



PEACE RIVER REGIONAL DISTRICT

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Development Application Procedures, Fees
and Delegation Bylaw

No. 2558, 2024

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PEACE RIVER REGIONAL DISTRICT**Bylaw No. 2558, 2024**

A bylaw to establish application procedures and fees for the processing of land development applications, including amendments to an Official Community Plan, Zoning Bylaw, or for permits under Part 14 of the Local Government Act.

WHEREAS the Local Government Act requires that a local government that has adopted an Official Community Plan bylaw or a Zoning bylaw, must by bylaw, define procedures under which an Owner of land may apply for an amendment to a plan, or bylaw, or for the issuance of a permit under that section;

AND WHEREAS the Board has designated areas in the Official Community Plan within which temporary use permits and development permits are required;

AND WHEREAS the Local Government Act requires public notification of holding a public hearing, not holding a public hearing, an application for a temporary use permit, or an application for a development variance permit and may, by bylaw, specify distances for providing public notification;

AND WHEREAS the Local Government Act provides that the Board may impose requirements for the posting of notification signs on properties that are subject to a proposed development;

AND WHEREAS the Liquor Control and Licensing Act provides for the referral of licence applications to the Peace River Regional District for comments and recommendations;

AND WHEREAS the Board may impose fees in relation to processing applications and associated costs of administration, advertising, and inspections, and may recover the costs of its services by various methods;

AND WHEREAS the Local Government Act provides that the Board may delegate certain powers, duties, and functions in relation to its land use authority;

NOW THEREFORE the Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. GENERAL PROVISIONS**Citation**

1.1 This bylaw may be cited as “Development Application Procedures, Fees and Delegation Bylaw No. 2558, 2024.”

Interpretation

1.2 A reference in this bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised, consolidated, or replaced from time to time.

- 1.3 Every reference to this bylaw in this or another bylaw of the Regional District is a reference to this bylaw as amended to the date of the reference.
- 1.4 A reference in this bylaw to any bylaw, policy, or form of the Peace River Regional District is a reference to the bylaw, policy, or form, as amended, revised, consolidated, or replaced from time to time.
- 1.5 The headings used in this bylaw are for convenience only and do not form part of this bylaw and are not to be used in the interpretation of this bylaw.
- 1.6 Schedules attached to this bylaw form part of this bylaw.
- 1.7 For clarity, subject to the Local Government Act, unless a power, duty, or function of the Board has been expressly delegated by bylaw, all of the powers, duties, and functions of the Board remain with the Board.

Severability

- 1.8 If a section, subsection, paragraph, subparagraph, or phrase of this bylaw is for any reason declared invalid by a court of competent jurisdiction, the decision will not affect the validity of the remaining portions of this bylaw.

2. DEFINITIONS

In this bylaw,

Applicant means any person who makes an application under the provisions of this bylaw as authorized by the Owner(s) of the parcel(s) of land subject to the application.

Board means the Regional Board of the Peace River Regional District.

Delegate means the person holding the position as General Manager of Development Services, or a person designated the authority to act in the place of that person.

Hardscape Landscaping means such items as paved pathways, walls, railings, fences, retaining structures and landscape furnishings such as lighting and benches.

Landscaping means both Hardscape Landscaping and Softscape Landscaping.

LCRB means Liquor and Cannabis Regulation Branch.

Owner means, in respect of property, a person or entity listed in the Land Title Office as the owner of a parcel.

Public Information Meeting means a public information meeting held regarding an application. For clarity, a public information meeting is not a legislated/statutory public hearing.

Public Hearing means a public hearing on a proposed bylaw pursuant to the Local Government Act.

Qualified Contractor means a qualified, competent, professional contractor experienced in performing works of a similar nature and complexity to the Works.

Qualified Environmental Professional means an individual registered under the [Professional Governance Act](#) as any of the following professionals:

- a) an agrologist;
- b) an applied science technologist or certified technician;
- c) a registered professional biologist or registered biology technologist;
- d) a professional engineer or professional licensee engineering;
- e) a professional forester or registered forest technologist;
- f) a professional geoscientist or professional licensee geoscience,
- g) the individual is in good standing with the regulatory body under that Act for the individual's profession; and
- h) when carrying out that part of the assessment, the individual is acting
- i) within the individual's area of expertise,
- j) within the scope of professional practice for the individual's profession; and
- k) under the code of ethics of the regulatory body referred to in paragraph (b) and is subject to disciplinary action by that regulatory body.

