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## DEVELOPMENT PERMITS Development Services Guide

*\*An application is a process of evaluation and does not automatically ensure approval of your proposal\**

### What is a Development Permit (DP)?

A DP can be required for the regulation of quality development in special situations. These situations can pertain to siting, form, exterior design, finish of buildings, aquatic and sensitive habitat and geotechnical hazards.

The following is a list of development permits in each Official Community Plan in the Cariboo Regional District which can be found on our website under the Planning section:

#### *GREEN LAKE AND AREA OFFICIAL COMMUNITY PLAN*

- 20.1 Riparian Development Permit Area
- 20.2 Environmentally Sensitive Development Permit Area
- 20.3 Hazardous Lands Development Permit Areas

#### *INTERLAKES AREA OFFICIAL COMMUNITY PLAN*

- 10.0 Development Permit Area No. 1 – Form and character of Commercial and Industrial land development*
- 10.0 Development Permit Area No. 2 – Aquatic Habitat Ecosystem Protection

#### *LAC LA HACHE AREA OFFICIAL COMMUNITY PLAN*

- 4.3(a) Development Permit Area No. 1: “Lac La Hache Highway #97 Corridor”*

#### *SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN*

- 4.2 Development Permit Area No. 1: “Highway #97 Corridor”*
- 4.3 Development Permit Area No. No.2: “Highway #24 – Lone Butte Core”*

#### *150 MILE HOUSE AREA OFFICIAL COMMUNITY PLAN*

- 3.4 Aquatic Habitat Development Permit Area
- 6.4 Multi-family Development Permit Area*
- 7.4 Highway 97 Development Permit Area*

**ORANGE** = CRD BOARD CONSIDERATION REQUIRED – SEE LAST PAGE

## *WILLIAMS LAKE FRINGE AREA OFFICIAL COMMUNITY PLAN*

- 4.4 Aquatic Habitat Development Permit Area
- 4.5 Environmentally Sensitive Development Permit Area
- 4.6 Geotechnical Hazards Development Permit Area
- 7.4 Multi-family Development Permit Area*
- 8.4 Commercial/Industrial Development Permit Area*

## *QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN*

- 3.5 Aquatic Habitat Development Permit Area
- 3.6 Environmentally Sensitive Development Permit Area
- 3.7 Geotechnical Hazards Development Permit Area
- 5.4 Multi-Family Development Permit Area*
- 6.4 Highway 97 Corridor Development Permit Area*
- 7.4 Industrial Development Permit Area*

## *CRD NORTH CARIBOO AREA RURAL LAND USE BYLAW NO. 3505, 1999*

- 3.12 Kersley Aquifer Development Permit Area

### **Who can apply for DP?**

A property owner or agent having written authorization from the property owner may submit an application.

### **Where is an application obtained and submitted?**

An application package can be obtained from Planning Services, the CRD website at [cariboord.ca](http://cariboord.ca), and must be submitted to the CRD along with all applicable fees and information for processing.

### **How long will an application take?**

Development Permit applications regarding form and character (marked in orange italics above) must be considered by the CRD Board and take approximately 4 months to complete.

Development Permit applications regarding aquatic habitat, environmentally sensitive areas and geotechnical hazards may be considered by the delegated decision maker and take approximately 5 weeks. There are specific guidance documents for common DP applications.

Please note that processing times may vary by application completeness, accuracy and compliance with other referral agency or regulatory requirements.

**The two different types of Development Permits' processes are explained in more detail on the following page.**

### **Please Note:**

Your application will be processed in accordance with Cariboo Regional District Development Procedures, Guidelines & Fees Bylaw which includes a detailed fee and fee refund schedule.

## What happens to your application?

### Application Process:

**Pre-Application Meeting:**  
You are encouraged to meet with Planning Services staff in advance of submitting your application to discuss the feasibility of your proposal and to review what applications may be required.

**Submit Application:**  
Complete and submit the DP Application Form including required documents, plans and all applicable fees to the CRD. **Most applications will require a report from a Qualified Registered Professional.**

**CRD Board** (listed in orange above)

**Delegated Decision**

**Planning Review and Referral:**  
Planning Services will review your application and then refer your DP application to the Advisory Planning Commission (APC) for your area and applicable government and non-government agencies.

**Planning Review:**  
Planning Services will review your application and prepare a report for the delegated decision maker.

**Board Resolution:**  
Your application will be considered by the CRD Board of Directors at a regularly scheduled Board meeting. The CRD Board of Directors may:

- Approve your application;
- Require additional information or specify conditions which must be met prior to approving your application; or
- Refuse your application.

**Delegated Decision:**  
Your application will be considered by the delegated decision maker, who may:

- Approve your application;
- Require additional information or specify conditions which must be met prior to approving your application; or
- Refuse your application.

Note: if you do not agree with the decision of the delegated decision maker you have 30 days to apply for reconsideration by the Cariboo Regional District Board as per Bylaw No. 4852, 2013.

**DP Registration:**  
If your application has been approved, the DP will be registered against the title of your property in the Land Titles Office. You will receive written notification of the Board of Directors' decision and confirmation of DP registration. After DP registration you may proceed with the next step of your development.

**DP Registration:**  
If your application has been approved, the DP will be registered on the title of your property in the Land Titles Office. You will receive written notification of the Board of Directors' decision and confirmation of DP registration.

4 Months

5 Weeks