



TOWNSHIP OF SPALLUMCHEEN

4144 Spallumcheen Way
Spallumcheen, BC V4Y 0N1
Tel: (250) 546-3013 / mail@spallumcheentwp.bc.ca

Application No.: _____
Date Received: _____
Fee Received (\$): _____
Receipt No.: _____

APPLICATION FOR SUBDIVISION

Application type: (check where applicable)

Subdivision under the Land Title Act

Subdivision under the Strata Property Act

Comments: _____

Legal Description(s): _____

Civic Address(es): _____

APPLICANT:

Email: _____

Applicant Name(s): _____

Mailing Address: _____

Postal Code: _____

Phone No. (home): _____

Phone No. (work): _____

Applicant Signature: _____

OWNER:

Email: _____

Owner Name(s): _____

Mailing Address: _____

Postal Code: _____

Phone No. (home): _____

Phone No. (work): _____

This application is made with my full knowledge and consent:

Registered Owner's Signature(s)

Date

Registered Owner's Signature(s)

Date

Present OCP land use designation of property or properties:

Present Zoning of property or properties:

Description of the existing use/development of property or properties (use separate sheet if necessary):

Description of the proposed use/development of property or properties (use separate sheet if necessary):

Current number of parcels:

Proposed number of parcels:

Proposed Water Supply Method:

Proposed Sewage Disposal Method:

Reasons and comments in support of the application (use separate sheet if necessary):

Please ensure the following items are included with the completed application form:

- Application fees:
 - Subdivision application fee for boundary adjustment subdivisions or subdivisions which create only one new lot: \$700.00;
 - Subdivision application fee for multi-lot subdivisions: \$700.00 plus \$100.00 for each additional lot beyond the first new lot.
- Scaled and dimensioned Sketch Plan showing the parcel(s) and the location of existing and proposed buildings, structures, uses and lots;
- Title Search dated no more than thirty (30) days prior to submission of the application;
- The Planning Department may indicate additional information that needs to be submitted for this application.



AUTHORIZATION TO ORDER TITLE SEARCH & RELATED CHARGES

I hereby authorize the Township of Spallumcheen to conduct a Title Search of the property registered in my name with respect to the application being submitted.

I further authorize the Township to order up to three charges registered against the title of the property such as, but not limited to Covenants, Easements, and Statutory Right of Ways that directly relate to this application, if I have not provided a copy of such charge to the Township. Should there be more than three related charges that are required, the Township will request further authorization before proceeding.

I understand there is a **\$20** fee for each title or registered charge ordered on my behalf regarding this transaction and undertake to incur the said cost.

DATED: _____

NAME: _____

SIGNATURE: _____



APPOINTMENT OF AGENT

SUBJECT PROPERTY ADDRESS:			
LEGAL DESCRIPTION:			
REGISTERED PROPERTY OWNER	NAME:		PHONE:
	ADDRESS:		FAX:
	POSTAL CODE:	E-MAIL:	CELL:
OWNER'S AGENT	NAME:		PHONE:
	ADDRESS:		FAX:
	POSTAL CODE:	E-MAIL:	CELL:

I, the registered owner of the property identified above, hereby appoint the person identified above as my agent with authority to endorse on my behalf applications, documents and permits and to represent me in all discussions with the Township of Spallumcheen staff in this regard.

As the registered property owner, please initial beside applicable permit(s):

APPLICATION TYPE	INITIAL	APPLICATION TYPE	INITIAL
<input type="checkbox"/> Access		<input type="checkbox"/> Development	
<input type="checkbox"/> ALR		<input type="checkbox"/> Development Variance	
<input type="checkbox"/> Building		<input type="checkbox"/> Rezoning	
<input type="checkbox"/> Demolition		<input type="checkbox"/> OCP Amendment	
<input type="checkbox"/> Sign		<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Soil Removal/Deposition		<input type="checkbox"/> OTHER:	

DATE: _____

OWNER'S SIGNATURE: _____ **PRINT NAME:** _____

AGENT'S ACCEPTANCE AND ACKNOWLEDGEMENT:

I understand by accepting this appointment, I am bound by the same responsibilities and undertakings as outlined in the Property Owner's Acknowledgement of Responsibility and Undertakings, located on the Building Permit Application.

