

## FRASER VALLEY REGIONAL DISTRICT

### BYLAW NO. 1231, 2013

#### A bylaw providing for a schedule of application fees pursuant to Section 931 of the *Local Government Act*

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**WHEREAS** the Board of Directors of the Fraser Valley Regional District has deemed it advisable to adopt a bylaw pursuant to Section 931 of the *Local Government Act*,

**NOW THEREFORE** the Board of Directors of the Fraser Valley Regional District, in open meeting assembled, enacts as follows:

#### 1. **CITATION**

This bylaw may be cited as the “Fraser Valley Regional District Development Application Fees Bylaw No. 1231, 2013”.

#### 2. **ENACTMENTS**

- a) This bylaw shall be applicable within the boundaries of the Fraser Valley Regional District, except those areas lying within a village, town, city or district municipality, and in those lands in Electoral Area E separately administered by the Cultus Lake Park Board.
- b) That fees, as specified in Schedule A appended hereto, shall be required to accompany each application for:
  - i. An amendment to a Zoning bylaw, a rural land use bylaw, an official community plan, an official settlement plan, or a land use contract;
  - ii. The issuance of or an amendment to a development variance permit, development permit, temporary use permit or site specific exemption pursuant to the floodplain bylaw;
  - iii. A subdivision application review;
  - iv. An environmental site profile review;
  - v. A land use information letter.

#### 3. **REPEAL**

“Fraser Valley Regional District Development Application Fees Bylaw No. 0930, 2009” is hereby repealed.

**4. READINGS AND ADOPTION**

READ A FIRST TIME THIS	23 <sup>rd</sup>	day of July, 2013
READ A SECOND TIME THIS	23 <sup>rd</sup>	day of July, 2013
READ A THIRD TIME THIS	23 <sup>rd</sup>	day of July, 2013
ADOPTED THIS	23 <sup>rd</sup>	day of July, 2013

  
\_\_\_\_\_  
Chair/Vice-Chair

  
\_\_\_\_\_  
Corporate Officer/Deputy

**5. CERTIFICATION**

I hereby certify that this is a true and correct copy of "Fraser Valley Regional District Development Application Fees Bylaw No. 1231, 2013" as adopted by the Board of Directors of the Fraser Valley Regional District on the 23<sup>rd</sup> day of July, 2013

Dated at Chilliwack, B.C. this 24<sup>th</sup> day of July, 2013

  
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Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1231, 2013.**  
**Schedule A**

A schedule of application fees for an amendment to a zoning bylaw, a rural land use bylaw, an official community plan, an official settlement plan, a land use contract, the issuance of or amendment to a development variance permit, a development permit, a temporary use permit, a site specific exemption under the floodplain bylaw, a subdivision referral, a land use information letter, or a review of an environmental site profile.

<b>The following fees are payable at the time of application:</b>	
<b>Zoning Bylaw or Rural Land Use Bylaw Amendment</b>	
1. Residential Zone	
a. Up to three dwelling units or proposed lots	\$2,500
b. Up to 10 dwelling units or proposed lots	\$5,000
c. 11 or more dwelling units or proposed lots	\$7,500
2. Campground, resort, assembly, commercial, institutional or industrial zone	\$5,000
3. All other zones	\$2,500
<b>Official Community Plan or Official Settlement Plan Amendment</b>	
1. Map amendment and/or new text amendment not involving change of zoning	\$3,500
2. Major OCP amendment	\$20,000
2. OCP/OSP fee added to zoning application fee	\$2,000
3. Land Use Contract	
a. Where a bylaw is required	\$3,000
b. Amendment done by development permit or development variance permit	No additional fee required
<p>A <u>major OCP amendment</u> is defined as:            An Official Community Plan amendment application constitutes two or more of the following:</p> <ol style="list-style-type: none"> <li>a. Results in an increase of current population by 300 or more persons*, based on an average household size of 2.5 persons per household;</li> <li>b. Results in the creation of 150 or more dwelling units;</li> <li>c. Involves a land area of 250 hectares or greater;</li> <li>d. Requires extensive public consultation;</li> <li>e. Involves two or more new zones or land use designations;</li> <li>f. Expansion of the OCP boundary, or where no OCP exists, proposes to create an OCP; and/or,</li> <li>g. Requires an amendment to the Regional Growth Strategy.</li> </ol>	
*Based on Statistics Canada's 2011 average household size in British Columbia.	

<b>Application Fee for Permits</b>	
<b>Development Permit</b>	
a. Development Permit for residential, agricultural or accessory uses in a Geotechnical, Environmental or Riparian Area Development Permit Area	\$250
b. All other Development Permits	\$350
<b>Development Variance Permit</b>	
<b>Development Variance Permit</b> for construction initiated without a valid Building Permit issued by the Regional District	\$400
<b>Temporary Use Permit</b>	
a. Issuance	\$1,500
b. Renewal	\$750
<b>Site Specific Exemption under Floodplain Bylaw</b>	
Site Specific Exemption	\$400
<b>Subdivision Application Review</b>	
Application processing fee	\$300
Each proposed parcel (including the remainder parcel)	\$150
<b>Land Use Information Letter</b>	
Single Family (per property)	\$100
Other	\$200
(May include title searches, legal description, property development information)	
<b>Environmental Site Profile Review</b>	
Application Processing Fee (if required to be sent to Ministry of Environment)	\$100
<b>Additional Public Hearings and Information Meetings</b>	
Where the Regional Board requires any additional public hearing or public information meeting(s) in conjunction with a land use application as detailed in the Development Procedures Bylaw, the following fee shall apply	\$1200 per hearing or information meeting
Note: Zoning Bylaw Amendment, Rural Land Use Bylaw Amendment, Official Community Plan Amendment, Official Settlement Plan Amendment, Temporary Use Permits, and Land Use Contract Adoption fees include the cost of newspaper advertising and mailing of notices for one public hearing.	