Qualified Professional means a professional architect, biologist, engineer, geoscientist, landscape architect, planner or other professional licensed to practice in British Columbia, with experience relevant to the applicable matter, as determined by the Delegate.

Regional District means the Peace River Regional District.

Softscape Landscaping means such items as water features, earth contouring and vegetation such as trees, plants, grass, and irrigation systems.

Works means the work of development to be performed on or with respect to the land in connection with the development.

Work Camp means land or premises on which permanent or temporary structures have been constructed for use, with or without charge, as dwelling units.

3. APPLICABILITY OF THE BYLAW

3.1 This bylaw shall apply to the following applications for all lands within the boundaries of the Peace River Regional District:

- a) Official Community Plan (OCP) Bylaw Amendment;
- b) Zoning Bylaw Amendment;
- c) Temporary Use Permit;
- d) Development Permit;
- e) Development Variance Permit;

- f) Minor Development Variance Permit;
- g) Referral of an application under the Liquor Control and Licensing Act;
- h) Wind Energy Generation Project Applications; and
- i) Exclusion from the Agricultural Land Reserve.

4. DELEGATION OF AUTHORITY

4.1 The Board delegates to the Delegate the authority to:

- a) Issue or amend a Minor Development Variance Permit;
- b) Issue or amend all Development Permits within Development Permit Areas created under the Local Government Act;
- c) Perform the powers and duties performed under the Liquor Control and Licensing Act to make recommendations regarding licenses and permit applications except for the following:
- d) Where the license referral application is for a license type that requires the LCRB's Community Input Process; and
- e) Renew any Temporary Use Permits that have been issued and lapsed, provided that the permit is consistent with the current Official Community Plan and relevant guidelines.

5. APPLICATION REQUIREMENTS

Application Submission

5.1 An application under this bylaw will be made by the Owner of the property or their agent.

5.2 Applications must include the following:

- a) a completed application form that includes all information requested on the form as supplied by the Regional District;
- b) a certificate of title dated no more than thirty (30) days prior to the date of application;
- c) Owner Authorization, as specified in this bylaw;
- d) a sketch plan of the subject property or properties, showing:
 - i. the legal boundaries and dimensions of the subject property;
 - ii. boundaries, dimensions, and area of any proposed lots (if subdivision is being proposed);
 - iii. the location and size of existing and proposed buildings and structures on the subject property, with distances to property lines;
 - iv. the location of any existing sewage disposal systems;
 - v. the location of any existing or proposed water source(s);
 - vi. the location and dimensions of all accesses and egresses to the property including driveways; and

- vii. any existing Landscaping or vegetation.
- 5.3 If the sketch plan provided with an application, and/or a site visit does not conclusively and definitively identify location of parcel lines, location and size of any buildings, structures, sewage disposal systems, water sources, or required Landscaping to allow determination of total built floor area, and conformity with all Development Permit Area Guidelines or Zoning requirements, the applicant will also be required to submit a legal survey prepared by a British Columbia Land Surveyor.
- 5.4 All applications for a Zoning Amendment or Development Permit must include a Contaminated Site Declaration Form. Depending on the response in the Contaminated Site Declaration Form, a Site Disclosure Statement may be required to be submitted to the Ministry of Environment and Climate Change Strategy as part of the Ministry's site identification process.

Development Approval Information

- 5.5 Pursuant to the *Local Government Act*, the Delegate may require the Applicant to provide, at the Applicant's expense, information, reports or impact studies related to the anticipated impact of a proposed activity or development on the community, including but not limited to the following:
- a) Land use types, densities and locations;
 - b) The effects of the proposed development on surrounding land uses;
 - c) How the proposed development buffers adjoining farming and rural areas in order to mitigate potential negative effects caused by the development proposal;
 - d) Form and character;
 - e) Real estate market analysis (including but not limited to effects of additional competition and stock, effects on vacancy rates, and impacts to neighbourhood/sector stability);
 - f) Phasing of development;
 - g) Community facilities (including but not limited to schools, emergency protective and health services, parks, recreation);
 - h) Environmentally sensitive, historical, cultural and archeological features;
 - i) The effect of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage;
 - j) Hazardous areas or Geotechnical conditions (including but not limited to soil composition, profile, classification, agricultural suitability and capability, geologic process and terrain stability);
 - k) Utilities capacity, connection and routing;
 - l) Transportation network or Transportation demand management strategies (including but not limited to transportation impacts, transit service and requirements, parking

