)	(h)	(fax)	
	Registe	ered Owner's Name _					
	Addres	SS					
	Teleph	one	_ (b)	(h		(fax)	
2.	Applic	ation 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 o	f Title Certificate					
		of a State of Title Cerior to submission of t					
4.	Subjec	t Property and Develo	pment				
	a)	Legal Description:	Lot	Block	_ Plan	D.L	Folio

Civic Address

b)

Location:

c)	Present Zoning:			
d)	Is the property within a Development Permit Area	? Yes	No	
e)	Description of Existing Use/Development:			
			2	
f)	Description of Proposed Use/Development (use ad	ditional sheet is	f 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)			
Comr	ments in Support of the Application			

5.

Attac	<u>chments</u>				
Adm	inistrator shall indic	ate which of the f	d Information Forms to the app ollowing attachments are requir quire additional information the	ed or not required for	
a)		957.0	a scale of to steed and the location of existing	1977 177 177 177 177 177 177 177 177 177	
	REQUIRED	Yes	No		
b)			an drawn to a scale of t highway access, landscaping, p	10 40	
	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 inform of the Permit, list		d other information required to	assist in the preparation	
	G				
	10				
olicant's	Signature)		(Date)		
			=======================================		
OFFIC	E USE ONLY				

All required forms and information complete and received	1.	
(Signature of Village Official)	(Date)	