



The Corporation of the Village of Fruitvale
1947 Beaver Street
PO Box 370, Fruitvale, BC V0G 1L0
Tel: (250) 367-7551 Fax: (250) 367-9267
General Email: info@village.fruitvale.bc.ca

DEVELOPMENT APPLICATION FORM

Step 1: Check Appropriate Box:

- | | |
|--|--|
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Official Community Plan Amendment |
| <input type="checkbox"/> Development Variance Permit | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Board of Variance |

Step 2: Provide Contact Information

Registered Property Owner's Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Authorized Agent's Name: _____

(accompanied by a Letter of Authorization)

Mailing Address: _____

Phone Number: _____ Other Contact Info: _____

Step 3: Provide Property Information

Civic Address: _____

Legal Description: Lot ____ Block ____ Plan _____ Other _____ KD

Area of the Property: _____ Roll Number: _____

Use of Property: _____

Existing Use: _____

Proposed Use: _____

Existing Use of the Properties to the:

North: _____

South: _____

East: _____

West: _____

Road Access: _____

Step 7: Owner Certification

I hereby declare that the information contained herein is, to the best of my knowledge, factual and correct.

Signature of Property Owner or Authorized Agent

Date

Step 8: Information Required

Only complete applications can be accepted. Applications are to include all documents required:

- A copy of the recent tax assessment notice or certificate of title for the property(ies) under application.
- A detailed plan drawn to scale showing:
 - Legal boundaries and dimensions
 - Boundaries and dimensions of proposed new lots (for subdivision applications only)
 - Location of permanent buildings and structures existing on the property
 - Location of any proposed buildings, structures or additions thereto
 - Location of any proposed access roads, parking, driveways and any screening, landscaping, fences
 - Water/sewer connection locations (if applicable)
 - Location and nature of any physical or topographic constraints on the property (e.g. *streams, ravines, marshes, steep slopes, etc.*)
- Other _____

Please note: Other information or more detailed information may be requested by the Village of Fruitvale upon receiving your application as each application is assessed on individual merit.

Please visit our website at <http://village.fruitvale.bc.ca/content/municipal-services-bylaws-policies-and-maps> to find the following.

- [561 Subdivision Bylaw](#)
 - [895 Subdivision Development Servicing Amendment Bylaw](#)
- [698 Building Bylaw](#)
- [835 Official Community Plan Bylaw](#)
- [846 Zoning Bylaw and Zoning Map](#)
 - [862 Zoning Amendment - commercial vehicle parking](#)
 - [863 Zoning Amendment - temporary vehicle shelter regulations](#)
 - [869 Zoning Amendment - downtown residential zone](#)
 - [893 Zoning Amendment Prohibition Cannabis](#)
 - [896 Zoning Amendment RM2D](#)
 - [905 Zoning Amendment 10.4.4](#)
 - [909 Zoning Amendment - Accessory Building Site Coverage](#)
- [846 CONSOLIDATED Zoning Bylaw](#)
- [847 Commercial and Village Centre Development Permit Area Bylaw](#)

STAFF USE ONLY

Receipt No. _____ Date _____

Permit No. _____

Folio No. _____

Development Permit Area: _____

Approved By: _____

OCP Designation: _____

Zoning Designation: _____

Applicant: _____

FEES

<u>Permit Application Fees</u>	<u>Levy/Unit</u>	<u># of Units</u>	<u>Subtotal</u>
Development Permit**	\$ 200.00	_____	\$ _____
Development Variance Permit**	\$ 400.00	_____	\$ _____
Subdivision - 1st Parcel	\$ 300.00	_____	\$ _____
Per Extra Parcel/Bare land Strata/Additional Strata Lot	\$ 50.00	_____	\$ _____
Official Community Plan Amendment**	\$ 400.00	_____	\$ _____
Rezoning	\$ 400.00	_____	\$ _____
Board of Variance	\$ 200.00	_____	\$ _____

** One half of this application fee shall be refunded to the applicant should the application **NOT** proceed to public hearing - VOF Bylaw #417

APPROVED BY: _____ **Total** \$ _____

Development Cost Charges

<u>WATER - RDKB Bylaw #1492 Schedule B</u>	<u>Levy/Unit</u>	<u># of Units</u>	<u>Subtotal</u>
Single Family Detached	\$ 4,500.00	_____	\$ _____
Duplex	\$ 4,165.00	_____	\$ _____
Townhouse	\$ 3,450.00	_____	\$ _____
Apartment	\$ 2,815.00	_____	\$ _____
Commercial – per m ² of gross floor area	\$ 9.00	_____	\$ _____
Industrial – per m ² of gross floor area	\$ 9.00	_____	\$ _____
SEWER - VOF Bylaw #534 Schedule A	\$ 700.00	_____	\$ _____
DRAINAGE - VOF Bylaw #534 Schedule A	\$ 200.00	_____	\$ _____
ROADS - VOF Bylaw #534 Schedule A	\$ 300.00	_____	\$ _____

