



DEVELOPMENT PERMIT

Any person wishing to subdivide or develop land within a designated Development Permit Area must apply for a Development Permit.

Within areas designated as Development Permit Areas in the City of Penticton's Official Community Plan:

- a) land within the area shall not be subdivided, nor shall
- b) construction of, addition to, or alteration of a building or structure be commenced:

unless the owner first obtains a Development Permit.



Development Permits may:

- * vary or supplement the zoning, subdivision and development, or sign bylaws
- * include requirements and conditions or set standards that regulate the general character of the development, and
- * impose conditions respecting the sequence and timing of construction.

Development Permits may **not** vary the use or density of the land or a floodplain specification.

All applications are made to the City Planning Division on the prescribed forms and must include the required information. Applications are processed by this Division, with input from other City Departments, Provincial Ministries and outside agencies, as necessary.

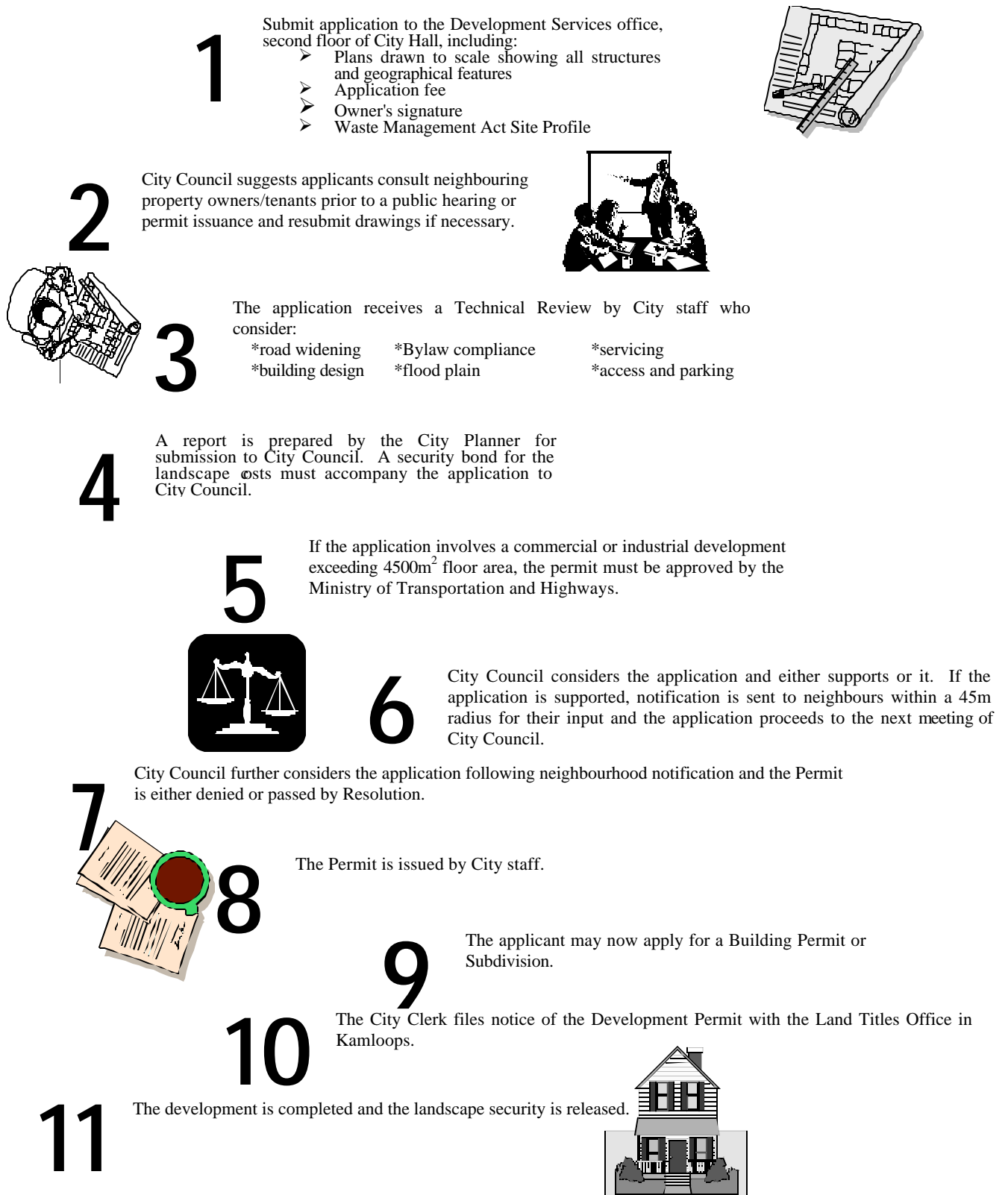
All Development Permits are granted by a resolution of City Council. The approval of the Ministry of Transportation and Highways also may be required in certain instances.

Development Permits are noted on the title of the subject property.

<p>APPLICATION FEE \$750</p> <p>or</p> <p>(\$375 for minor amendments, subdivisions, or projects under \$50,000)</p>

PROCEDURE FOR DEVELOPMENT PERMIT

Application forms are available at the Planning Division office, second floor of City Hall



Flow Chart

ESTIMATED TIME
(accumulated)

1-2 weeks

Application submitted to City Planning Division
Applicant consults neighbourhood as to design



Technical review by City staff
Comments given to applicant's designer



Drawings resubmitted by applicant if changes required



2-3 weeks

Drawings reviewed by Department staff.



Council report prepared by the City Planner and Landscape securities submitted by applicant



3-4 weeks

Application considered at City Council Meeting



Application Supported



Application denied

4-5 weeks

City notifies neighbours of development application



5-6 weeks

Application reconsidered at City Council meeting



Development Permit authorized by
Resolution of Council



Application denied

6-7 weeks

Development Permit sent to Ministry of Transportation and
Highways for approval (where applicable)



Development Permit Issued



7-8 weeks

Development Permit noted on title of
property by Land Title Office



Development completed and
landscape security released

For additional information please
contact:

CITY OF PENTICTON
DEVELOPMENT SERVICES DEPARTMENT
171 Main Street
Penticton, B.C., V2A 5A9
Telephone: 490-2501
Fax: 490-2502

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<p>NOTE: This pamphlet is prepared for information purposes only and the City of Penticton disclaims any liability arising from reliance on information contained in this guide. This pamphlet is not a procedures manual pursuant to Section 954 of the Municipal Act.</p>
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