

TYPE OF APPLICATION – Please check ✓ all that apply.

Please Note: Temporary Mobile Home Permits and Board of Variance Applications are made under separate application forms.

- | | |
|---|---|
| ☐ Development Permit | ☐ Temporary Use Permit – Change of Land Use |
| ☐ Development Permit with Variance | ☐ Temporary Use Permit – Temporary Accommodation |
| ☐ Development Variance Permit | ☐ Temporary Use Permit – Renewal |
| ☐ Zoning Bylaw Amendment | ☐ Amendment to Existing Permit |
| ☒ Official Community Plan Amendment | |

If you are applying for a Development Permit, please select the type that applies to your application.

- | | |
|---|---|
| ☐ DPA-1 Multi-Unit and Intensive Residential Development | ☐ DPA-4 Hazard Lands |
| ☐ DPA-2 Commercial and Industrial Development | ☐ DPA-5 Farm Land Protection |
| ☐ DPA-3 Natural Environment | ☐ DPA-6 GHG Reduction, Energy and Water Conservation |

DESCRIPTION OF SUBJECT PROPERTY – A property title issued within the last 30 days is required.

Please Note: If there is more than one property related to this application, a list of the additional properties including all details below and current property titles (issued within the last 30 days) are also required.

Civic Address:

002-426-811 SECTION 3 RANGE 4 COMIAKEN DISTRICT EXCEPT PLANS VIP84388, EPP94888 AND EPP99314

002-425-602 SECTION 1, RANGE 3, COMIAKEN DISTRICT, EXCEPT PART IN PLANS 35735, 35736 36836, VIP54532, VIP55257, VIP58746, VIP59788, VIP60493, VIP63991, VIP78156, AND VIP78514

Legal Description:

002-426-650 SECTION 2 RANGE 4 COMIAKEN DISTRICT EXCEPT PART IN PLANS VIP55257, VIP78514 AND VIP84388

(including Parcel

Identifier Number)

002-426-412 SECTION 1, RANGE 4, COMIAKEN DISTRICT, EXCEPT PART IN PLAN VIP78514

DEVELOPMENT PROPOSAL - Please provide a brief description of your proposal, for example:

- What are you proposing to construct?
- If the application is for a Zoning Bylaw amendment, include the current zoning and the proposed zoning.
- If the application is for an Official Community Plan Amendment, include the proposed amendment to the OCP.
- If you are requesting a Variance, please provide in detail the variance requested.

Amendment to the OCP to include the future development lands of the Kingsview Comprehensive Development Plan within the Urban Containment Boundary. The land use would in turn be amended from Rural Residential to Neighbourhood Residential.



APPLICANT/OWNER INFORMATION

If you are an agent applying on behalf of the property owner, fill out the applicant and property owner sections. If you are the property owner and the applicant, only fill out the applicant section. The property owner must match the current Title.

Name of Applicant(s) or Agent: Michael Schmidt
Company Name (if applicable): Vesta Properties Ltd.
Mailing Address: A700-20020 84th Avenue, Langley BC
Phone Numbers: Main: 778-609-8688 Cell: 778-317-5134 Fax:
Email: michael.schmidt@vestaproperties.com

Name of Registered Owner(s): Vesta Properties (Maple Bay) Ltd.
Company Name (if applicable):
Mailing Address: A700-20020 84th Avenue, Langley BC
Phone Numbers: Main: 604-888-7869 Cell: Fax:
Email:

AUTHORIZATION

Please read the following authorization information fully, and complete to signify your authorization.

I/We declare that all of the statements and information contained in the material submitted in support of this application are, to the best of my/our knowledge, true and correct in all respects. Where the applicant is **not the REGISTERED OWNER**, the application **must be signed by the REGISTERED OWNER(s)** acknowledging this application and the agency of the applicant.


Applicant/Agent's Signature:

November 21, 2023

Date:

Do you consent to the release of your personal contact information (address, phone number, and email) for the purposes of processing this application, including public viewing, posting to North Cowichan's website and sign postings?