DATE: _____

AGENT'S SIGNATURE: _____ **PRINT NAME:** _____

Affidavit For Properties Not Subject To the Provincial Riparian Areas Regulations

Property Subject to Development:

Legal Description: _____

Property Address: _____

Registered Owner(s) of the Above Property:

As the Registered Owner(s) of the above described property, I (we) solemnly affirm that the development proposed for the subject property will not be located within a "riparian assessment area" as defined by the *Provincial Riparian Areas Regulations*("Regulations"); and

I (we) understand that under the *Regulations* "development" means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities to the extent that they are subject to local government powers under the *Local Government Act*:

- a) removal, alteration, disruption or destruction of vegetation;
- b) disturbance of soils;
- c) construction or erection of buildings and structures;
- d) creation of non-structural impervious or semi-impervious surfaces;
- e) flood protection works;
- f) construction of roads, trails, docks, wharves, and bridges;
- g) provision and maintenance of sewer and water services;
- h) development of drainage systems;
- i) development of utility corridors;
- j) subdivision as defined in Section 872 of the Local Government Act; and

I (we) understand that a "riparian assessment area" is defined under the *Regulations* as follows:

- a) for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank; and

I (we) understand that a "stream" is defined under the *Regulations* as any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b); and

I (we) understand that a "ravine" is defined under the *Regulations* as a narrow, steep sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

Signature(s): _____

Print Name(s): _____

Mailing Address: _____

Postal Code: _____

Phone: _____

Date: _____

Certified By:

Commissioner for Taking Affidavits in the Province of British Columbia

Dated at _____, British Columbia

This _____ day of _____, 20__

Riparian Areas Regulation Transition Policy

Any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial uses or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- a) removal, alteration, disruption or destruction of vegetation;
- b) disturbance of soils;
- c) construction or erection of buildings and structures;
- d) creation of non structural impervious or semi-impervious surfaces;
- e) flood protection works;
- f) construction of roads, trails, docks, wharves and bridges;
- g) provision and maintenance of sewer and water services;
- h) development of drainage systems;
- i) development of utility corridors;
- j) subdivision as defined in section 872 of the *Local Government Act*.

And which are located within a “**riparian assessment area**” which is defined as follows:

- a) for **stream**, the 30 metre strip on both sides of the stream , measured from the high water mark;
- b) for a **ravine** less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- c) for a **ravine** 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

Noting that the following definitions apply:

A “**stream**” includes any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).

A “**ravine**” means a narrow, steep sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

Then, for a local government to allow development to proceed in a riparian assessment area, a developer will be required to follow the RAR and, at their expense, hire a QEP to provide an assessment report to the Ministry of Environment and to Fisheries and Oceans Canada and the local government must receive notification from the Ministry that, in respect of the proposed development, an assessment report has been received which meets the requirements of section 4 (2) or of section 4 (3) of the Riparian Areas Regulation. For example, these requirements apply to the issuance of development permits, development variance permits or building permits for development involving a riparian assessment area or in relation to zoning, re-zoning or subdivision servicing bylaws in respect of development in a riparian assessment area.

If a development is proposed in an area that is clearly not in, or in close proximity to, a riparian assessment area, then the normal local approval process will be followed. However, if there is any doubt, local government staff may consider requiring the developer to sign a document, such as an affidavit, confirming that, in respect of the proposed development, there are no changes proposed within a riparian assessment area. The developer will then be responsible for any consequences of not following the Riparian Areas Regulation or for providing incorrect information.



Contaminated Sites Regulation

Determine if you need to complete a Site Disclosure Statement

Various commercial and industrial activities have potential to cause contamination at a site. Many of these uses are found in Schedule 2 of the Contaminated Sites Regulation. If a site is contaminated, it needs to be cleaned up or remediated, before it can be redeveloped and used for another purpose.

