



***DISTRICT OF FORT ST. JAMES  
PROCEDURES BYLAW***

***NO. 749, 2001***

*Prepared by:*

***L&M ENGINEERING LIMITED***

**DISTRICT OF FORT ST. JAMES**  
**PROCEDURES BYLAW NO. 749, 2001**

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**DISTRICT OF FORT ST JAMES**  
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A bylaw to designate the form of permits, to establish procedures and to impose application fees to amend an Official Community Plan and/or a Zoning Bylaw or to issue a permit in accordance with Part 26 of the Local Government Act.

**WHEREAS** the Council of the District of Fort St. James has adopted an Official Community Plan and Zoning Bylaw;

**AND WHEREAS** the Council of the District of Fort St. James shall, under Section 895 of the Local Government Act, by bylaw, establish procedures to amend a plan, bylaw or issue a permit;

**AND WHEREAS**, in accordance with Section 921 of the Local Government Act, the Official Community Plan has designated areas where temporary commercial and temporary industrial uses may be allowed;

**AND WHEREAS**, in accordance with Section 920 of the Local Government Act, land within the area designated under Section 919.1 of the Local Government Act shall not be subdivided and the construction of, addition to, or alteration of a building or structure shall not be commenced unless the owner first obtains a development permit;

**AND WHEREAS** the Council of the District of Fort St. James may, in accordance with Section 928 of the Local Government Act, designate the form of permits issued and may, in accordance

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with Section 925 of the Local Government Act, require that the applicant of the permit provide security;

**AND WHEREAS** the Council of the District of Fort St. James may, in accordance with Section 931 of the Local Government Act, by bylaw impose application fees for plan amendments, bylaw amendments or permits;

**NOW THEREFORE** the Council of the District of Fort St. James in open meeting assembled **HEREBY ENACTS AS FOLLOWS:**

**1. TITLE**

This bylaw may be cited for all purposes as the District of Fort St. James Procedures Bylaw No. 749, 2001.

**2. REPEAL**

The District of Fort St. James Procedures Bylaw No. 600, 1995 as amended, is hereby repealed.

**3. SCOPE OF BYLAW**

This bylaw shall apply to the following:

- (1) Amendments to:

**DISTRICT OF FORT ST JAMES**  
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- (a) an official community plan bylaw;
  - (b) a zoning bylaw.
- (2) Issuance of:
- (a) development variance permits;
  - (b) development permits;
  - (c) temporary commercial permits;
  - (d) temporary industrial permits.

**4. APPLICATION**

- (1) Application for a bylaw amendment or a permit shall be in writing addressed to the Administrator of the District and shall be made by the registered owner of the subject property or by an agent authorized by the owner to act on his behalf, and shall:
- (a) state the name and address of the applicant and owner;
  - (b) identify by full legal description, the land which is the subject of the bylaw amendment or permit application.
- (2) Applications for an amendment to the Official Community Plan or Zoning Bylaw shall be made to the Administrator of the District on the applicable form attached hereto in Schedule "A".
- (3) Applications for a Development Variance Permit shall be made to the Administrator of the District on the applicable form attached hereto in Schedule "B".

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- (4) Applications for a Development Permit shall be made to the Administrator of the District on the applicable form attached hereto in Schedule "C".
- (5) Application for a Temporary Commercial permit shall be made to the Administrator of the District on the applicable form attached hereto in Schedule "D".
- (6) Application for a Temporary Industrial permit shall be made to the Administrator of the District on the applicable form attached hereto in Schedule "E".

**5. APPLICATION FEE**

At the time of application for a bylaw amendment or for a permit, the applicant shall pay to the District an application fee in the amount as set out in Schedule "F" of this bylaw.

**6. APPLICATION PROCESS**

In respect of an application for a bylaw amendment or for a permit, the Administrator of the District shall present a report to Council for its consideration, which shall:

- (a) contain a copy of the application;
- (b) contain a copy of the proposed amendment bylaw or proposed permit and recommendations;
- (c) specify whether or not the approval of the Minister of Transportation and Highways under Section 54(2) of the Highway Act or Section 924(1) of the Local Government Act is required;
- (d) state the proposed security to be posted by the permittee if any; and

**DISTRICT OF FORT ST JAMES**  
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- (e) additional relevant information.

