

FEE SCHEDULE - DEVELOPMENT PERMIT

<u>TYPE OF GUIDELINES</u>	<u>FEE</u>
<u>Environmental Protection, Natural Hazard and RAR Guidelines Only:</u>	\$200.00 , plus an additional \$200 for each new parcel or dwelling unit proposed
<u>Agricultural Protection Guidelines Only:</u>	\$50.00 , plus an additional \$50 for each new parcel or dwelling unit proposed
<u>Sign Guidelines Only:</u>	\$20.00 for signs less than 1 m ² \$40.00 for signs between 1 and 3 m ² \$100.00 for signs larger than 3 m ²
<u>Multiple Family or Intensive Residential Form and Character Guidelines Only:</u>	\$400.00 plus an additional \$200 for each new dwelling unit proposed
<u>Commercial or Industrial Form and Character Guidelines Only:</u>	\$400.00 plus an additional \$100.00 for each additional 100 m ² of gross floor area beyond the first 100 m ²
<u>Development Permit Term Limit Extension</u>	\$200.00
<u>All Other Types of Guidelines:</u>	\$200.00 an additional \$200 for each new parcel or dwelling unit proposed

NOTES:

1. In the cases where environmental or geotechnical reports have been submitted by the applicant as part of an Application, these reports may require an independent review prior to any decision being made on a development permit. The applicant shall be required to pay the Regional District for the estimated costs of the independent review (up to \$5,000.00 maximum) before the review is undertaken.
2. The fees in the above schedule are not cumulative. That is, where a single development proposal is subject to more than one of the guideline categories listed above, the total application fee will be that which would be charged for the most expensive single guideline category.
3. In the event that the application is approved by the Regional Board, a further charge of \$25.00 per parcel shall be payable at the time of, but prior to, issuance of the permit so as to cover the cost of filing notice at the Land Titles office.
4. Where a development permit application also includes a proposed variance, an additional \$200.00 fee is required.

FEE SCHEDULE - DEVELOPMENT VARIANCE PERMIT

<u>TYPE OF APPLICATION</u>	<u>FEE</u>
<u>Development Variance Permit</u>	\$600.00
<u>Development Variance Permit Term Limit Extension</u>	\$200.00

NOTE:

1. In the event that the application is approved by the Regional Board, a further charge of \$25. per parcel shall be payable at the time of but prior to the issuance of the permit so as to cover the cost of filing notice of the permit at the Land Titles office.
2. If more than one parcel is the subject of the application, a separate development variance permit application fee shall be required for each parcel and/or for each building or dwelling if separate variances are required for each.

FEE SCHEDULE - REZONING/OFFICIAL PLAN AMENDMENT

TYPE OF APPLICATION

FEE

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| (a) | OFFICIAL PLAN AMENDMENT, no new density: | \$2200. |
| (b) | OFFICIAL PLAN AMENDMENT, new density: | \$2200. plus amounts shown in (e) and (f) |
| (c) | OFFICIAL PLAN AMENDMENT COMBINED
WITH ANY ZONING AMENDMENT: | \$2400. plus amounts shown in (g) and (h)
and (e) below, if applicable |
| (d) | ZONING MAP AND/OR TEXT AMENDMENT: | \$2200. plus amounts shown in (g) and (h)
and (e) below, if applicable |
| (e) | OFFICIAL PLAN AMENDMENT ONLY,
ALLOWING 3 OR MORE NEW
DWELLINGS OR PARCELS: | an additional \$80. for each dwelling
or parcel ("density unit") permitted by the
amendment Bylaw ^{4,5} |
| (f) | OFFICIAL PLAN AMENDMENT ONLY,
ALLOWING FOR COMMERCIAL OR INDUSTRIAL:
(for parcels 0.3 ha or greater in area): | \$80. plus a further \$80. for each
additional 0.1 ha of parcel area ("density unit")
to be redesignated ^{4,5} |
| (g) | ZONING ALLOWING 3 OR MORE NEW
DWELLINGS OR PARCELS: | an additional \$120. for each dwelling
or parcel ("density unit") permitted by the
amendment Bylaw ⁴ |
| (h) | ZONING FOR COMMERCIAL OR INDUSTRIAL:
(for parcels 0.3 ha or greater in area) | \$120. plus a further \$120. for each
additional 0.1 ha ("density unit") of parcel area ⁴ |
| (i) | If more than one public hearing or public meeting is required by the CVRD Board, a fee of \$800 per public
hearing or meeting is required, payable prior to scheduling of the second hearing or meeting. | |

ENVIRONMENTAL/GEOTECHNICAL CONSULTANT FEE:

In the cases where environmental or geotechnical reports have been submitted by the applicant as part of an application, these reports may require an independent review prior to any decision being made on a development permit. The applicant shall be required to pay the Regional District for the estimated costs of the independent review (up to \$5,000. maximum) before the review is undertaken.