- demand, traffic safety, pedestrian, cyclist and vehicular traffic operation, trip generation, site access and egress, access network connectivity and accessibility);
- m) Winter City Guidelines;
 - n) Visual Impacts; and
 - o) Climate Action (Environmental Impact Design/Low Energy Design, greenhouse gas reduction, energy conservation, water conservation.

Landscaping Plan

- 5.6 If an application triggers the requirements of Landscaping to be completed, then a landscape plan and plant list will be required.
- 5.7 If required, landscape plans must include the following:
- a) The legal boundaries and dimensions of the subject property;
 - b) The location and size of existing buildings and structures on the subject property, with distances to property lines; and
 - c) The location of all existing and proposed Landscaping, including any features being retained or removed.
- 5.8 If required, a plant list must include the following:
- a) The species in common name; and
 - b) The quantity of each species of plants proposed to be planted
 - c) At time of application, all proposed Landscaping must meet or exceed the most current Canadian Landscape Standard, as set out by the Canadian Society of Landscape Architects and Canadian Nursery Landscape Association.

Owner Authorization

- 5.9 An application made pursuant to this bylaw must be authorized in writing by all Owner(s) of the lands that are subject to the application.
- 5.10 If after submission of an application and prior to the issuance of a decision there is a change of ownership of a parcel of land, the applicant will notify the Regional District and provide written Owner authorization from the new Owner(s) to proceed with the application and an updated certificate of title demonstrating proof of ownership.
- 5.11 If the Owner of the parcel is registered as a corporation, whether under the laws of British Columbia, Canada, or another jurisdiction, or is registered as an extra-provincial company in British Columbia, a copy of the corporate registry search or certificate of incorporation issued by the appropriate registry, including a list of current directors of the corporation, dated no more than thirty (30) days prior to the date signed by the authorized representative(s) of the corporation must be submitted with the application.

6. APPLICATION CRITERIA

ALR Exclusion Applications

- 6.1 An applicant may request the Regional District to apply to the Agricultural Land Commission to have a parcel(s) excluded from the Agricultural Land Reserve.
- 6.2 Staff will assess all applications to exclude land from the Agricultural Land Reserve based on good planning principles, including but not limited to:
- a) Land use designation in the Official Community Plan and relevant policies;
 - b) Applicable zone in the Zoning Bylaw;
 - c) Surrounding land uses;
 - d) Percentage of the parcel in the ALR;
 - e) Size of parcel;
 - f) History of ALR Exclusions in the surrounding area;
 - g) Rationale provided by the applicant for the proposed ALR Exclusion (including any studies or plans provided);
 - h) Potential Impacts for the surrounding area and broader agricultural community;
 - i) Ministry of Agriculture feedback; and
 - j) Soil classification and agricultural capability.
- 6.3 If the Board supports the request, the Regional District will fill out an exclusion application for the subject property, provide public notice, and hold a Public Hearing, pursuant to the ALC Act and Regulations; and
- 6.4 If the Board passes a resolution to forward the application, the exclusion application will be submitted to the Agricultural Land Commission for consideration.

Minor Development Variance Permit

- 6.5 A minor variance can include one or more of the following:
- a) A maximum of a 15% reduction in the required parcel line setback from buildings or structures; and
 - b) A maximum of a 15% increase to the accessory building floor area.

Development Permit Amendment

- 6.6 An applicant may apply to amend a previously issued development permit if the proposed amendment is, in the opinion of the Delegate, a minor amendment, such that it does not:
- a) Increase the site coverage more than 5%;
 - b) Increase the density;
 - c) Require a variance;

- d) Increase a previously authorized variance;
 - e) Significantly change the form and character of the building or site; or
 - f) Significantly reduce the landscaping.
- 6.7 Such amendments must be consistent with the OCP and any Development Permit Area guidelines.