**7. BYLAW AMENDMENTS - APPROVAL OR REFUSAL**

The Council may, upon receipt of the report under Section 6 of this bylaw proceed with an amendment bylaw, request additional information or reject the application.

**8. PERMITS - ISSUANCE OR REFUSAL**

The Council may, upon receipt of the report under Section 6 of this bylaw:

- (a) authorize the issuance of the appropriate permit;
- (b) request additional information;
- (c) refuse to authorize the issuance of the permit.

**9. FORM OF PERMITS**

- (1) A Development Variance Permit approved by the council shall be issued by the Administrator of the District on the applicable form attached hereto as Schedule "G".
- (2) A Development Permit approved by the Council shall be issued by the Administrator of the District on the applicable form attached hereto as Schedule "H".
- (3) A Temporary Commercial permit approved by the Council shall be issued by the Administrator of the District on the Applicable form attached hereto as Schedule "I".

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- (4) A Temporary Industrial permit approved by the Council shall be issued by the Administrator of the District on the applicable form attached hereto as Schedule "J".

**10. NOTIFICATION**

- (1) For an Amendment to the Official Community Plan or the Zoning Bylaw, notice shall be given in accordance with Section 892 of the *Local Government Act*, except in those cases when Section 893 of the *Local Government Act* applies.
- (2) Where Council proposes to pass a resolution to issue a Development Variance Permit, it shall give notice in accordance with Section 922 of the *Local Government Act*.
- (3) The distance for sending notice in accordance with Section 892 (4) (b) of the *Local Government Act* shall be 100 metres.

**11. RE-APPLICATION**

Subject to Section 895(1) of the *Local Government Act*, re-application for an amendment or permit that has been refused by the Council shall not be considered within a 6 (six) month period immediately following the date of refusal.

**12. SCHEDULES**

Schedules "A" to "J" inclusive, attached hereto, are deemed to form part of the District of Fort James Procedures Bylaw No. 749, 2001.

**DISTRICT OF FORT ST JAMES**  
**PROCEDURES BYLAW NO. 749, 2001**

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001

ADOPTED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_  
Dan Zabinsky, Administrator

\_\_\_\_\_  
Jim Togyi, Mayor

I hereby certify this to be a true  
copy of the Fort St. James Procedures  
Bylaw No. 749, 2001, as adopted by the  
District Council.

\_\_\_\_\_  
Dan Zabinsky, Administrator



- 13. Current Use of Property \_\_\_\_\_
- 14. Attached is Application Fee of \$250. (*Both Amendments for \$500*)
- 15. Attached is Current, Date-Stamped State of Title Certificate \_\_\_\_\_
- 16. Attached is a Letter of Consent from the Owner \_\_\_\_\_

I/WE HEREBY DECLARE THAT ALL THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF, TRUE AND CORRECT IN ALL RESPECTS.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_ .

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name*

**SCHEDULE "B"**  
**DISTRICT OF FORT ST. JAMES**  
**APPLICATION FOR DEVELOPMENT VARIANCE PERMIT**

No. \_\_\_\_\_

I/We hereby make application to the District of Fort St. James for a Development Variance Permit.

1. Name of Applicant(s) \_\_\_\_\_

2. Address \_\_\_\_\_

3. Telephone Number: Business \_\_\_\_\_ Residence \_\_\_\_\_

4. Name of Owner(s) \_\_\_\_\_  
*(If different from Applicant)*

5. Address \_\_\_\_\_

6. Legal Description of Property \_\_\_\_\_

7. Street Address of Property \_\_\_\_\_

8. Official Community Plan Map Designation \_\_\_\_\_

9. Present Zoning \_\_\_\_\_

10. The Development Variance(s) requested vary the provisions of the following District Bylaws:

<u>District Bylaw</u>	<u>Variance Requested</u> <i>(Please Check)</i>	<u>Appropriate Sections</u>
Zoning	_____	_____
Mobile Home Park	_____	_____
Subdivision Servicing	_____	_____

Detailed Description of Variance:

*(Site Plan Attached)*

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Note: Section 922 (2) of the Local Government Act states that “a development variance permit shall not vary;

- (a) the use or density of land from that specified in the bylaw, or
- (b) a flood plain specification under Section 910 (2).”