APPROVED BY: _____ **Total** \$ _____

Connections Charges

<u>Connections Charges</u>	<u>Levy/Unit</u>	<u># of Units</u>	<u>Subtotal</u>
SEWER – 4”	\$ 700.00	_____	\$ _____
SEWER – 6”	\$ 800.00	_____	\$ _____
WATER	\$ 2,000.00	_____	\$ _____

APPROVED BY: _____ **Total** \$ _____

STAFF USE ONLY

Refund Amount Due \$ _____ Date _____

Approved By: _____

Local Government Act Part 14

Division 15

Application for variance or exemption to relieve hardship

- 540** A person may apply to a board of variance for an order under section 542 [*board powers on application*] if the person alleges that compliance with any of the following would cause the person hardship:
- (a) a bylaw respecting
 - (i) the siting, size or dimensions of a building or other structure, or
 - (ii) the siting of a manufactured home in a manufactured home park;
 - (b) a subdivision servicing requirement under section 506 (1) (c) [*provision of water, sewer and other systems*] in an area zoned for agricultural or industrial use;
 - (c) the prohibition of a structural alteration or addition under section 531 (1) [*restrictions on alteration or addition while non-conforming use continued*];
 - (d) a bylaw under section 8 (3) (c) [*fundamental powers — trees*] of the *Community Charter*, other than a bylaw that has an effect referred to in section 50 (2) [*restrictions on authority — preventing all uses*] of that Act if the council has taken action under subsection (3) of that section to compensate or mitigate the hardship that is caused to the person.

Notice of application for variance

- 541** (1) If a person makes an application under section 540, the board of variance must notify all owners and tenants in occupation of
- (a) the land that is the subject of the application, and
 - (b) the land that is adjacent to land that is the subject of the application.
- (2) A notice under subsection (1) must state the subject matter of the application and the time and place where the application will be heard.
- (3) The obligation to give notice under subsection (1) is satisfied if the board of variance made a reasonable effort to mail or otherwise deliver the notice.

Board powers on application

- 542** (1) On an application under section 540, the board of variance may order that a minor variance be permitted from the requirements of the applicable bylaw, or that the applicant be exempted from section 531 (1) [*alteration or addition while non-conforming use continued*], if the board of variance
- (a) has heard the applicant and any person notified under section 541,

- (b) finds that undue hardship would be caused to the applicant if the bylaw or section 531 (1) is complied with, and
- (c) is of the opinion that the variance or exemption does not do any of the following:
 - (i) result in inappropriate development of the site;
 - (ii) adversely affect the natural environment;
 - (iii) substantially affect the use and enjoyment of adjacent land;
 - (iv) vary permitted uses and densities under the applicable bylaw;
 - (v) defeat the intent of the bylaw;
 - (vi) vary the application of an applicable bylaw in relation to residential rental tenure.
- (2) The board of variance must not make an order under subsection (1) that would do any of the following:
 - (a) be in conflict with a covenant registered under section 219 of the *Land Title Act* or section 24A of the *Land Registry Act*, R.S.B.C. 1960, c. 208;
 - (b) deal with a matter that is covered in a land use permit or covered in a land use contract;
 - (c) deal with a matter that is covered by a phased development agreement under Division 12 [*Phased Development Agreements*];
 - (d) deal with a flood plain specification under section 524 (3);
 - (e) apply to a property
 - (i) for which an authorization for alterations is required under Part 15 [*Heritage Conservation*],
 - (ii) for which a heritage revitalization agreement under section 610 is in effect, or
 - (iii) that is scheduled under section 614 (3) (b) [*protected heritage property*] or contains a feature or characteristic identified under section 614 (3) (c) [*heritage value or character*].
- (3) In relation to an order under subsection (1),
 - (a) if the order sets a time within which the construction of the building, structure or manufactured home park must be completed and the construction is not completed within that time, or
 - (b) if that construction is not substantially started within 2 years after the order was made, or within a longer or shorter time period established by the order, the permission or exemption terminates and the bylaw or section 531 (1), as the case may be, applies.
- (4) A decision of the board of variance under subsection (1) is final.