OCP and Zoning Amendment Application for Wind Energy Generation Project

- 6.8 An OCP or Zoning Amendment application to permit a Wind Energy Generation Project must include the following:
- a) Project overview;
 - b) Public consultation plan;
 - c) Environmental Assessment;
 - d) Construction, operations, and decommissioning plan; and
 - e) Site plan.

7. GENERAL REGULATIONS

Application Closure

- 7.1 Applications that have become stagnant for an extended period will be closed and returned to the applicant based on the following criteria:
- a) Permits:
 - i. Incomplete applications – not accepted;
 - ii. Applications awaiting payment – closed after 1 month; and
 - iii. Applications stalled by applicant – closed after 3 months.
 - b) OCP and Zoning Bylaw Amendments:
 - i. Incomplete applications – not accepted;
 - ii. Applications awaiting payment – closed after 1 month; and
 - iii. Applications stalled or placed on hold by Applicant:
 - a. No readings – closed after 3 months;
 - b. After 1 or 2 readings – closed after 6 months; and
 - c. After 3 readings – closed after 1 year.
- 7.2 Upon closure of an application, a final letter will be sent to the Applicant(s) and any applicable refunds will be issued.
- 7.3 At the discretion of the Delegate, if it is believed that the Applicant is making every reasonable effort to meet the necessary requirements to move an application forward, that application will not be closed.

- 7.4 In order for an application that has been closed to proceed, a new application, including fee, must be submitted by the Applicant.

Fees

- 7.5 The fees for applications listed in this bylaw shall be as set out in Schedule A - Development Application Fees and Charges which is attached hereto and forms part of this bylaw.
- 7.6 Applications received from not-for-profit societies are eligible for a 50% reduction of fees upon provision of documentary proof of status of their organization.

Refunds

- 7.7 The Regional District will proceed with application closure in accordance with this bylaw and will refund part of an application fee, if appropriate, as follows:
- a) Fifty percent (50%) of application fee(s) shall be refunded if an Official Community Plan Bylaw amendment application does not proceed to the Public Hearing stage of the amendment process;
 - b) Fifty percent (50%) of application fee(s) shall be refunded if a Zoning Bylaw amendment application does not proceed to the Public Hearing or Public Notification stage of the rezoning process;
 - c) One hundred percent (100%) of application fee(s) for any development application shall be refunded if the application is withdrawn by the Applicant prior to the application being sent for referrals;
 - d) Zero percent (0%) of application fee(s) for any development application shall be refunded if the application has been sent for referrals; and
 - e) Fifty percent (50%) of the application fee(s) shall be refunded if an application for Exclusion from the Agricultural Land Reserve does not proceed to the Agricultural Land Commission.
- 7.8 Where the following applications are refused or denied by either the Board or the Delegate, no application fee(s) are refundable:
- a) Development Permit;
 - b) Development Variance Permit;
 - c) Minor Development Variance Permit;
 - d) Referral of an application under the *Liquor Control and Licensing Act*; and
 - e) Temporary Use Permit.

8. PUBLIC NOTICE REQUIREMENTS

Public Notices

- 8.1 Public Notices, as required by the *Local Government Act*, shall be mailed or otherwise delivered as follows:
- a) To Owners of all parcels that are within a distance of 1.5 kilometers of the parcel that is subject to one of the following application types:
 - i. Official Community Plan Bylaw Amendment
 - ii. Zoning Bylaw Amendment
 - iii. Agricultural Land Reserve Exclusion application; or
 - iv. Temporary Use Permit;
 - b) To Owners of all parcels that are within a distance of 100 metres of the parcel that is subject to one of the following application types:
 - i. Development Variance Permit application; or
 - ii. Liquor Licence referral application;

Except that in either case the Public Notice area shall not extend more than 100 metres into municipal boundaries.