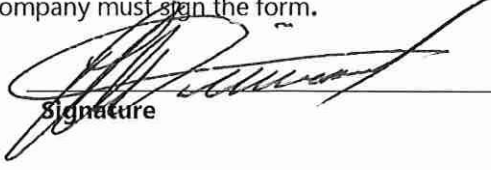
☐ YES ☐ NO

As Registered Owner(s) of the Subject Property or Properties listed above, I/we hereby authorize the Applicant/Agent listed above to act on our behalf for this application. I/we acknowledge that North Cowichan will maintain communication only with the Applicant/Agent and I/we understand that any decisions by municipal staff or Council will be based on information provided by the Applicant/Agent. We agree to be bound by all decisions of the Applicant/Agent in this matter. **All owners registered on title must sign below to authorize this application.** If the property is owned by a corporation, a designated person with signing authority for the company must sign the form.

Vesta Properties (Maple Bay) Ltd.

Owner Name (Print)

DENNIS WIEMKEN


Signature

November 21st, 2023

Date

Owner Name (Print)

Signature

Date

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Personal information is collected by North Cowichan under the authority of s.26(c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of processing this application. Please direct any questions about this to North Cowichan's Privacy Officer, 250-746-3116, 7030 Trans-Canada Highway, Duncan, BC, V9L 6A1.

APPLICATION FEES

An application fee as set out in the Fees and Charges Bylaw No. 3874 is required for a complete application. Application fees can be submitted using one of the following payment options:

- Mail a cheque with your Application to the attention of the Planning Department.
- Drop off a cheque in the mail-slot with your Application at the North Cowichan Municipal Hall (to the left off the main entrance door) to the attention of the Planning Department.
- In-Person by cheque at the Municipal Office Planning Department.

The following payment options are available after your application has been reviewed and opened:

- In-Person by debit or cash with your application number and/or Fee Slip provided at the Municipal Office Planning Department.
- Online Banking – Please use "North Cowichan – A/R" as the payee, using the application number you will be provided as your account to identify what you are paying. You will have to set up a new payee for each individual folder. For each payment, we request that you email a copy of your Fee Slip to finance@northcowichan.ca when payment has been made and copy the email to planning@northcowichan.ca. In some cases, Applicants may need to contact their financial institution for vendor account formatting.

CONTAMINATED SITES REGULATION

The Municipality of North Cowichan is required under the *Environmental Management Act* to request Applicants complete and provide a **Site Disclosure Statement** when submitting development applications on a property or properties with a **Schedule 2** use of the **Contaminated Sites Regulation**. This Schedule 2 Contaminated Sites Regulation provides a comprehensive list of commercial and industrial purposes and activities which have the potential to cause contamination.

Once your application submission has been received, Municipal Staff will review the Site Disclosure Statement to identify if the property or properties could be contaminated. If the site identifies with a Schedule 2 use, the Municipality is required to follow the Ministry of Environment and Climate Change Strategy's process and submit the Site Disclosure Statement to the Ministry for its review and final approval.

Applications that are submitted **without** the mandatory Site Disclosure Statement will be considered incomplete, and will delay the application process.



APPLICATION SUBMISSION CHECKLIST

As every property and development proposal is unique, and application requirements can vary, please contact Planning Staff by phone: 250-746-3119 or by email: planning@northcowichan.ca to discuss your project and application requirements prior to submitting an application. Planning Staff are here to guide you through the process and to advise if a Pre-Application Meeting is necessary prior to your submission. Incomplete applications will not be accepted.

✓ Required Application Documents for Submission

The following checklist outlines the requirements for a complete submission for all applications. Please ensure you have included all the required documentation to avoid any delays with the processing of your application. Please note that further submission materials may be required during the application process.