Exemption to relieve hardship from early termination of land use contract

- 543** (1) The owner of land subject to a land use contract that will be terminated by a bylaw adopted under section 548 [*early termination of land use contracts*] may apply to a board of variance for an order under subsection (5) of this section if
- (a) the owner alleges that the timing of the termination of the land use contract by the bylaw would cause the owner hardship, and
 - (b) the application is received by the board of variance within 6 months after the adoption of the bylaw.
- (2) If an application is made under subsection (1), the board of variance must notify all owners and tenants in occupation of
- (a) the land that is the subject of the application, and
 - (b) the land that is adjacent to land that is the subject of the application.
- (3) A notice under subsection (2) must state the subject matter of the application and the time and place where the application will be heard.
- (4) The obligation to give notice under subsection (2) must be considered satisfied if the board of variance made a reasonable effort to mail or otherwise deliver the notice.
- (5) On an application under subsection (1), the board of variance may order that, despite the termination of the land use contract and despite any zoning bylaw, the provisions of that land use contract continue to apply in relation to the applicant for a specified period of time ending no later than June 30, 2024, if the board of variance
- (a) has heard the applicant, and
 - (b) finds that the timing of the termination of the land use contract by the bylaw would cause undue hardship to the applicant.
- (6) An order under subsection (5) does not run with the land.
- (7) The board of variance must make a decision on an application under subsection (1) within 6 months after the application is received by the board of variance.
- (8) A decision of the board of variance under subsection (5) is final.

Extent of damage to non-conforming use property

- 544** (1) A person may apply to a board of variance for an order under subsection (2) if the person alleges that the determination by a building inspector of the amount of damage under section 532 (1) [*end of non-conforming use protection if building of other structure is seriously damaged*] is in error.
- (2) On an application under subsection (1), the board of variance may set aside the determination of the building inspector and make the determination under section 532 (1) in its place.
- (3) The applicant or the local government may appeal a decision of the board of variance under subsection (2) to the Supreme Court.



**THE CORPORATION OF THE VILLAGE OF FRUITVALE
(OPERATOR OF THE BEAVER VALLEY WATER SERVICE)**

**APPLICATION FOR
WATER CONNECTION**

FILE/FOLIO NUMBER: _____.

I/We, _____ owner or agent of owner, hereby make application for a water connection to:

Street address

Legal Description

Use of Buildings situated on this property: Residential Commercial

This water connection is requested by: _____
date

I/We herewith tender the sum of **\$2,000.00** being a partial payment for the installation of this water connection **AND FURTHER agree to pay** any additional charges that may be incurred as a result of such connection. Additional charges are payable upon receipt of invoice from the Village of Fruitvale. I/We **FURTHER agree to pay** the amount assessed against the aforesaid property from time to time in respect to the said water pursuant to the provisions of the bylaws of The Regional District of Kootenay Boundary (the owner of the water system) and/or The Corporation of the Village of Fruitvale (the operator of the water system).

Signature of Owner/Agent

Mailing Address

Phone Number

Date

For Office Use Only:

Referred to the CAO on this _____ day of _____, 20____.

Approved by the CAO on this _____ day of _____, 20____.

