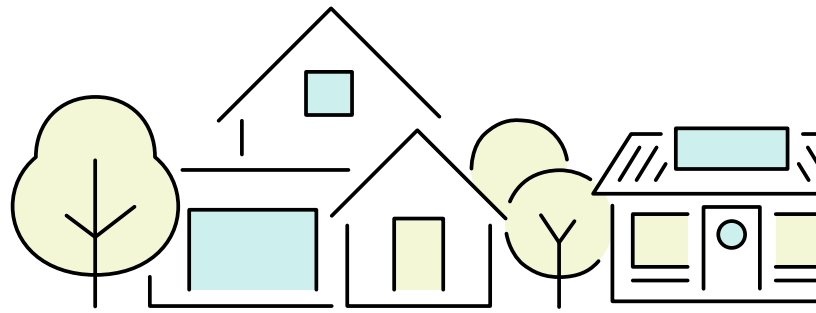


# What is a Development Permit?

A Development Permit (DP) is a land use permit used by local governments to review proposed developments to ensure they meet the policies and objectives of the [Official Community Plan \(OCP\)](#), and satisfy all required regulations in the zoning bylaw.



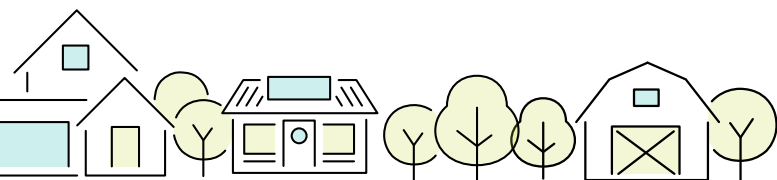
# What is a Development Permit Area?

[Development Permit Areas \(DPAs\)](#) are identified in the OCP and need special treatment for certain purposes including the protection of development from hazards, the protection of natural ecosystems and farm land. These areas are also identified to maintain the existing character of the Cowichan Valley. Below is a list of the CVRD's DPAs.

# When is a Development Permit required?

For properties located within a DPA, a permit is required prior to the issuance of a building permit, or completion of a subdivision. A DP may also be required prior to any site disturbance on your property, including the clearing of land. If your property is located within multiple DPA's, you only need to submit one application.

- 
1. Riparian Protection
  2. Sensitive Ecosystem Protection
  3. Marine Uplands & Foreshore Protection
  4. Aquifer Protection
  5. Wildfire Hazard
  6. Floodplain Hazard
  7. Landslide Hazard
  8. Protection of Farming
  9. Intensive Residential Development
  10. Multi-family Residential Development
  11. Commercial & Mixed-use Development
  12. Industrial Development
  13. Energy & Water Conservation; Greenhouse Gas Emissions Reduction



# Development Permit Process

Development permits are approved through the General Manager of the Land Use Services.

## Need Assistance?

Call **250.746.2620** to speak with staff.

The Planner **may** conduct a site visit.



The **General Manager of Land Use Services** will review the Planner's report and either approve the recommendation or request additional information.



Once you have successfully completed the DP process, your **Building Permit** may be issued for construction to begin. There could be conditions of your DP that require follow-up. For example landscape bonds, or environmental assessment reports.



## Please note:

Timelines may vary depending upon the completeness of the application and workload.



Submit all documents in one complete package.



Your application will be assigned a file number and forwarded to a **Planner** for review.



The Planner will review all applicable bylaws that apply to your proposal.



A report will be prepared by the Planner recommending either approval or denial of the application.



Once your application has satisfied the development permit guidelines, a development permit will be issued and registered to your **State of Title**. We recommend keeping a copy for your records.

Once approved, a **Development Permit** is valid for two years.