

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1696, 2023**

A bylaw to establish development application fees

The Board 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 Establishment Bylaw No. 1696, 2023*.

2) AREA OF APPLICATION

This bylaw applies to all electoral areas of the Fraser Valley Regional District, including those lands in Electoral Area H which are separately administered by the Cultus Lake Park Board.

3) FEES

Every applicant must pay the application fee prescribed in Schedule A-1696 at the time of making an application or request for:

- a) an amendment to a zoning bylaw or official community plan;
- b) the issuance of a board of variance,
- c) the issuance of development variance permit, development permit, or temporary use permit;
- d) granting a site-specific exemption under the floodplain management bylaw;
- e) a subdivision application review;
- f) a land use information letter.

4) REFUNDS

- 4.1 Where the FVRD Board of Directors refuses an application to amend a zoning bylaw or an official community plan and, as a result, the application does not proceed to a public hearing, 25% of the application fee may be refunded to the applicant.
- 4.2 No refund shall be provided for a Major Official Community Plan Amendment application.

5) **REPEAL**

Fraser Valley Regional District Development Application Fees Bylaw No. 1560, 2019, and all of its amendments are hereby repealed.

6) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

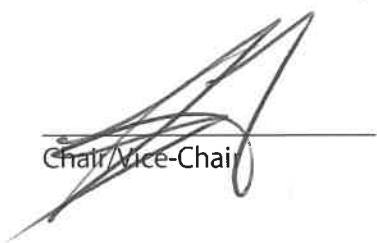
7) **READINGS AND ADOPTION**

READ A FIRST TIME THIS 18th day of May, 2023

READ A SECOND TIME THIS 18th day of May, 2023

READ A THIRD TIME THIS 18th day of May, 2023

ADOPTED THIS 18th day of May, 2023


Chair/Vice-Chair


Corporate Officer/Deputy

8) **CERTIFICATION**

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Development Application Fees Establishment Bylaw No. 1696, 2023* as adopted by the Board of Directors of the Fraser Valley Regional District on May 18, 2023

Dated at Chilliwack, BC on June 8, 2023


Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1696, 2023

Schedule A-1696

The following fees are payable at the time of application:	YEAR				
Zoning Bylaw Amendment	2023	2024	2025	2026	2027
1. Base fee for all Zoning Amendments for residential uses	\$6,000	\$6,300	\$6,600	\$6,900	\$7,300
a. Planning fee for each dwelling unit (in addition to base fee)	\$250	\$265	\$280	\$295	\$310
b. Engineering fee for each dwelling unit (in addition to base fee)	\$150	\$160	\$170	\$180	\$190
2. Fees for Zoning Amendments for a non-residential use including campground, resort, assembly, commercial, institutional or industrial uses	\$7,200	\$7,600	\$8,000	\$8,400	\$8,850
a. Planning fee					
b. Engineering fee	\$300	\$315	\$330	\$350	\$370
3. Minor Rezoning Application fee	\$2,400	\$2,550	\$2,680	\$2,800	\$2,950

Minor Rezoning Applications:

Applicants may apply for a minor rezoning application for a use that is accessory to principal residential use. The Director of Planning and Development or designate is delegated the authority to determine if a development application qualifies as a Minor Rezoning Application in the case of any uncertainty. Examples of minor rezoning applications are as follows:

- a. Accessory Employee Residential;
- b. Accessory Personal Care Residential;
- c. Accessory Dwelling Units (ADUs);
- d. Artisan-Craft Workshop;
- e. Boarding;
- f. Bed and Breakfast;
- g. Home Occupation; and
- h. Temporary Tourist Accommodation

Official Community Plan Amendment	YEAR				
	2023	2024	2025	2026	2027
1. Planning fee for OCP Amendment for residential uses:					
a. Up to 10 dwelling units	\$10,000	\$10,500	\$11,000	\$11,550	\$12,120
b. Up to 40 dwelling units	\$25,000	\$26,250	\$27,550	\$30,000	\$30,300
c. Up to 70 dwelling units	\$50,000	\$52,500	\$55,100	\$57,800	\$60,700
d. Up to 100 dwelling units	\$75,000	\$78,750	\$82,500	\$86,500	\$90,800
2. Engineering fee per dwelling unit for OCP Amendment for residential uses	\$150	\$160	\$170	\$180	\$190
3. OCP Amendment fee for a non-residential use	\$11,000	\$11,500	\$12,000	\$12,550	\$13,120
4. Major OCP Amendment fee	\$100,000	\$105,000	\$110,250	\$115,500	\$121,200