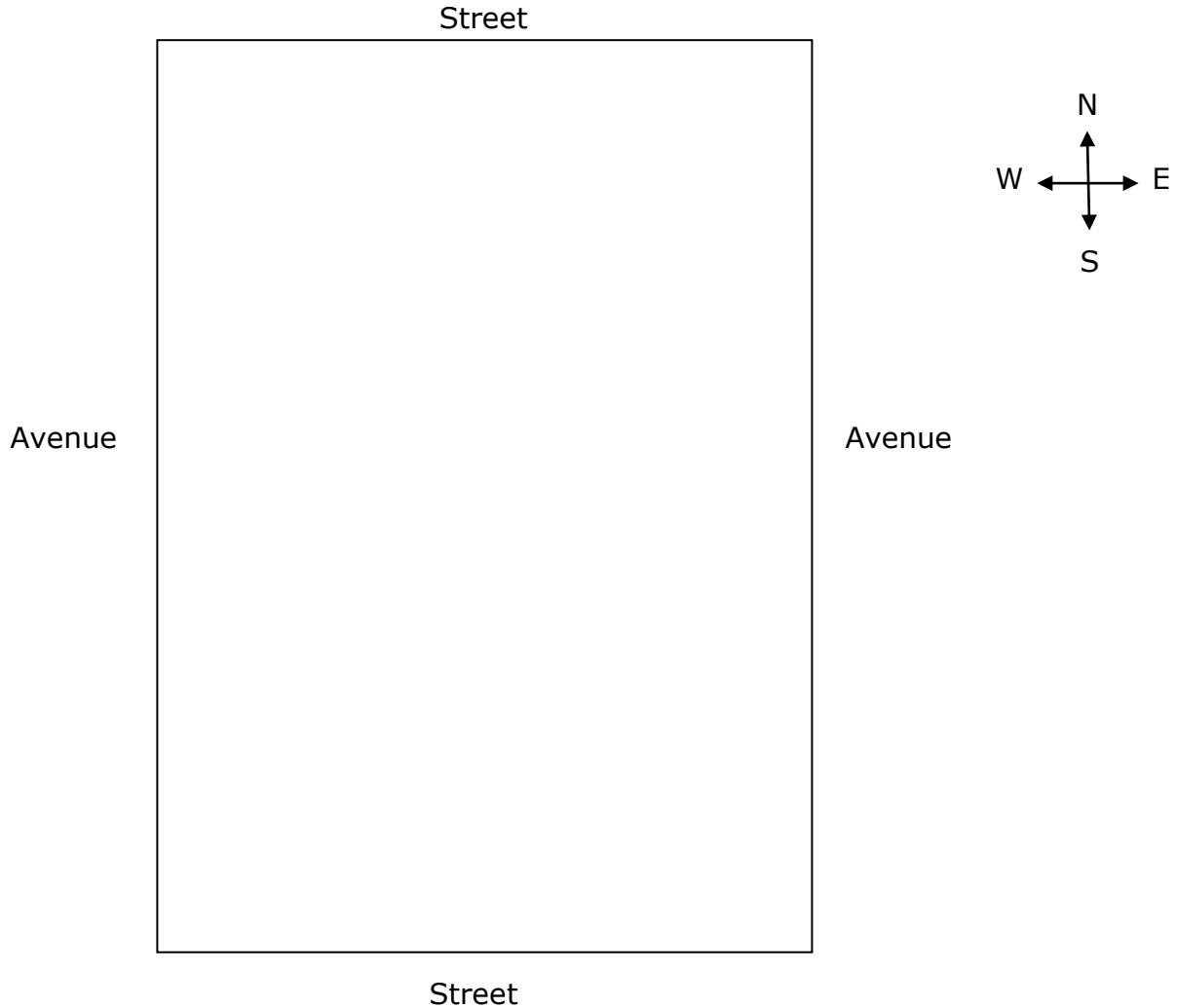
Denied by CAO this _____ day of _____, 20____.

Reason for Denial: _____

Referred to Water Foreman on this _____ day of _____, 20____.

Approved by Water Foreman on this _____ day of _____, 20____.

LOCATION OF WATER CONNECTION

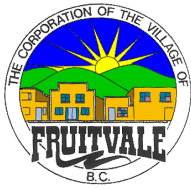


INSTRUCTIONS:

Show at least 2 measurements for each connection tie-in. House corners, survey posts, utility posts, etc. could be used for this purpose. Do not take measurements from adjoining property to tie-in a connection on another property. Show the location of a lane where necessary to clarify locations. The legal description is important but more important are the street name and house number. Try to locate the building as it is situated on the lot.

For Office Use - Check list:

- CAO Approved.
- Water Works Foreman Approved
- If applicable, any extra costs billed.
- Financial Officer to Entered into system for annual water charges.
- Financial Officer to Scanned and filed



THE CORPORATION OF THE VILLAGE OF FRUITVALE

**APPLICATION FOR
SEWER CONNECTON**

FILE/FOLIO NUMBER: _____

I/We _____ owner or agent of owner, hereby make application for the installation of a sewer service line to my property, from the sewer main in the street. Set out below are details to facilitate the early installation of the sewer pipe as far as the street/property line.

Street Address

Legal Description

This sewer connection is requested by: _____
(Enter a Date)

I/we herewith tender the sum of \$ _____ being a partial payment for the installation of this sewer connection **AND FURTHER** agree to pay any additional charges that will be incurred as a result of such connection. This is payable before the building permit is issued. The Village shall determine the dimension of the pipe to be laid from the sewer main to the property line, in accordance with the use to be made of the connection by the property owner.

