Keeping you informed

In order for members of the community to engage and participate in the development process, community members must be kept informed and be provided notification of new development projects and changes to existing projects as they arise.

To allow community members to be informed and be given sufficient notice for providing input on development proposals, all applications for development under the Development Application Procedures Bylaw must follow the District of Peachland’s Public Notification & Consultation for Development Applications Council Policy. Peachland’s Council notification policy extends beyond BC legislated Statutory Notice requirements.

Below is a simple chart that illustrates the notification required for the most common types of applications.

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<th>OCP AMENDMENT</th>
<th>ZONING AMENDMENT</th>
<th>DEV PERMIT - TECHNICAL</th>
<th>DEV PERMIT - FORM &amp; CHAR</th>
<th>DEV VARIANCE PERMIT</th>
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* Statutory Notice required for public hearings where a Zoning Bylaw Amendment and/or Council meetings where a Development Variance Permit may be considered by Council will be conducted by District staff

COMMUNITY DEVELOPMENT

Roles & Responsibilities Guide

Developing a strong and healthy community depends on the contribution and engagement of its people.

From participating in the formulation of a community vision through the creation of a strong Community Plan, to providing input and feedback in order to preserve that vision through the various stages of the community’s growth and evolution, citizens play a pivotal role in shaping a community for future generations.

This guide has been produced by the District of Peachland to provide local residents with a clearer understanding of the roles and responsibilities each of us has in the growth and development of our community.

www.peachland.ca/development

This guide is intended to provide a simplified overview of the roles and responsibilities of community members through the community development process. For more detailed information contact:

The District of Peachland Planning & Development Services Department
5006 Beach Avenue, Peachland, B.C. V0H 1X7 | Phone: 250.767.2647 | Fax: 250.767.3433

Hours: Monday to Friday: 8:00 a.m. to 4:00 p.m. | Closed Statutory Holidays

General Inquiries: planning@peachland.ca
CREATING A PLAN FOR THE COMMUNITY

1. Council & staff work with stakeholders to identify needs and objectives
   - Staff gather information
   - Staff prepare analysis
2. Council considers all options and establishes official Community Plan
   - Staff implement and monitor the plan
3. From time to time staff recommends revisions to the plan

MAKING A DEVELOPMENT APPLICATION

4. Due diligence inquiries before property purchase
   - Preliminary concept inquiry
   - Application & File Manager consultation
   - Submission of application
5. Development notification sign posted on the site
   - Public information meeting (if applicable)

GETTING COUNCIL APPROVAL

6. When a development application is received, the Planning & Development Services Department considers the application’s conformance with the criteria set out in the OCP and receives comments from other municipal departments and External Referral Agencies to create a report to Council. Council considers the recommendation, together with all feedback provided by community members during the notification and consultation phase and either approves, rejects changes or denies the application.

BUILDING IT RIGHT!

7. To ensure the applicant follows all necessary steps to comply with municipal bylaws, the British Columbia Building and Fire Codes and other safety regulations, all development must receive appropriate permits through the Planning & Development Services or Operations Departments. Once permits are issued, the Building Inspector, Fire or Operations Departments (as applicable) inspect the development to confirm full compliance.

BYLAW ENFORCEMENT

8. Landowners are responsible for the ongoing maintenance and appropriate use of land and buildings in accordance with all municipal bylaws. When the District of Peachland receives a complaint relating to a specific development or parcel of land and its use, the Bylaw Enforcement Officer investigates the complaint and if a breach of a bylaw is discovered, remedies are recommended to the land owner and in some cases tickets and fines may be applied. The intention is that the land uses remain consistent with the community’s expectations based on the OCP and Zoning Bylaws.