A Major OCP Amendment is defined as:

An Official Community Plan amendment application constitutes two or more of the following as determined by the Director of Planning & Development or designate:

- a. Results in an increase of current population by 250 or more persons, based on an average household size of 2.5 persons per household;
- b. Results in the creation of 100 or more dwelling units;
- c. Involves a land area of 250 hectares or greater;
- d. Requires extensive public consultation;
- e. Involves two or more new zones or land use designations;
- f. Expansion of the OCP boundary, or where no OCP exists, proposes to create an OCP; and/or,
- g. Requires an amendment to the Regional Growth Strategy.
- h. Requires a new neighbourhood plan.
- i. Requires a new local servicing plan.

Application Fee for Permits	YEAR				
	2023	2024	2025	2026	2027
Development Permit					
1. Development Permit fee for Geotechnical, Environmental or Riparian Development Permit Area	\$350	\$360	\$380	\$400	\$420
2. Fee for all other Development Permits	\$1,000	\$1,050	\$1,100	\$1,150	\$1,200
Development Variance Permit					
1. Development Variance Permit fee	\$1,500	\$1,575	\$1,650	\$1,730	\$1,800
2. Development Variance Permit fee where construction initiated without a valid Building Permit	\$1,600	\$1,680	\$1,760	\$1,850	\$1,940
Board of Variance					
Board of Variance fee	\$1,500	\$1,575	\$1,650	\$1,730	\$1,800
Temporary Use Permit					
1. Application for a Temporary Use Permit					
a. Planning fees	\$2,100	\$2,200	\$2,310	\$2,420	\$2,540
b. Engineering fees	\$350	\$370	\$385	\$405	\$425
2. Renewal of a Temporary Use Permit					
a. Planning fees	\$1,150	\$1,200	\$1,270	\$1,330	\$1,400
b. Engineering fees	\$240	\$250	\$265	\$280	\$290
Site Specific Exemption under the Floodplain Management Bylaw					
Site Specific Exemption application fee	\$2,000	\$2,100	\$2,205	\$2,315	\$2,430
Subdivision Application Review					
1. Base application review fee	\$1,000	\$1,050	\$1,100	\$1,160	\$1,215
2. Planning fees for each proposed parcel, including remainder (in addition to base fee)	\$300	\$315	\$330	\$350	\$365
3. Engineering fees for each proposed parcel, including remainder (in addition to base fee)	\$160	\$170	\$180	\$185	\$200
Land Use Information Letter					
1. Letter for each property with a single family home and related accessory uses only	\$150	\$160	\$165	\$175	\$185
2. Letter for each property with other land uses	\$200	\$210	\$220	\$230	\$245

Additional Public Hearing or Public Information Meeting	YEAR				
Where the Board requires any additional public hearing or public information meeting in conjunction with a land use application as detailed in the Development Procedures Bylaw, the following fee shall apply per hearing or meeting	\$2,000	\$2,100	\$2,200	\$2,315	\$2,430
Note: Zoning Bylaw Amendment, Official Community Plan Amendment, and Temporary Use Permits fees include the cost of newspaper advertising and mailing of notices for one public hearing.					

In addition, the following fees apply:

1. For applications where the posting of a sign is required, an additional deposit of \$300 for each sign shall be required.
2. Applications for bylaw amendments, permits or other approvals where more than one parcel is involved, the following applies:
 - a) For all contiguous parcels with a single owner one fee for all parcels
 - b) For a number of contiguous parcels under separate ownership one fee per parcel or per owner, whichever is the lesser fee shall apply
 - c) For a number of separate, non-contiguous parcels one fee per parcel
 - d) For each zone in a multi-zone development proposal, regardless of parcel boundaries or ownership one fee per zone
3. Notwithstanding the above, the fees referred to herein shall not be required in any cases where the Board undertakes an application on its own initiative.
4. Notwithstanding the above fee schedule, where third-party review is required by the FVRD Board of Directors, the applicant is required to pay all incurred costs.