Signature

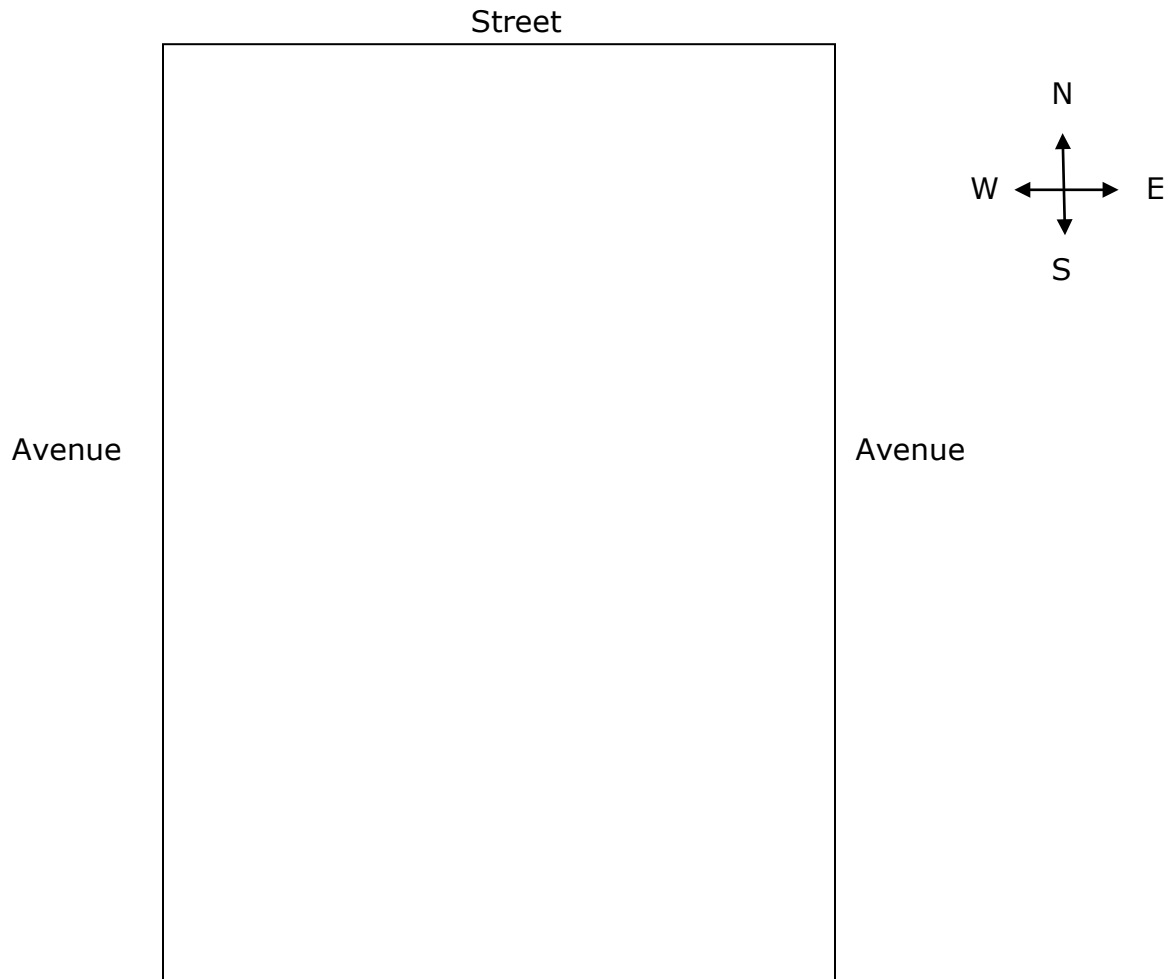
Date

Mailing address

Phone Number

INSTRUCTIONS:

The applicant is requested to erect a prominent stake above the proposed outlet through the wall of the building(s), indicating the depth of the outlet, and a prominent stake on the property line showing the position to which the sewer pipe is to be brought from the main sewer. Please indicate the position of these stakes on a sketch plan, also showing North, street, house, position and depth of the outlet from the building (s). Grade of line not less than 1 foot in 50 feet.

LOCATION OF SEWER CONNECTION**INSTRUCTIONS:**

Show at least 2 measurements for each connection tie-in. House corners, survey posts, utility posts, etc. could be used for this purpose. Do not take measurements from adjoining property to tie-in a connection on another property. Show the location of a lane where necessary to clarify locations. The legal description is important but more important are the name and house number. Try and locate the building as it is situated on the lot.

For Office Use - Checklist:

- CAO Approved.
- Public/Water Works Foreman Approved
- If applicable, any extra costs billed.
- Financial Officer to Entered into system for annual water charges.
- Financial Officer to Scanned and filed