This document is a tool to help you determine if an SDS is required. Please visit www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/identifying-and-disclosing-sites-that-may-be-contaminated or scan the QR Code for further information and resources.



1. Has the site been used for one of the industrial or commercial uses listed in Schedule 2: Contaminated Sites Regulation (copy attached for reference).	Yes	Continue to number 2.
	No	SDS Not Required
2. Are you: <ul style="list-style-type: none"> • Selling a property • Applying to a municipality or approving officer for a subdivision or to rezone a property • Applying to a municipality for a building or development permit that will involve soil disturbance • Decommissioning or ceasing operations on a site • Involved in insolvency or bankruptcy proceedings • In foreclosure or receivership of a site • Ordered to complete an SDS by a director 	Yes	Continue to number 3.
	No	SDS Not Required
3. Does an exemption apply? Please review Part 2 Division 3 of the Contaminated Sites Regulation for exemptions: www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/375_96_01	No	Site Disclosure Statement is required.
	Yes	SDS Not Required

Select One:

- I do **not** require a SDS Submission and have completed the attached declaration.
- I require an SDS Submission and will complete the submission online through the SRS Web App.

If your proposal requires a Site Disclosure Statement, please use the SRS Web App to complete a Site Disclosure Statement. You can access the SRS Web App by scanning the QR Code above and following the steps provided. You will need to include the approving authority's email address to complete your submission. Please enter planner@spallumcheentwp.bc.ca to ensure your application can be reviewed by the Township.

SCHEDULE 2
SPECIFIED INDUSTRIAL OR COMMERCIAL USES

A	<p>Chemical industries and activities</p> <ol style="list-style-type: none">1. adhesives manufacturing or bulk storage2. chemical manufacturing or bulk storage3. explosives or ammunition manufacturing or bulk storage4. fire retardant manufacturing, bulk storage or shipping5. fertilizer manufacturing, bulk storage or shipping6. ink or dye manufacturing or bulk storage7. leather or hides tanning8. paint, lacquer or varnish manufacturing, formulation, recycling or bulk storage9. pharmaceutical products, or controlled substances as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations10. plastic products (foam or expanded plastic) manufacturing or repurposing11. textile dyeing12. pesticide manufacturing, formulation, bulk storage or shipping13. resin or plastic monomer manufacturing, formulation or bulk storage
B	<p>Electrical equipment and activities</p> <ol style="list-style-type: none">1. battery manufacturing, recycling or bulk storage2. facilities using equipment that contains PCBs greater than or equal to 50 ppm3. electrical equipment manufacturing, refurbishing or bulk storage4. electrical transmission or distribution substations5. electronic equipment manufacturing6. transformer oil manufacturing, processing or bulk storage7. electrical power generating operations fueled by coal or petroleum hydrocarbons that supply electricity to a community or commercial or industrial operation, excluding emergency generators.

<p>C</p>	<p>Metal smelting, processing or finishing industries and activities</p> <ol style="list-style-type: none"> 1. foundries 2. galvanizing 3. metal plating or finishing 4. metal salvage operations 5. metal smelting or refining 6. welding or machine shops (repair or fabrication)
<p>D</p>	<p>Mining, milling or related industries and activities at or near land surface</p> <ol style="list-style-type: none"> 1. asbestos mining, milling, bulk storage or shipping 2. coal coke manufacture, bulk storage or shipping 3. coal or lignite mining, milling, bulk storage or shipping 4. milling reagent manufacture, bulk storage or shipping 5. metal concentrate bulk storage or shipping 6. metal ore mining or milling
<p>E</p>	<p>Miscellaneous industries, operations or activities</p> <ol style="list-style-type: none"> 1. appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage 2. ash deposit from boilers, incinerators or other thermal facilities 3. asphalt and asphalt tar manufacture, storage and distribution, including stationary asphalt batch plants 4. coal gasification (manufactured gas production) 5. medical, chemical, radiological or biological laboratories 6. outdoor firearm shooting ranges 7. road salt or brine storage 8. measuring instruments (containing mercury) manufacture, repair or bulk storage 9. dry cleaning facilities or operations and dry cleaning chemical storage, excluding locations at which clothing is deposited but no dry cleaning process occurs 10. Repealed. 11. fire training facilities at which fire retardants are used 12. Repealed.

