



DISTRICT OF COLDSTREAM

DEVELOPMENT SERVICES

FREQUENTLY ASKED QUESTIONS

Is my property zoned, and if so, what is the zoning of my property?

All properties within the District of Coldstream are affected by the [Zoning Bylaw](#). You can check the Zoning map on the [Regional District of North Okanagan website](#) or [contact the District of Coldstream](#) to ask about your property.

Can I have a secondary suite?

Some zones allow secondary suits, please check the zoning on the property in question or contact the District of Coldstream.

Can I get a 'plot plan' of a certain property?

No, not from the District of Coldstream. However, copies of records from the Land Title and Survey Authority of British Columbia, such as land titles, documents or plans, can be obtained by using the services of any registry agent in BC (consult www.bcpra.org or title services in the Yellow Pages), real property lawyer, notary public, or land surveyor. Customers can also order titles to land or strata plans online through the myLTSA Explorer service at www.ltsa.ca. The public can also call 1-877-577-5872 to learn how to mail records requests along with payment to the LTSA.

Can I subdivide my property?

As specified in the [Zoning Bylaw](#), each property has regulations with respect to permitted uses, lot area, frontage and other considerations. Depending upon the zoning, size and frontage, your property may be suitable for subdivision. Additional considerations apply to properties within the Agricultural Land Reserve. As with any form of development, proponents are responsible for costs which include, but are not limited to, application fees, [development cost charges](#), on-site upgrades, inspection fees, and off-site upgrades.

What is the difference between Building Permits, Development Permits, and Development Variance Permits?

Building Permits are issued under the authority of the Building and Plumbing Bylaw. A building permit review is a check to see whether or not the building or structure being built complies with the British Columbia Building Code. If a proposed building meets the construction requirements, the land is properly zoned for the proposed use, meets the zoning requirements such as building height or property setback and meets the requirement of the Building Code the District is obligated to issue a building permit.

Development Permits are intended to supplement the building requirements contained in the zoning bylaw. Development permit guidelines can deal with matters not usually found in the zoning bylaw such as the style and colour of a building, or landscaping requirements. Guidelines can also deal with environmental issues such as protecting natural habitat. Development Permit Areas are designated in the District's Official Community Plan (OCP). If a development proposal meets the development guidelines set out in the OCP a landowner is entitled to a Development Permit. Public input is not required when Council is considering a Development Permit. A Development Permit cannot be refused based on public concerns; it can only be refused if the development does not comply with the permit area guidelines.

Development Variance Permits authorize development that does not meet the zoning requirements for a particular zone. For example, Council can authorize construction of a building that is higher than permitted in the zoning bylaw. If Council is considering a development variance permit, notification to neighbouring property owners, consistent with the District's Development Procedure Bylaw, is required. Currently neighbours within 30 metres of the subject property are to be notified. Approval of a Development Variance Permit is optional. Council can refuse the request if they feel that the development is inappropriate. Council is not required to turn down a variance request if the neighbours are opposed to it.