



News Release

New Planning Fees Coming January 1

Sechelt, BC—December 21, 2022— Two months ago, the Sunshine Coast Regional District (SCRD) Board adopted updates to zoning and the creation of a new zoning bylaw for the Sunshine Coast; Bylaw 722. This bylaw was over 30-years old and needed updating.

As the SCRD looks ahead to further modernization to planning and zoning on the Sunshine Coast, the SCRD Board adopted updates to fees associated with planning applications on December 8. The fees were last updated over a decade ago and were not keeping up with the cost of the actual provision of planning services from the SCRD.

“Many of the applications we have seen recently are very complex and involve a significant amount of staff time to process,” says Ian Hall, General Manager of Planning and Development. “These updates ensure that fees associated with such applications will better cover the work being done by our staff to process them.”

A full list of the new fees can be found [here on the SCRD Website](#). These fees will be in place January 1, 2023.

Additionally, moving forward a new process is in place in which most planning applications will require applicants to go through a pre-application process. This will involve a meeting with a planner where the project will be discussed, and further actions will be provided to the applicant. Fees associated with the pre-application process vary depending on the type of application being made.

Additionally, increased pre-application fees are being introduced for applicants who have conducted unauthorized work without first obtaining a Development Permit. In addition to other existing cost recovery tools, such as double permit fees, this new increased pre-application fee will ensure that those who choose the path of doing work without first obtaining approvals will pay for the services required to oversee the corrective work. This higher pre-application fee will apply to any unauthorized works that are conducted within a development permit area.

“We certainly hope that these higher pre-application fees will be a tool we have to use less and less, as the message gets out there in the community about landowner’s responsibility to comply with Development Permit areas that are in place to ensure protection of the natural environment and safe development,” says Manager of Planning and Development, Jonathan Jackson. “Don’t just inquire if you’re a new buyer. Before you build, or dig double check with your SCRD Planning Tech!”

[SCRD's Property Viewer mapping tool](#) contains layers showing where development permit areas apply and is a great way to start your inquiry. However, if you are in doubt of whether or not your property is subject to a development permit area or if you are contemplating works near any waterbody, wetlands, lands subject to flooding, agricultural lands, steep slopes or any other areas where geotechnical instability may be an issue, it's best to check with planning staff to ensure you fully understand the requirements that apply.

In the coming weeks, the SCRCD will work on further efficiencies within the planning department to assist with the high volume of applications being received. These will include a streamlined process for locating required application documents and new checklists for some application types.

The SCRCD has also received grant funding through the Provincial Government to begin a Development Application Process Review (DAPR). This project will run through 2023 and will enhance SCRCD development planning services.

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