<p>F</p>	<p>Petroleum (including blends and biodiesels) and natural gas drilling, production, processing, retailing, distribution and commercial storage</p> <ol style="list-style-type: none"> 1. petroleum or natural gas drilling 2. petroleum or natural gas production facilities 3. natural gas processing 4. petroleum coke manufacture, bulk storage or shipping 5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks 6. petroleum, natural gas or sulfur pipeline rights of way excluding rights of way for pipelines used to distribute natural gas to consumers in a community 7. petroleum product (other than compressed gas), or produced water storage in non-mobile above ground or underground tanks, except above ground tanks associated with emergency generators or with secondary containment 8. petroleum product, other than compressed gas, bulk storage or distribution 9. petroleum refining 10. solvent manufacturing or bulk storage 11. sulfur handling, processing, or bulk storage and distribution
<p>G</p>	<p>Transportation industries, operations and related activities</p> <ol style="list-style-type: none"> 1. aircraft maintenance, cleaning or salvage 2. automotive, truck, bus, subway or other motor vehicle maintenance, repair, salvage or wrecking 3. dry docks, marinas, shipbuilding or boat repair and maintenance, including paint removal from hulls 4. marine equipment salvage 5. rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards
<p>H</p>	<p>Waste disposal and recycling operations and activities</p> <ol style="list-style-type: none"> 1. antifreeze bulk storage, recycling or shipping 2. barrel, drum or tank reconditioning or salvage 3. biomedical waste disposal 4. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only) 5. landfilling of construction demolition material, including without limitation asphalt and concrete 6. contaminated soil or sediment storage, treatment, deposit or disposal 7. dry cleaning waste disposal 8. electrical equipment recycling 9. industrial waste lagoons or impoundments 10. industrial waste storage, recycling or landfilling

	<ol style="list-style-type: none"> 11. industrial woodwaste (log yard waste, hogfuel) disposal 12. mine tailings waste disposal 13. municipal waste storage, recycling, composting or landfilling 14. organic or petroleum material landspreading (landfarming) 15. sandblasting operations or sandblasting waste disposal 16. septic tank pumpage storage or disposal 17. sewage lagoons or impoundments 18. hazardous waste storage, treatment or disposal 19. sludge drying or composting 20. municipal or provincial road or yard snow removal dumping 21. waste oil reprocessing, recycling or bulk storage 22. wire reclaiming operations
<p>I</p>	<p>Wood, pulp and paper products and related industries and activities</p> <ol style="list-style-type: none"> 1. particle or wafer board manufacturing 2. pulp mill operations 3. pulp and paper manufacturing 4. treated wood storage at the site of treatment 5. veneer or plywood manufacturing 6. wood treatment (antisapstain or preservation) 7. wood treatment chemical manufacturing or bulk storage



Owner Declaration – No Schedule 2 Uses

Property Information

Site Address: _____

Legal Description: _____

Declaration

I, _____, am an owner of the above-described property.

I hereby declare that:

1. I have reviewed the current version of Schedule 2 of the Contaminated Sites Regulation under the Environmental Management Act.
2. I have conducted reasonable records searches and inquiries to confirm if any Schedule 2 uses took place at the Site.
3. Based on my personal knowledge, available records, and reasonable searches and inquiries, I declare that the property has never been used for any of the industrial or commercial purposes or activities listed in Schedule 2.
4. I understand that this declaration does not remove regulatory requirements or liability that may be applicable under the legislation.

Dated this ____ day of _____, 20__.

Signature(s):

Owner Signature

Name

Address