Required Documents:
☒ Completed Application Form
☐ Completed Site Declaration Form required by the Ministry of Environment and Climate Change Strategy
☐ Payment of Application Fees
☒ A Corporate Summary if Owner/Applicant is a Company, Business, Organization, etc.
☒ Property Title or Statement of Certificate (issued within last 30 days)
☒ Copies of all Rights of Ways, Easements, Covenants on Property Title
☒ Letter of Rationale for Development Proposal
☐ Site Plan prepared by BC Land Surveyor including: • North Arrow and Scale • Location of existing and proposed driveways, pathways and patios. • Location and dimensions of proposed buildings and setbacks to existing lot lines, right-of-ways, easements and covenants.

✓ Additional Application Documents for Submission

The following checklist will be used by Planning Staff at a Pre-Application Meeting and/or throughout the application process to indicate which additional information is required for a complete application and to support your proposal.

Site Plan prepared by BC Land Surveyor, including:
Location of all water features, including streams, wetlands, ponds, ditches, ocean, lakes on or adjacent to the subject property. ☐ Required ☐ Submitted ☐ Not Required
Location of all existing and proposed water lines, wells, septic fields, sanitary sewer and storm drains. ☐ Required ☐ Submitted ☐ Not Required
Storm Water management and infrastructure and impermeable surfaces. ☐ Required ☐ Submitted ☐ Not Required
Above ground services, equipment and exterior lighting details. ☐ Required ☐ Submitted ☐ Not Required

Site Plan prepared by BC Land Surveyor including (continued):

Existing natural grade and finished grades of site including contour lines (including building and retaining walls).

☐ Required ☐ Submitted ☐ Not Required

Location, dimensions of all vehicle and bicycle parking, disability parking, vehicle stops and loading.

☐ Required ☐ Submitted ☐ Not Required**Building Elevations including:**

All four elevations (Front, Rear, 2 Sides)

☐ Required ☐ Submitted ☐ Not Required

Height Measurements (height survey may be required)

☐ Required ☐ Submitted ☐ Not Required

Cross Sections

☐ Required ☐ Submitted ☐ Not Required

Exterior Finishes and Materials

☐ Required ☐ Submitted ☐ Not Required**Floor Plans including:**

Layout of each Floor

☐ Required ☐ Submitted ☐ Not Required

Number of Units

☐ Required ☐ Submitted ☐ Not Required**Landscaping Plan Overlay prepared by a qualified Landscape Architect including:**

Outline of existing accessory and proposed Buildings and Structures

☐ Required ☐ Submitted ☐ Not Required

Parking Layout and Surface Material

☐ Required ☐ Submitted ☐ Not Required

List of Soft Landscaping (trees, shrubs, hedges, planting beds, vines, lawn, etc.)

☐ Required ☐ Submitted ☐ Not Required

List of Hard Landscaping (pre-cast pavers, brick, concrete, etc.)

☐ Required ☐ Submitted ☐ Not Required

List of Landscaping Structures (trellises, arbours, lighting, etc.)

☐ Required ☐ Submitted ☐ Not Required

Landscape Cost Estimate

☐ Required ☐ Submitted ☐ Not Required

Reports & Plans prepared by a qualified Professional (P.Eng, QEP, BCLSA, etc.):

Site Servicing Plans Overlay

☐ Required ☐ Submitted ☐ Not Required

Geotechnical Report

☐ Required ☐ Submitted ☐ Not Required

Archaeological Assessment

☐ Required ☐ Submitted ☐ Not Required

Environmental Assessment

☐ Required ☐ Submitted ☐ Not Required

Riparian Area Assessment

☐ Required ☐ Submitted ☐ Not Required

Traffic Impact Assessment

☐ Required ☐ Submitted ☐ Not Required

Storm Water Management Plan Overlay

☐ Required ☐ Submitted ☐ Not Required

Parcel and Impervious Site Coverage Plan Overlay

☐ Required ☐ Submitted ☐ Not Required

Erosion and Sediment Control Plan Overlay

☐ Required ☐ Submitted ☐ Not Required

Additional Supporting Documents:

[illegible]