



Development

Application Procedures

December 2018

A Guide to **Flooding & Debris Flow Potential** **Development Permits** in Electoral Area F of the CSR

What is a Development Permit?

A Development Permit (DP) sets forth conditions under which development may take place. Once issued, it becomes binding on the existing and future owners of the property. A DP is not a Building Permit (BP). A BP must be obtained prior to any construction in areas that have building inspection service.

A Flooding & Debris Flow Potential DP is considered a Technical DP, which is a type of DP that the CSR Board has delegated to the Development Services Manager to approve and issue.

Hazardous Lands (Flooding & Debris Flow Potential) Regulations

Official Community Plans (OCP's) may contain general land use policy statements and maps respecting restrictions on the use of land that is subject to hazardous conditions, such as flooding and debris flows. OCP's may also be used to designate Development Permit Areas (DPA's) where measures are required to reduce the risk to public safety and protect future developments from specific natural hazards.

DP's specify and enable enforcement of measures and requirements for new development in designated areas to protect against hazards. DP's may be used to specify areas of land which may be subject to debris flows or other natural hazards, and which should not be developed except in accordance with the conditions contained in the development permit.

The CSR discourages development in known flood and debris flow susceptible lands. However, where such lands may be required for development, an appropriately qualified professional engineer must certify that the "land may be used safely for the use intended".

Section 219 Covenants of the Land Title Act (LTA) may be used by local governments when an applicant or agent is required to register a covenant against the title of the property to establish conditions under which the "land may be used safely for the use intended" and/or to provide a waiver of liability in favour of a local government and/or the province for any potential damages due to the natural hazard.

When do I need to submit an Application?

Flooding and debris flow areas are designated as a Hazardous Lands Development Permit Area (DPA) 1 (Flooding & Debris Flow Potential) in the [Electoral Area 'F' Official Community Plan Bylaw No. 830](#). Currently, the other Electoral Areas of the CSR do not have a designated Hazardous Lands DPA 1 (Flooding & Debris Flow Potential) within their OCP's. A DP is required when a property to be developed is situated within a DPA. Where such a designation exists, a DP must be obtained prior to a BP, prior to subdivision approval, or prior to any alteration on site. Please check with Development Services (DS) staff prior to development in a flooding or debris flow area to confirm whether you require a DP or if new bylaws have been adopted for your area.

View the Flood Hazard Mapping on the CSRD website to check if your property is in a Flood Hazard area (<http://web.csr.bc.ca/maps/?viewer=public>).

Procedure for obtaining a Hazardous Lands (Flooding & Debris Flow Potential) Development Permit

1. An application is made by submitting all required plans and documentation, as described in detail in the Development Application Checklist, to the CSRD office.

Required for the Hazardous Lands 1 (Flooding & Debris Flow Potential) DP Application:

- Current Certificate of Title or Title Search (dated within the last 30 days)
 - All documents listed on title (e.g. covenants and easements)
 - Completed Application Form and Assessments
 - Professional report (prepared by a qualified professional registered with the APEGBC with experience in geotechnical/hyrotechnical engineering)
 - Site plan (Preferably in metric. Sample site plan shown in Development Application Package)
2. DS staff reviews the application and refers it to various agencies as necessary for input.
3. DS staff prepares a staff report, taking into consideration the professional report, any input received from referral agencies, the Development Permit guidelines of the Official Community Plan and the regulations of the applicable Zoning Bylaw.
4. The Manager of Development Services will make a decision regarding the application:
- If the Development Permit is ISSUED, the applicant is notified of the decision and the DP is forwarded to Land Titles Office (LTO) for registration.
 - A letter enclosing the signed Development Permit as registered at LTO is sent to the applicant.

- The development can proceed following notice of registration of the DP on title. **Please note:** The approval may require that certain conditions be met prior to issuance of the Permit (e.g. to register a Section 219 covenant).
- If the Development Permit is NOT ISSUED, a letter is sent to the applicant advising of the decision to deny issuance of the DP. The file is closed.

Timing

The Technical Development Permit application process normally takes approximately **one to two months** to complete. The time frame, however, depends upon the complexity of the application, the current workload of DS staff, and the relation of the proposal to broader planning issues which may require resolution and the need for additional information from the applicant during the process.

Information

Please direct any further inquiries to:

Columbia Shuswap Regional District
Development Services Department
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Salmon Arm, BC V1E 4P1

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*These are simple guidelines to assist applicants with the process and do not address all potential requirements. Please address questions to the Development Services Department.