

DEVELOPMENT APPLICATION FORM

OFFICE USE ONLY		PAYMENT STAMP
PERMIT #:		
APPLICATION FEE:		STAFF INITIALS:

**Applicants are advised to consult with Development Services staff before submitting an application.
Note that only complete applications will be accepted.**

APPLICATION TYPE Check appropriate box(es)

- | | |
|--|---|
| <input type="checkbox"/> Development Permit (Major > 50 m ²) | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Permit (Minor < 50 m ²) | <input type="checkbox"/> Official Community Plan Bylaw Amendment* |
| <input type="checkbox"/> Development Permit (Laneway House) | <input type="checkbox"/> Zoning/Land Use Bylaw Amendment* |
| <input type="checkbox"/> Development Variance Permit | <input type="checkbox"/> Liquor Licence* |
| <input type="checkbox"/> Board of Variance | <input type="checkbox"/> Cannabis Licence* |
| <input type="checkbox"/> Temporary Commercial or Industrial Use Permit* | <input type="checkbox"/> Road Closure |
| <input type="checkbox"/> Heritage Alteration Permit | <input type="checkbox"/> Removal of Charges/Notices on Title |

* See Sign Notification requirements, Schedule 1 to the *Land Development Applications Procedures Bylaw*

PROPERTY INFORMATION

Site Address:

Legal Description of Property(s):

PID(s):

BC Assessment Roll No.: 219

Proposed Number of Lots/Strata Units:

Current Zoning:

Current OCP Designation:

Proposed Zoning:

Proposed OCP Designation:

Water Course or Body:

Size of Property(s):

DESCRIPTION OF EXISTING LAND USE:

DESCRIPTION OF PROPOSED DEVELOPMENT / USE / BYLAW:

DEVELOPMENT APPLICATION FORM

The undersigned hereby makes an application under the provision of the bylaws of the City of Nelson according to the following specifications and accompanying documentation:

APPLICANT		
APPLICANT IS THE:	<input type="checkbox"/> Owner <input type="checkbox"/> Designer/Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other Authorized Agent of the Owner	
NAME:	BUSINESS NAME:	
E-MAIL:	PHONE:	PHONE (ALTERNATE) :
MAILING ADDRESS:	POSTAL CODE:	
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT AND/OR BUSINESS OWNER)		
NAME/ COMPANY:	PHONE:	E-MAIL:
<p style="color: red;">If the applicant is not the registered owner, the owner must complete the "Owners Representative Form". See: www.nelson.ca/applications</p>		

SIGNATURES

A Permit is issued after review of the proposal. No work shall begin until a Permit is approved.

I declare that the information submitted in support of this application is, to the best of my knowledge, true and correct and that I will submit further information deemed necessary by the City for processing this application.

I acknowledge that all fees paid in connection with this permit are non-refundable, except as noted in the City of Nelson Fees and Charges Bylaw.

IN CONSIDERATION OF THIS PERMIT being issued, I release and indemnify the City of Nelson, its Council members, officers, employees, and agents from and against all liability, claims and other expenses of any kind which I, or any other person, may have in connection with anything said or done, the granting of this permit or any action taken or not taken, by the City of Nelson and I agree that the City of Nelson owes me no duty of care in respect of these matters.

Dated this _____ Day of _____ 20 _____

APPLICANT'S SIGNATURE _____

DEVELOPMENT APPLICATION - SUBMISSION CHECKLIST

DEVELOPMENT APPLICATION TYPE	REQUIRED ATTACHMENTS*
Official Community Plan Amendment	A, B, C, F, I, J, L
Zoning/Land Use Bylaw Amendment	A, B, C, D, E, F, G, I, J, L
Development Permit (Major)	A, B, C, D, E, F, G, H, J, K, L
Development Permit (Minor/Laneway House)	A, B, C, D*, E, F, G, J, K, L
Development Variance Permit	A, B, C, D, E, F, G, J, L
Development Permit for a Mural	B, C, J, K,
Temporary Commercial or Industrial Permit	A, B, C, D, E, F, G, H, I, J, L
Board of Variance	A, B, C, D, E, F, G, J
Liquor Licensing	A, B, C, E, F, G, I, J
Cannabis Licensing	A, B, C, E, F, G, I, J, M
Road Closure	C, E, F, G, J
Subdivision	A, B, C, D, E, F, J, L

* Required attachments as described in the Development Application Attachment Information Table that forms part of this application form.

