



CASTLEGAR

OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT APPLICATION

APPLICATION NO. R-_____

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE STAFF IN PREPARING A RECOMMENDATION. PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED UNDER THE **FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT** AND WILL BE USED ONLY FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

This form is to be completed in full and submitted with all requested information to the City of Castlegar, 460 Columbia Avenue, Castlegar, B.C. V1N 1G7 (Phone : 365-7227, Fax: 365-4810)

Registered Owners' Name(s): _____

Address: _____ Postal Code: _____

Telephone: Business _____ Home _____ Fax: _____

Email _____

Applicant's Name: _____

Address: _____ Postal Code: _____

Telephone: Business: _____ Home: _____ Fax: _____

Email: _____

Owner Authorization of Applicant:

As owner(s) of the land described in this application, I/we hereby authorize _____

_____ to act as applicant in regard to this Zoning Amendment Application.

Owners' Signatures: _____

NOTE:

- (1) A copy of a State of Title Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application must accompany the application as a proof of ownership.
- (2) An Application Fee as set out in Schedule 'C' (applicable section of which is attached) shall be made payable to the City of Castlegar and shall accompany the Application.
- (3) Where the applicant is not the sole registered owner of the land described in this application, the authorization clause, noted above, must be completed and signed by the owner(s).
- (4) A dimensioned Sketch Plan drawn to scale showing the parcel(s) or part of the parcel(s) to be redesignated and the location of existing and proposed buildings, structures, uses, access roads, parking, driveways and any screening, landscaping and fences must accompany this application.

I/We _____ hereby apply for:

1. **An amendment to the text of the City of Castlegar Official Community Plan Bylaw, as follows:**

2. **An amendment to the text of the City of Castlegar Zoning Bylaw, as follows:**

a) Current legal description of the land in full:

b) Location of the land (street address): _____

c) From present Community Plan Designation of the land: _____

d) To proposed Community Plan Designation of the land: _____

e) From present Zoning of the land: _____

f) To proposed Zoning of the land: _____

g) Description of the existing use/development of the land: _____

f) Description of the proposed use/development of the land: _____

3. Reasons and comments in support of the application (use separate sheet if necessary).

4. General Information

a) Services currently existing or readily available to the land (check as applicable).

Services	Currently Existing		Readily Available*	
	YES	NO	YES	NO
Road Access	_____	_____	_____	_____
Water Supply	_____	_____	_____	_____
Sewage Disposal	_____	_____	_____	_____
Hydro	_____	_____	_____	_____
Telephone	_____	_____	_____	_____
School Bus Service	_____	_____	_____	_____

*Readily available means existing services can be easily extended to the subject property.

b) Proposed water supply method: _____

c) Proposed sewage disposal method: _____

d) Do any buildings currently exist on the land? Yes _____ No _____

If yes, please provide a set of scaled drawings including site plans, floor plans, facade (if required), indicating building locations, sizes, heights and other information.

e) If applicable, please provide plans for the proposed building(s) or addition including site plans, floor plans, facades, indicating location of all buildings, parking layout, facade, size of building and other information that may be required.

5. Neighbouring Tenants

The Municipal Act requires that owners and 'tenants in occupation' of the subject parcel and of neighbouring parcels be notified of the application for Zoning Amendment. As it is not possible for the City to be aware of the names and mailing addresses of all tenants, the applicant shall supply, at the time of submission of this application, a full list of all tenants of each parcel any part of which lies within 60 metres (197 feet) of any parcel involved in the permit application not currently owned by the applicant.

For most purposes, "tenant" means one who is qualified to maintain an action for trespass, but it can also mean a person who occupies publicly owned land. It is not necessary to supply names of owners of property currently occupied by someone else, this will be done by the City.

Please print the tenants names and their mailing addresses on a separate sheet and attach to this application.

6. Attendance at Advisory Planning Commission Meeting

The Municipal Act entitles applicants and/or their agents to attend and be heard at a meeting of the Advisory Planning Commission (A.P.C.) if a meeting is to be held. If you or your agent wish to attend this meeting indicate your intentions in the appropriate space below. This will aid the Advisory Planning Commission in making the necessary arrangements to inform you of the date, time and place of the meeting if one is to be held.

Applicant/Agent wishes to attend Advisory Planning Commission meeting.*

YES NO

***NOTE:** The applicant/agent may only attend an A.P.C. meeting to be heard on his/her application and is not entitled to be present for the duration of the meeting or to hear the discussion of the meeting or to hear the discussion of his/her or another applicant's application.

I/We hereby declare that all statements and information contained in the material submitted in support of this application are to the best of my/our belief true and correct in all respects.

Applicant's Signature and/or _____
Owner's Signature

Dated this _____ day of _____, 20____

SCHEDULE "C"

**DEVELOPMENT APPROVALS
 APPLICATION FEES AND APPLICABLE REFUNDS**

APPLICATION TYPE	APPLICATION FEE
Development Permit	\$400.00
Development Permit (facade only)	\$20.00
Development Variance Permit	\$400.00
Land Use Contract Amendment (only)	\$500.00
Land Use Contract Amendment with OCP Amendment	\$600.00
Official Community Plan Amendment (only)	\$600.00 <i>plus advertising costs</i>
Temporary Use Permit	\$500.00 <i>plus advertising costs</i>
Zoning Bylaw Amendment (only)	\$600.00 <i>plus advertising costs</i>
Zoning Bylaw Amendment with OCP Amendment	\$815.00 <i>plus advertising costs</i>

Refunds:

1. No refund shall be granted for application fees received for development permits, development variance permits or temporary commercial/industrial use permits.
2. One Hundred (\$100.00) Dollars of the application fee for a zoning bylaw amendment, land use contract amendment and/or official community plan amendment shall be withheld by the City if the application is withdrawn or declined by City Council prior to Council passing a resolution that a Public Hearing be held on the application.
3. No refund shall be granted for a zoning bylaw amendment, land use contract amendment or official community plan amendment application after the City Council has authorized by resolution that a Public Hearing be held regarding the application.

(Bylaw 920)