Current Use of Property \_\_\_\_\_

Attached is Application Fee of \$250.00. \_\_\_\_\_

Attached is Current, Date-Stamped State of Title Certificate \_\_\_\_\_

Attached is Letter of Consent from the Owner \_\_\_\_\_

*(Applies only if the Applicant is not the Owner)*

I/WE HEREBY DECLARE THAT ALL THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF, TRUE AND CORRECT IN ALL RESPECTS.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_.

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name*

**SCHEDULE "C"**  
**DISTRICT OF FORT ST. JAMES**  
**APPLICATION FOR A DEVELOPMENT PERMIT**

I/We hereby make application to the District of Fort St. James for a Development Permit.

1. Name of Applicant(s) \_\_\_\_\_

2. Address \_\_\_\_\_

3. Telephone Number: Business \_\_\_\_\_ Residence \_\_\_\_\_

4. Name of Owner(s) \_\_\_\_\_  
*(If different from Applicant)*

5. Address \_\_\_\_\_

6. Legal Description of Property \_\_\_\_\_  
\_\_\_\_\_

7. Street Address of Property \_\_\_\_\_

8. Official Community Plan Map Designation \_\_\_\_\_

9. Present Zoning \_\_\_\_\_

10. The Development is proposed to vary the provisions of the following District Bylaws:

<u>District Bylaw</u>	<u>Variance Requested</u> <i>(Please Check)</i>	<u>Appropriate Sections</u>
Zoning	_____	_____
Subdivision Servicing	_____	_____

11. Detailed Description of Development Permit Proposed: *(Site Plan Attached)*

\_\_\_\_\_  
\_\_\_\_\_

Note: Section 920 (4), (5) and (6) of the Local Government Act states the following:

“(4) A development permit shall not vary the use or density of the land from that permitted in the bylaw except as authorized by subsection (5).

(5) If the land was designated under Section 919 (1) (b), the conditions and requirements referred to in subsection (7.1) of this section may vary that use or density, but only as they relate to health, safety or protection of property from damage.

(6) A development permit shall not vary a flood plain specification under Section 910 (2).”

Current Use of Property \_\_\_\_\_

Application Fee - *None*

Attached is Current, Date-Stamped State of Title Certificate \_\_\_\_\_

Attached is Letter of Consent from the Owner \_\_\_\_\_  
*(Applies only if the Applicant is not the Owner)*

I/WE HEREBY DECLARE THAT ALL THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF, TRUE AND CORRECT IN ALL RESPECTS.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_ .

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name*

**SCHEDULE "D"**  
**DISTRICT OF FORT ST. JAMES**  
**APPLICATION FOR TEMPORARY COMMERCIAL PERMIT**

I/We hereby make application to the District of Fort St. James for a Temporary Commercial Permit.

1. Name of Applicant(s) \_\_\_\_\_
2. Address \_\_\_\_\_
3. Telephone Number: Business \_\_\_\_\_ Residence \_\_\_\_\_
4. Name of Owner(s) \_\_\_\_\_  
*(If different from Applicant)*
5. Address \_\_\_\_\_
6. Legal Description of Property \_\_\_\_\_  
\_\_\_\_\_
7. Street Address of Property \_\_\_\_\_
8. Official Community Plan Map Designation \_\_\_\_\_
9. Present Zoning \_\_\_\_\_
10. Description for Temporary Commercial use applied for:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Date when Temporary Commercial Use Will Cease: \_\_\_\_\_

I/We Enclose \$100.00 being the Application Fee.

Proposed Water Supply \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Sewage Disposal \_\_\_\_\_  
\_\_\_\_\_

Proposed Access \_\_\_\_\_  
\_\_\_\_\_

Solid/Liquid Waste Disposal \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attached is Letter of Consent from the Owner \_\_\_\_\_  
(Applies only if the Applicant is not the Owner)

I/WE HEREBY DECLARE THAT ALL THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF, TRUE AND CORRECT IN ALL RESPECTS.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_ .

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name*

Note: Prior to the issuance of a Temporary Commercial Permit, the District of Fort St. James may require, as a condition of issuing the Permit, security to guarantee the performance of the Permit.