DEVELOPMENT APPLICATION FORM

Attachment Information 1/2

ATTACHMENT		DETAILS
A	<input type="checkbox"/>	STATE OF TITLE CERTIFICATE and
	<input type="checkbox"/>	COPIES OF ALL NON-FINANCIAL CHARGES
<p>A copy of the title search, issued not more than 30 days prior to the application date, for any parcel of land subject to the application and a copy of all non-financial charges (i.e. restrictive covenants, easements and right-of-ways, etc.) registered on the subject property(s). The title search and the related documents can be obtained at myLTSA.com or through a notary, lawyer or search company.</p>		
B	<input type="checkbox"/>	AGENT AUTHORIZATION
<p>Written consent of all property owners, with one or more owners appointing an applicant to act as agent for all purposes associated with the application. Use the Owners Representative Form for applicants who are not registered owner of the property.</p>		
C	<input type="checkbox"/>	APPLICATION FEE
<p>An application fee as set out in any applicable City of Nelson Fees and Charges Bylaw shall accompany the application.</p>		
D	<input type="checkbox"/>	PROVINCIAL SITE PROFILE
<p>As per current Contaminated Sites Legislation. * For Minor Development Permits contact Staff for requirement.</p>		
E	<input type="checkbox"/>	SITE PLAN
<p>Site plan of the proposed development drawn to scale and showing dimensions. The site plan must include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The civic address and full legal description of the property <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Existing or required rights-of-way or easements; the name and extent of roads and lanes adjacent to the property, showing the traveled portion of the roads and lanes scaled from the property line to the edge of pavement; <input type="checkbox"/> Location and dimensions (including setbacks) of existing and proposed buildings and structures on the site (a recent survey plan is preferable) <input type="checkbox"/> Location of existing wells or other water sources on property <input type="checkbox"/> Location of any existing or proposed septic fields <input type="checkbox"/> Location of any watercourses, steep banks or slopes on or adjacent to the property <input type="checkbox"/> Location of any existing community services of sanitary sewer, water, storm drainage and rights-of-way on the site or adjacent to the site <input type="checkbox"/> Location of ditches, fire hydrants, fire department connections, gas lines, kiosks, hydro and telecommunications poles <p>Submission must include one small scale letter sized copy of the proposed site plan and one pdf file of the proposed development</p> <p>NOTE: If the application is for a variance to an existing structure a survey prepared by a BCLS is required to accompany the Site Plan in order to confirm the accuracy of the dimensions shown.</p>		

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Attachment Information 2/2

F	<input type="checkbox"/>	PROPOSAL SUMMARY	<p>An outline of the type of development or land use proposed including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the number of units, lots and/or gross floor area if applicable <input type="checkbox"/> Explanation of compliance with current zoning and proposed deviation or change, if applicable <input type="checkbox"/> Explanation of community/neighbourhood benefit and impact of proposal <input type="checkbox"/> For laneway houses, explanation of compliance with all laneway house design guidelines (see, especially, section “B” of the guidelines)
G	<input type="checkbox"/>	DEVELOPMENT PLANS	<ul style="list-style-type: none"> <input type="checkbox"/> Detailed drawings of the proposed development, including building sections, elevations and floor plans proposed for the site. Development Permit applications must include information regarding building form and character (i.e. exterior finish) <input type="checkbox"/> A project summary sheet that includes: lot area, density and number of dwelling units, lot coverage, height, setbacks, off-street parking (required and actual), off-street loading (required and actual) and other relevant data and zoning analysis. <input type="checkbox"/> Location and width of existing or proposed access(es) to the property, driveways, maneuvering aisles and parking layout
H	<input type="checkbox"/>	LANDSCAPE PLAN	<ul style="list-style-type: none"> <input type="checkbox"/> Site plan draw to scale and showing dimensions, including any existing or proposed screening, landscaping and fencing <input type="checkbox"/> Cost estimate prepared by a Landscape Architect or other persons approved by Development Services and Sustainability including a breakdown of plant cost, site preparation, material and labour costs
I	<input type="checkbox"/>	NOTICE OF DEVELOPMENT SIGN	In accordance with the specifications outlined in Schedule 1 of the Land Development Applications Procedures Bylaw 3243, 2012.
J	<input type="checkbox"/>	ADDITIONAL INFORMATION THAT MAY BE REQUIRED	<ul style="list-style-type: none"> <input type="checkbox"/> Contour plan showing land contours before and after lot grading for the subject property and the adjacent properties <input type="checkbox"/> Geotechnical analysis <input type="checkbox"/> Survey certificate to identify the location of existing buildings/structures or watercourses, top of banks of other physical features <input type="checkbox"/> Location of existing or proposed refuse enclosures, refuse and recycling bins <input type="checkbox"/> Architectural rendering drawing which depicts the design, finish and colour of proposed buildings, landscaping detail and signage location. Renderings must not be embellished with unrelated details such as vehicles, wildlife, mountain, etc.
K	<input type="checkbox"/>	DEVELOPMENT PERMITS FOR FORM & CHARACTER	<ul style="list-style-type: none"> <input type="checkbox"/> Colour renderings of proposed facades, including proposed signage locations, awnings etc. <input type="checkbox"/> Colour Photographs <input type="checkbox"/> Description of construction materials for the design of the development
L	<input type="checkbox"/>	SUSTAINABILITY	It is highly encouraged that a Sustainability Checklist be completed.
M	<input type="checkbox"/>	CANNABIS	Documentation as per Schedule 9, <i>Land Development Applications Procedures Bylaw</i>