Public Notice Signs

- 8.2 A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:
- a) Amendment to an Official Community Plan and/or Zoning Bylaw;
 - b) Temporary Use Permit; or
 - c) Exclusion from Agricultural Land Reserve, in compliance with the *Agriculture Land Commission Act* and Regulations.
- 8.3 Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the application.
- 8.4 Any additional notification costs incurred by the Regional District, as a result of the Applicant failing to post the required sign, shall be payable by the Applicant prior to advertising of the Public Hearing or delivery of public notifications.
- 8.5 All Public Notice signs must:
- a) Be placed to maximize its visibility to those travelling along the main highway by which the property is accessed;
 - b) Be erected on the property a minimum of fourteen (14) days prior to the Board considering the application, and the Applicant must submit to the Regional District a photograph clearly showing the sign posted on the property in accordance with this bylaw;

- c) Be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway;
- d) Be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- e) Remain in place continuously until the application has been closed; and
- f) Applicants are encouraged to dispose of the signs by recycling them.

9. PUBLIC HEARINGS/PUBLIC INFORMATION MEETINGS

Public Hearings

- 9.1 Public Hearings are required for all Official Community Plan amendment applications.
- 9.2 A Public Hearing will generally be waived for a Zoning Bylaw Amendment application which is consistent with the Official Community Plan for the area.
- 9.3 A Public Hearing must not be held on a proposed Zoning Bylaw Amendment which is:
 - a) Consistent with the Official Community Plan for the area;
 - b) Solely to permit a development that is, in whole or in part, a residential development; and
 - c) The residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.
- 9.4 After a Public Hearing is held, the Planner will prepare the meeting minutes to be presented to the Board.

Waiving of the Public Hearing

- 9.5 Where a zoning bylaw amendment application is consistent with the Official Community Plan for the area, notifications will be sent prior to a report being brought forward to the Board for consideration of First (1st) Reading in accordance with this bylaw and the requirements of the *Local Government Act*.

Public Information Meeting

- 9.6 The Regional District may require a Public Information Meeting be held for any application at any point during the application process.
- 9.7 A Public Information Meeting may be requested by the Board or by staff.
- 9.8 When a Public Information Meeting is held, it will be arranged by Regional District staff.
- 9.9 After a Public Information Meeting is held, the Planner will prepare the meeting minutes to be presented to the Board.

10. SECURITY

- 10.1 Security shall be required as a condition of permit issuance for the following:

- a) Landscaping including re-vegetation Works to restore degraded natural environments (“Landscape Security”);
 - b) An unsafe condition or damage to the natural environment that may result as a consequence or a contravention of a condition in a permit (“Remediation Security”);
 - c) To guarantee the performance of the terms of a Temporary Use Permit (“Performance Security”); and
 - d) Security will be required as a condition for the permit issuance of a Work Camp.
- 10.2 Security will be provided in the form of an automatically renewing irrevocable letter of credit, bank draft or in a form satisfactory to the Delegate.

Amount of Security

- 10.3 The amount of security will be calculated using the following:
- a) For Landscape Security, the amount of security will be valued according to the values in Table 1 – Landscape Security Amounts;
 - b) For Remediation Security, the amount of security will be 125% of an estimate or quote of the cost of Works, including but not limited to: inspections, supervision, monitoring, maintenance, irrigation, labour and planting materials. The estimate must be submitted by a Qualified Environmental Professional who will be expected to undertake or supervise the Works. The estimate or quote will be provided by the Applicant at the Applicant’s expense; and
 - c) For Performance Security, the amount of security will be 125% of an estimate or quote of the cost of Works to guarantee the performance of the terms of the permit. Such Works may include but are not limited to inspections, supervision, monitoring, maintenance, irrigation, labour, planting materials and Works required to restore the land or remove any temporary structures. The estimate or quote must be submitted by a Qualified Contractor approved by the Delegate. The estimate or quote will be provided by the Applicant at the Applicant’s expense.

Table 1 – Landscape Security Amounts		
<u>Item</u>	<u>Unit</u>	<u>Cost</u>
Trees	Per Item	\$500.00
Shrubs	Per Item	\$75.00
Lawn and Planting Bed Construction (including topsoil, shredded bark mulch and rock)	Per m ² of Area	\$50.00

General Conditions of Security

- 10.4 At the permit holder's expense, the Regional District may undertake the Works, construction, monitoring, or other activities required to satisfy the conditions or ensure the performance of the permit terms. The Regional District may apply the security in payment of the cost of Works, construction, monitoring, or other activities if any of the following occur:
- a) The Works have not been completed in compliance with the terms specified in an approved permit;
 - b) The Works are not completed within a defined time period as specified in an approved permit;
 - c) An unsafe condition has resulted as a consequence of a contravention of a condition in a permit;
 - d) Damage to the natural environment has resulted as a consequence of a contravention of a condition in the permit; or
 - e) A contravention in relation to the performance to the terms of a Temporary Use Permit.