**SCHEDULE "E"**  
**DISTRICT OF FORT ST. JAMES**  
**APPLICATION FOR A TEMPORARY INDUSTRIAL PERMIT**

I/We hereby make application to the District of Fort St. James for a Temporary Industrial Permit.

1. Name of Applicant(s) \_\_\_\_\_

2. Address \_\_\_\_\_

3. Telephone Number: Business \_\_\_\_\_ Residence \_\_\_\_\_

4. Name of Owner(s) \_\_\_\_\_  
*(If different from Applicant)*

5. Address \_\_\_\_\_

6. Legal Description of Property \_\_\_\_\_  
\_\_\_\_\_

7. Street Address of Property \_\_\_\_\_

8. Official Community Plan Map Designation \_\_\_\_\_

9. Present Zoning \_\_\_\_\_

10. Description for Temporary Industrial use applied for:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Date when Temporary Industrial Use Will Cease: \_\_\_\_\_

I/We Enclose \$100.00 being the Application Fee.

Proposed Water Supply \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Sewage Disposal \_\_\_\_\_  
\_\_\_\_\_

Proposed Access \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Solid/Liquid Waste Disposal \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attached is Letter of Consent from the Owner \_\_\_\_\_  
*(Applies only if the Applicant is not the Owner)*

I/WE HEREBY DECLARE THAT ALL THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF, TRUE AND CORRECT IN ALL RESPECTS.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_ .

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name*

Note: Prior to the issuance of a Temporary Industrial Permit, the District of Fort St. James may require, as a condition of issuing the Permit, security to guarantee the performance of the Permit.

**SCHEDULE "F"**  
**DISTRICT OF FORT ST. JAMES**  
**APPLICATION FEES**

1. Official Community Plan Amendment .....	\$250.00
2. Zoning Bylaw Amendment .....	\$250.00
3. Both Official Community Plan and Zoning Bylaw Amendment .....	\$500.00
4. Development Variance Permit.....	\$250.00
5. Development Permit.....	\$ 0.00
6. Temporary Commercial Permit .....	\$100.00
7. Temporary Industrial Permit .....	\$100.00

**SCHEDULE "G"**  
**DISTRICT OF FORT ST. JAMES**  
**DEVELOPMENT VARIANCE PERMIT**

No. \_\_\_\_\_

To: \_\_\_\_\_  
(PERMITTEE)

Address: \_\_\_\_\_

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to these lands within the District described below, and any and all buildings, structures and other development there on:

Legal Description of property: \_\_\_\_\_

\_\_\_\_\_

3. The Zoning Bylaw is varied or supplemented as follows:  
(*Insert the variations as permitted by Section 922 of the Local Government Act.*)

\_\_\_\_\_

\_\_\_\_\_

4. The Mobile Home Park Bylaw is varied or supplemented as follows:  
(*Insert the variations as permitted by Section 974 of the Local Government Act.*)

\_\_\_\_\_

- 5. The Subdivision Servicing Bylaw is varied or supplemented as follows:  
*(Insert the variations as permitted by Section 922 of the Local Government Act.)*

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- 6. If the Permittee does not commence the development permitted by this Permit within months of the date of this Permit, this Permit shall laps.

- 7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE \_\_\_\_ DAY OF \_\_\_\_\_.

APPROVED BY THE MINISTER OF TRANSPORTATION AND HIGHWAYS ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_. *(if applicable)*

Issued Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_ .

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*Administrator*

*(Or other applicable authorized authority)*

**SCHEDULE "H"**  
**DISTRICT OF FORT ST. JAMES**  
**DEVELOPMENT PERMIT**

No. \_\_\_\_\_

To: \_\_\_\_\_  
(PERMITTEE)

Address: \_\_\_\_\_

1. This Development Permit is issued subject to compliance with all of the bylaws of the District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to these lands within the District described below, and any and all buildings, structures and other development there on:

Legal Description of property: \_\_\_\_\_

\_\_\_\_\_

3. The following development shall be permitted on the above noted property in accordance with the following terms and conditions:  
*(attach plans, conditions or specifications are applicable)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit (usually 5% of the development cost or an agreed upon amount).

Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The conditions of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the District may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permittee.

