

**FRASER VALLEY REGIONAL DISTRICT  
BYLAW NO. 1560, 2019**

**A bylaw to establish development application fees**

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**WHEREAS** the Board of Directors of the Fraser Valley Regional District (“the Board”) wishes to establish development application fees;

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as *Fraser Valley Regional District Development Application Fees Establishment Bylaw No. 1560, 2019*.

**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**

As specified in Schedule A-1560, attached hereto and forming an integral part of this bylaw, fees must accompany each application for:

- a) An amendment to a zoning bylaw, rural land use bylaw, or official community plan or official settlement plan;
- b) The issuance of or an amendment to a development variance permit, development permit, temporary use permit or site specific exemption pursuant to the floodplain management bylaw;
- c) A subdivision application review;
- d) A land use information letter.

**4) REFUNDS**

- 4.1 Where an application to amend a zoning bylaw or official community plan is withdrawn by the applicant prior to submission of the application to the Board or approving authority, the applicant is entitled to a 25% refund of the application fee paid.
- 4.2 Where the Board proceeds with a public hearing or notification for an application, no refund nor any portion of a refund shall be provided.

**5) REPEAL**

*Fraser Valley Regional District Development Application Fees Bylaw No. 1231, 2013* and any amendments thereto are hereby repealed.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.

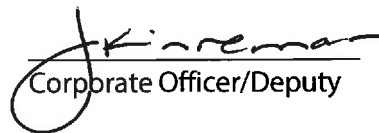
**7) READINGS AND ADOPTION**

READ A FIRST TIME THIS	18 <sup>th</sup>	day of	December, 2019
READ A SECOND TIME THIS	18 <sup>th</sup>	day of	December, 2019
READ A THIRD TIME THIS	18 <sup>th</sup>	day of	December, 2019
ADOPTED THIS	18 <sup>th</sup>	day of	December, 2019




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Chair/Vice-Chair




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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. 1560, 2019* as adopted by the Board of Directors of the Fraser Valley Regional District on the 18<sup>th</sup> day of December, 2019

Dated at Chilliwack, BC this 19<sup>th</sup> day of December, 2019




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Corporate Officer/Deputy

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**Schedule A-1560**

<b>The following fees are payable at the time of application:</b>	
<b>Zoning Bylaw or Rural Land Use Bylaw Amendment</b>	
<b>1. Residential Zone</b>	
a. Up to three dwelling units or proposed lots	\$2,800
b. Up to 10 dwelling units or proposed lots	\$5,500
c. 11 or more dwelling units or proposed lots	\$8,300
<b>2. Campground, resort, assembly, commercial, institutional or industrial zone</b>	<b>\$6,000</b>
<b>3. All other zones</b>	<b>\$2,800</b>
<b>Official Community Plan or Official Settlement Plan Amendment</b>	
<b>1. Map amendment and/or new text amendment</b>	<b>\$4,000</b>
<b>2. Major OCP amendment</b>	<b>\$20,000</b>
<p>A major OCP amendment 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 250 or more persons*, based on an average household size of 2.5 persons per household;</li> <li>b. Results in the creation of 100 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> <li>h. Requires a new neighbourhood plan.</li> <li>i. Requires a new local servicing plan.</li> </ol>	

<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	\$300
b. All other Development Permits	\$500
<b>Development Variance Permit</b>	
<b>Development Variance Permit</b> for construction initiated without a valid Building Permit issued by the Regional District	\$1,300
<b>Development Variance Permit (Advisory Planning Committee)</b>	\$1,600
<b>Temporary Use Permit</b>	
a. Issuance	\$1,800
b. Renewal	\$1,000
<b>Site Specific Exemption under Floodplain Bylaw</b>	
Site Specific Exemption	\$1,300
<b>Subdivision Application Review</b>	
Application processing fee	\$500
Each proposed parcel (including the remainder parcel)	\$250
<b>Land Use Information Letter</b>	
Single Family (per property)	\$100
Other	\$200
(May include title searches, legal description, property development information)	
<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, 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 \$200 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 a cases where the Board undertakes any development application on its own initiative.
4. Notwithstanding the above fee schedule, where third party review is required by the Regional Board, the applicant is required to pay all incurred costs.