



Application Processing Time

Total Estimated Time following submission of complete application

Application submitted to Development Services Department.

Technical review by Municipal staff. Comments given to applicant's designer.

Planning report prepared for Municipal Council by Development Services.

Application considered at Municipal Council meeting and either granted or denied.

Development Permit forwarded to Ministry of Transportation for approval (if applicable).

Landscape security provided and any other conditions satisfied by applicant.

Permit issued by Municipal Staff and notice filed at Land Title Office in Kamloops.

week 1 - 8

week 8 - 12

week 12-16

Building Permit application can now be made.



Any person being the owner of land within a designated Development Permit Area, or having the written permission of the owner, may apply for a Development Permit.



Within areas designated as Development Permit Areas in the District of Summerland's Official Community Plan:

- a) land within the area shall not be subdivided, nor shall
- b) construction of, addition to, or alteration of a building or structure be commenced; unless the owner first obtains a Development Permit.

Development Permits may:

- * vary or supplement the zoning, subdivision and development, or sign bylaws
- * include requirements and conditions or set standards that regulate the general character of the development, and
- * impose conditions respecting the sequence and timing of construction.

Development Permits may not vary the use or density of the land or a floodplain specification.

All applications are made to the Development Services Department on the prescribed forms and must include the required information. Applications are processed by this department, and may be referred to other Municipal departments, Provincial Ministries and outside agencies, as necessary.

Development Permits are granted by a resolution of Municipal Council although some minor permits may be issued by staff. The approval of the Ministry of Transportation and Highways

Application Fees

for developments where proposed works are valued at \$2500 - \$50

for developments where proposed works are valued at greater than \$2500 and less than \$50,000 - \$250

for developments in excess of \$50,000 in value - \$500

Development Permits

Development Permits



A GUIDE TO DEVELOPING IN
THE DISTRICT OF
Summerland
 BRITISH COLUMBIA, CANADA

Procedure for *Development Permits*

Application forms are available at the Development Services Department, Municipal Office



The District of Summerland has 5 Development Permit Areas referred to in the Official Community Plan.

TOWN CENTER DEVELOPMENT PERMIT AREA

This area creates the style and provides character to the downtown core.

TROUT CREEK DEVELOPMENT PERMIT AREA

This area ensures commercial development at the southern gateway to Summerland compliments Trout Creek's agricultural and residential character.

LOWER TOWN DEVELOPMENT PERMIT AREA

This area recognizes the uniqueness of Lower Town being a tourist center located on the shores of Okanagan Lake and below the majestic silt bluffs.

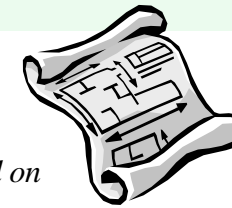
MULTI-FAMILY DEVELOPMENT PERMIT AREA

This area ensures that new higher density developments are compatible with their surroundings and provide appropriate landscaping.

HIGH HAZARD DEVELOPMENT PERMIT AREA

This area requires the advice of Engineers experienced in soil stability to recommend how developments can be constructed safely.

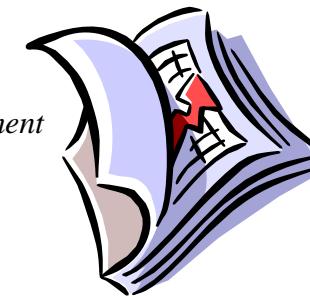
1 Submit application to the Development Services Department, including all information described on the application form and the applicable fee.



2 The application receives a Technical Review by District staff who consider:

- *Bylaw compliance
- *road widening
- *servicing
- *building design
- *Summerland Theme
- *soil stability
- *form and character
- *landscaping

3 A report is prepared by the Director of Development Services for submission to Municipal Council.



4 If the application involves a commercial or industrial development exceeding 4500m² in floor area, the permit must be approved by the Ministry of Transportation.

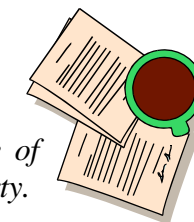


5 Municipal Council considers the application and the Permit is either issued or denied by resolution. Approval is normally subject to conditions including the provision of securities for landscaping and paving in the amount of 125% of the costs.



6 The applicant provides the landscape security and satisfies any other conditions as required. Security may be an Irrevocable Letter of Credit.

7 The permit is issued by staff and a notice of permit is registered on the title of the property.



8 The applicant can now apply for a building permit or subdivision.

9 The development is completed and the landscape security is released.