There is filed accordingly:

- (a) a Bearer Bond in the amount of \$\_\_\_\_\_;
  - (b) a Performance Bond in a form acceptable to the District in the amount of \$\_\_\_\_\_;
  - (c) an Irrevocable Letter of Credit in the amount of \$\_\_\_\_\_;
  - (d) a Certified Cheque in the amount of \$\_\_\_\_\_.
5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part hereof.
  6. If the Permittee does not commence the development permitted by this Permit within \_\_\_\_\_ months of the date of this Permit, this Permit shall lapse.
  7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL THE \_\_\_\_ DAY OF \_\_\_\_\_.

APPROVED BY THE MINISTER OF TRANSPORTATION AND HIGHWAYS ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_. (if applicable)

Issued this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_ .

\_\_\_\_\_  
*Administrator*  
(Or other applicable authorized Authority)

**SCHEDULE "I"**  
**DISTRICT OF FORT ST. JAMES**  
**TEMPORARY COMMERCIAL PERMIT**

No. \_\_\_\_\_

To: \_\_\_\_\_  
(PERMITTEE)

Address: \_\_\_\_\_

1. This Temporary Commercial Permit is issued subject to compliance with all municipal bylaws of the District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Permit is issued subject to the following terms and conditions:  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_
3. This Temporary Commercial Permit shall be valid until \_\_\_\_\_ at which time the permittee shall
  - (a) demolish or remove any building or structure, and
  - (b) restore land described in the permit to the condition specified in their permit, within a period of three months.
4. This Temporary Commercial Permit may be renewed, provided that a new Temporary Permit Application is received by the District at least three months prior to the permit expiry date.
5. As a condition of the issuance of this Temporary Commercial Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit (usually 5% of the development cost or an agreed upon amount).

Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The conditions of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the District may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permittee.

There is filed accordingly:

- (a) a Bearer Bond in the amount of \$\_\_\_\_\_;
  - (b) a Performance Bond in a form acceptable to the District in the amount of \$\_\_\_\_\_;
  - (c) an Irrevocable Letter of Credit in the amount of \$\_\_\_\_\_;
  - (d) a Certified Cheque in the amount of \$\_\_\_\_\_.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part hereof.
  7. If the Permittee does not commence the development permitted by this Permit within \_\_\_\_\_ months of the date of this Permit, this Permit shall lapse.
  8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL THE \_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_\_.

APPROVED BY THE MINISTER OF TRANSPORTATION AND HIGHWAYS ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_\_. (if applicable)

Issued this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_\_ .

\_\_\_\_\_  
*Administrator*  
(Or other applicable authorized authority)

**SCHEDULE "J"**  
**DISTRICT OF FORT ST. JAMES**  
**TEMPORARY INDUSTRIAL PERMIT**

No. \_\_\_\_\_

To: \_\_\_\_\_  
(PERMITTEE)

Address: \_\_\_\_\_

1. This Temporary Industrial Permit is issued subject to compliance with all municipal bylaws of the District applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Temporary Industrial Permit is issued subject to the following terms and conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. This Temporary Industrial Permit shall be valid until \_\_\_\_\_ at which time the permittee shall

(a) demolish or remove any building or structure, and

(b) restore land described in the permit to the condition specified in their permit, within a period of three months.

4. This Temporary Industrial Permit may be renewed, provided that a new Temporary Permit Application is received by the District at least three months prior to the permit expiry date.

5. As a condition of the issuance of this Temporary Industrial Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit (usually 5% of the development cost or an agreed upon amount).

Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The conditions of the

posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the District may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permittee.

There is filed accordingly:

- (a) a Bearer Bond in the amount of \$\_\_\_\_\_;
- (b) a Performance Bond in a form acceptable to the District in the amount of \$\_\_\_\_\_;
- (c) an Irrevocable Letter of Credit in the amount of \$\_\_\_\_\_;
- (d) a Certified Cheque in the amount of \$\_\_\_\_\_.

- 6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part hereof.
- 7. If the Permittee does not commence the development permitted by this Permit within \_\_\_\_\_ months of the date of this Permit, this Permit shall lapse.
- 8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL THE \_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_

APPROVED BY THE MINISTER OF TRANSPORTATION AND HIGHWAYS ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_. (if applicable)

ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_ .

\_\_\_\_\_  
*Administrator*  
*(Or other applicable authorized authority)*