Return of Security

- 10.5 If a permit is cancelled by the Applicant and no work has occurred related to the security deposit, the security deposit will be returned to the Applicant at the approval of the Delegate.
- 10.6 Unless otherwise stated in this bylaw, the Regional District will return the security when written request has been submitted by the Applicant and includes a satisfactory report by the appropriate Qualified Professional depending on the nature of the permit conditions, or other Qualified Contractor approved by the Delegate certifying that:
- a) The Works have been completed in substantial compliance with the approved plan(s);
 - b) The remediation of the site has been completed; or
 - c) The unsafe condition or damage to the natural environment has been corrected.
- 10.7 Additional documentation may be requested by the Delegate in order to confirm that the conditions or Works have been satisfactorily completed.
- 10.8 For Landscaping security deposits, the Regional District will return the security when written request has been submitted by the Applicant and a site inspection confirming the conditions and Works have been completed in substantial compliance with the permit conditions.
- 10.9 Upon receipt of a professional report requesting release of security, the Regional District may conduct a site inspection to verify that the Works were completed in accordance with the approved plans.

11. RECONSIDERATION/REAPPLICATION

Reapplication

- 11.1 The Regional District will refuse consideration of any application that has been refused by the Board within the previous six months unless the re-application time limit is varied by Board resolution pursuant to the *Local Government Act*.
- 11.2 Any reapplication will be considered a new application, and all fee(s) set out in Schedule 'A' – Development Application Fees and Charges will apply.

Reconsideration

- 11.3 The Owner of the land subject to the decision of the Delegate in regard to issuance of a Development Permit, Temporary Use Permit Renewal or Minor Development Variance Permit under this bylaw is entitled to have the Board reconsider the matter pursuant to the following procedure:
- a) Within 30 calendar days of the date of the decision, the Owner must submit a request for reconsideration in writing to the Chief Administrative Officer, including reasons in support of the request;
 - b) The Chief Administrative Officer shall ensure that the request for reconsideration, including the original application, supporting documentation and any staff reports are forwarded to the next available Regional Board meeting;
 - c) The Owner of the land shall be notified of the date and time that the Board will be reconsidering the decision, and provided opportunity to address the Board regarding the matter; and
 - d) In undertaking a reconsideration, the Board has the same authority as that which is conferred on the Delegate as set out in this bylaw.

12. REPEAL

- 12.1 Development Application Procedures, Fees, and Delegation Bylaw No. 2449, 2021 and all amendments are hereby repealed.

13. EFFECT OF BYLAW

- 13.1 This bylaw shall come into effect and operation on January 1, 2025.

READ A FIRST TIME THIS _____ day of _____, 2024.

READ A SECOND TIME THIS _____ day of _____, 2024.

READ A THIRD TIME THIS _____ day of _____, 2024.

ADOPTED THIS _____ day of _____, 2024.

Chair

(Corporate Seal has been affixed to the original bylaw)

Corporate Officer

(Schedule A attached)

I hereby certify this to be a true and correct copy of
"PRRD Development Application Procedures, Fees and
Delegation Bylaw No. 2558, 2024" as adopted by the Peace River
Regional District Board on _____, 2024.

SCHEDULE A – DEVELOPMENT APPLICATION FEES AND CHARGES

Application Type	Fee
Official Community Plan Amendment	\$1500.00
Zoning Amendment	\$1000.00
Official Community Plan and Zoning Amendment Combined	\$2000.00
Temporary Use Permit	\$750.00
Temporary Use Permit Renewal	\$350.00
Development Permit	\$250.00
Development Permit Amendment	\$200.00
Development Variance Permit	\$500.00
Liquor Licence Referral Application	\$150.00
Agricultural Land Reserve Exclusion	\$1,500.00