Notes and superscripts:

1. The application fees prescribed above shall be due upon application regardless of whether or not the rezoning/plan amendment application is approved.
2. **Refund Policy:** If an application for amendment of an Official Plan, Zoning or Land Use Contract is withdrawn, denied by the Board or deemed inactive in accordance with Section 14 of this Bylaw, in all cases prior to the CVRD having caused a Newspaper Notice to be published:
 - a full refund will be given only where the file has not been worked on at all by CVRD Development Services staff;
 - a refund of \$1,500. will be given to the applicant, in cases where the application fees were either \$2,200. or \$2,400.;
 - a refund of \$1,500. plus an additional 33% (percent) of additional "density unit" application fees paid will be given to the applicant.
3. All applications must be acted upon. Any rezoning application that has been inactive for more than one calendar year is considered defunct and closed unless otherwise determined by the Regional Board. Should the applicant wish to reactivate the file, he or she must re-apply and submit the required fees.

4. For residential development, the number of dwellings or parcels permitted shall be calculated by dividing the total area of the site to be rezoned by the maximum parcel or dwelling density allowed by the proposed zone regardless of the level of water or sewer servicing.
5. Where an OFFICIAL PLAN amendment application has been made that would affect use of land or density, and additional application fees of \$80 per "density unit" have been paid, a complementary ZONING BYLAW amendment application fee of \$2200 PLUS an additional application fee of \$40 per "density unit" must be paid, provided this occurs within 60 days of adoption of the OFFICIAL PLAN amendment. If the gap between the adoption of the OFFICIAL PLAN amendment and ZONING BYLAW amendment application is longer than 60 days, the ZONING BYLAW amendment application shall be treated as if it is an entirely new application, with full application fees being levied.

FEE SCHEDULE - MISCELLANEOUS

<u>TYPE OF APPLICATION</u>	<u>FEE</u>
<u>BOARD OF VARIANCE:</u>	\$400
<u>LAND USE CONTRACT AMENDMENT:</u>	Same as for rezoning amendment, development permit, development variance permit (whichever is applicable) plus advertising costs.
<u>TEMPORARY USE PERMITS:</u>	\$1,000 plus advertising costs
<u>SPECIAL EVENT TEMPORARY USE PERMIT</u>	\$300 plus advertising costs \$100 for renewal
<u>LIQUOR LICENCE APPLICATION:</u>	\$1,500 plus advertising costs
<u>LEGAL DOCUMENT COST:</u>	Any legal costs incurred by the Cowichan Valley Regional District in preparing legal documents such as covenants and development agreements associated with an application referred to in Schedule B will be borne by the applicant and paid prior to consideration of development approval.
<u>OTHER:</u>	
CVRD Development Application Sign Deposit	\$30
CVRD File Review Fee	\$150
Restrictive Covenant Processing /Amendment Discharge Fee	\$250

NOTE:

1. In the event that the application is approved by the Regional Board, a further charge of \$25. per parcel shall be payable at the time of, but prior to, issuance of the permit so as to cover the cost of filing notice at the Land Titles office.
2. If more than one parcel is the subject of the application, a separate permit application fee shall be required for each parcel unit/or for each building or dwelling if separate variances are required for each.
3. The applicant will be sent a first invoice for the anticipated cost of the advertising for the public hearing/notice. The public hearing/notice will not be scheduled until payment of the first invoice has been received, and payment of the final invoice must be received prior to the recommendation being forwarded to the Regional Board.
4. In a case where an application is withdrawn or turned down by the Regional Board prior to the public notification process having commenced, a refund of \$100. shall be returned to the applicant.

FEE SCHEDULE - SUBDIVISIONS**TYPE OF APPLICATION****FEE****SUBDIVISIONS OR BOUNDARY ADJUSTMENT:**

\$500 for boundary adjustment or first new lot, plus an additional \$500 for the second and every subsequent new parcel

Prior to final approval and signature of a plan of subdivision by the Approving Officer, a fee of \$500 for every new parcel to be created shall be due and payable to the Cowichan Valley Regional District Development Services Department.

Additional fees as shown below shall be due and payable to the Cowichan Valley Regional District Engineering Services Department for properties that are within an existing local service area or are proposed to become designated a local service area (water and/or sewer utility) under the jurisdiction of the Cowichan Valley Regional District, based on the following noted formula.

SUBDIVISIONS: SEWER UTILITY

\$100. plus \$50. for every new parcel within a sewer utility local service area owned and operated by the CVRD

SUBDIVISIONS: WATER UTILITY

\$100. plus \$50. for every new parcel within a water utility local service area owned and operated by the CVRD

SUBDIVISIONS: SEWER & WATER UTILITY

\$200. plus \$50. for every new parcel within water & sewer utilities local service area owned and operated by the CVRD