

Preliminary Project Impact Assessment

Rezoning

Development Permit(s)

FILE:

DATE:

Temporary Use Permit

_____/_____/_____
Month/Day/Year

Development Services Department
Columbia Shuswap Regional District
781 Marine Park Drive NE Box 978
Salmon Arm BC V1E 4P1
t. 250.832.8194 / 1.888.248.2773
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This preliminary assessment is required to assist the Development Services Department in assessing applications for potential community and site impact. You may be requested to supply more formal and complete information concerning the impact of your proposal before your application can be processed. Generally (but not limited to), applications will be reviewed for their impact on the following:

- (a) affected public infrastructure and community services such as water supply and sewage disposal systems, fire protection systems, solid waste disposal, storm water systems and recycling facilities, or alternatively, if applicable, the on-site means of providing a water supply and means of sewage collection and disposal;
- (b) groundwater quantity and quality, surface drainage waters generated by the proposed development, and the options for collection, storage and disbursement of such drainage;
- (c) the natural environment of the area affected such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics and stability, topographic features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, areas of environmental sensitivity, and any rare or endangered plant or animal species;
- (d) public facilities and public amenities such as schools, parks, health care services, and access to public waterfront;
- (e) agricultural reserve lands and uses in the vicinity of the development and the impact these uses and the proposed development may have on each other;
- (f) transportation patterns such as traffic flow and parking, transportation services and mobility, transportation alternatives such as pedestrian and cycling facilities, trails, greenways, and handicapped accessibility, and road and roadside standards;
- (g) aesthetic values such as visual character, integration with public areas and with the natural environment, artificial lighting, noise, and odour;
- (h) cultural heritage resources including resources of historical, archaeological, paleontological or architectural significance whether on land or underwater.

Please provide a description of your proposed project and how you will address any site and community impacts on a separate sheet and submit with the completed checklist and any supporting documents.

At a minimum, you must supply the following information as part of the description of your proposed project (where applicable):

1. Name, address, phone number and e-mail of registered owner(s) and agent, if applicable.
2. Site plan showing:
 - a. legal data including property lines and legal description;
 - b. scale, date, north arrow;
 - c. metric dimensions and location of existing and proposed buildings and impermeable surfaces;
 - d. any easements or rights-of-way;
 - e. natural boundary for all watercourses and wetlands and applicable setbacks;
 - f. outline of any restrictive covenant areas, existing or proposed;
 - g. building setbacks as per CSRDL Zoning and Floodplain bylaws, including floodplain elevation;
 - h. sewage disposal works;
 - i. any existing buildings or structures;
 - j. parcel coverage;
 - k. phases and timeframes, if proposal is for a multi-phase project.
3. If the project involves surveying, please provide a BCLS certified, properly scaled site plan referenced to the UTM Zone 11 NAD 83 projection system and equivalent to professional drafting quality, in both hard copy and standard GIS and/or CAD digital format. *NOTE: You may be required to provide this information following review of your Preliminary Project Impact Assessment.*



Registered owner(s) of the property:

Name(s):	Mailing Address:	Tel:	Email:

Agent:

Name:	Letter of agent authorization? <input type="checkbox"/>
Mailing Address:	
Tel:	
Email:	

Property Civic Address:

Property Legal Description:

PID:			
Lot(s):	Section:	Township:	Range:
Plan:		Block:	

Following submission of your Preliminary Project Impact Assessment, staff will review the information and inform you whether the Preliminary Project Impact Assessment submitted:

- (a) is acceptable;
- (b) must include additional information as specified;
- (c) must be amended because the qualifications of the professional proposed to prepare the impact information are not appropriate for the information requested;
- (d) is unacceptable and must be amended and resubmitted or appealed to the CSRD Board of Directors within 30 days of receipt of the decision (see Request for Reconsideration - Schedule 'B').

If the proposal is deemed to have a significant impact on the surrounding community and/or region, you may be required to submit the proposal to a public information meeting.



CHECKLIST	YES	NO
1. Does the project have multiple phases? If yes, please attach the description of the phases and timeframes on a separate page.		
2. Does your property contain or have a boundary with a watercourse?		
3. Does the project involve works within 30 m (98.4 ft) of any watercourse?		
4. Does the project involve works within 100 m (328.1 ft) of a Lake?		
5. Does the project involve works on slopes of 30% or greater?		
6. Does the development have the potential to increase the need for public services or infrastructure, such as schools, roads, fire protection, solid waste facilities, transportation, hospitals, parks, etc.?		
7. Will your proposal require an amendment or variance of a CSRD bylaw or Plan? If yes, please attach the description on a separate page.		
8. Will the proposed use cause any public nuisance such as noise, odours, light/glare or dust?		
9. Are there any restrictive covenants on the proposed site?		
10. Will the proposal generate appreciable additional vehicular traffic, have a substantial effect on existing transportation systems, increase parking demands, or increase hazards for pedestrians or cyclists?		
11. Is substantial creation, upgrading or extension of utilities (sewer, water, storm drainage, etc.) required?		
12. Will the proposal impact upon parks, natural areas, beaches and waterfront access, or outdoor activities?		
13. Does the proposal have any potential to alter an archaeological site?		
14. Will any excavation, removal or addition of soil (including gravel) be required within a development permit area?		
15. To your knowledge, have any industrial or commercial uses occurred on the property which may have contributed to site contamination? If yes, please complete the Site Profile forms.		
16. Does the project involve any works on the foreshore or water structures, such as docks, buoys, marinas, etc.?		
17. Will the proposal be accompanied by any professional studies, reports, plans, etc.? If so, please provide a list that includes the professional designations of all persons involved.		
18. Are there any other major impacts you foresee your project having on the site and/or community?		
19. Does the project involve the removal, alteration, disruption, or destruction of vegetation involving more than 30% of the parcel?		
20. Have you completed and attached Schedule 'C' FireSmart Assessment?		
21. Is your FireSmart Assessment score "High" (30-35 points) or "Extreme" (>35 points)?		

By signing below, the person completing this form attests that the information provided above and attached is true and correct based on the person's current knowledge as of the date completed. Any material falsehood or any omission of a material fact made by the applicant/owner with respect to this application may result in an issued permit becoming null and void.

Signature:

Date:

Print name:

DISCLAIMER: Information collected in accordance with CSRD Development Approval Information Bylaw No. 644, including all information submitted as part of a rezoning, development permit or temporary use permit application is intended for the use of CSRD staff and shall not be construed by third parties as indications, confirmations or guarantees of the existence or non-existence of site or community impacts.