

This form must be completed by the applicant and submitted as part of the **Building Permit Application**.

Property Address/PID: \_\_\_\_\_

Zone of Property: \_\_\_\_\_

## DEVELOPMENT PERMIT AREAS

1. To reduce delays with your building permit application, you have emailed the Planning Department at [planning@northcowichan.ca](mailto:planning@northcowichan.ca) to confirm if your property has development permit area requirements. Please allow up to 5 business days for your inquiry. Put into the email subject line: Development Permit Area Inquiry.

**Provide name of planning staff contacted:** \_\_\_\_\_

### A. DPA-1 Multi-Unit & Intensive Residential Development

The Multi-Unit and Intensive Residential Development Permit Area applies to:

- *New Buildings with three (3) or more attached dwelling units*
- *Additions/alterations of existing buildings with one (1) or more new dwelling units that increases the number of dwellings beyond two (2)*
- *Subdivision of land for residential use where lots are less than 350 m<sup>2</sup>*
- *Building strata housing projects with three (3) or more dwelling units*
- *Mobile home parks with three (3) or more dwelling units*

### B. DPA-2 Commercial & Industrial Development

The Commercial and Industrial Development Permit Area applies to:

- *Development on land or water that is designated as Village Core, Commercial, Industrial, Marine Commercial or Marine Industrial*
- *Development on land or water zoned for commercial, industrial, marine commercial or marine industrial use*

### C. DPA-6 GHG Reduction, Energy & Water Conservation

The GHG Reduction, Energy and Water Conservation Development Permit Area applies to development located in the following areas:

- *Multi-Unit & Intensive Residential*
- *Commercial & Industrial Development*
- *Institutional Use*

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### D. DPA-3 Natural Environment

The Natural Environment Development Permit Area applies to development located in the following areas:

- *Streams & Watercourses*
- *Environmentally Sensitive Areas*
- *Marine Riparian Areas*
- *Aquifer Protection*

### E. DPA-4 Hazard Lands

The Hazard Lands Development Permit Area applies to development located in the following areas:

- *Steep Slopes*
- *Wildfire Hazard*
- *Flood Plains*
- *Coastal Lands*

### F. DPA-5 Farm Land Protection

The Farm Land Protection Development Permit Area applies to development:

- *within 30 m of the Agricultural Land Reserve Boundary*

**NOTE:** A Development Permit is not a Building Permit. Once you have obtained your Development Permit, you can then apply for a Building Permit.

## PROPERTY IN THE AGRICULTURAL LAND RESERVE

**2. Is your property is located within the Agricultural Land Reserve (ALR)? If yes, then answer the questions below:**

- a. You acknowledge that by having the land in the ALR, you comply with two different levels of land use regulation: Agricultural Land Commission (ALC) (provincial) and Municipality of North Cowichan (local government), which includes different sets of rules and regulations.
- b. You have **provided documentation** from the ALC either:
  - i. approving your submitted Notice of Intent
  - ii. confirming a Notice of Intent is not required

## ZONING

3. You have confirmed to the best of your knowledge that your plans comply with zoning requirements:
- a. **Permitted Uses & Density**
  - b. **Setbacks**
  - c. **Building Height**
  - d. **Lot Coverage**
  - e. **Parking Requirements**
  - f. **Other applicable zoning requirements based on zone**

**NOTE:** If you answered **NO** to any of the above, you may be required to amend your plans or obtain a [Variance](#) from Council. If you are unsure whether your plans are zoning compliant, please contact our Planning Department at [planning@northcowichan.ca](mailto:planning@northcowichan.ca) or 250-746-3119 for assistance.

## CHARGES ON TITLE

4. You are aware of and in compliance with all:
- a. **Rights-of-way**
  - b. **Easements**
  - c. **Covenants**
  - d. **Other applicable charges on title**

**NOTE:** If you do not know if you have charges registered on your property's title or don't have copies of the charges, you can obtain them through the [Land Title Office](#). For clarification on the meaning of charges, please consult with a legal expert.

## APPLICANT ACKNOWLEDGMENT & INFORMATION

This form is intended to identify primary land use and development regulations relevant to building permit applications. It is not comprehensive, so please refer to applicable bylaws and consult with the Planning Department if there are any questions.

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**Name of Applicant** (please print)

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**Signature**

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**Date**

**BUILDING PERMITS ARE NOT ISSUED WITHOUT PLANNING APPROVAL**