

REGIONAL DISTRICT OF ALBERNI CLAYOQUOT

DEVELOPMENT APPLICATION FEES

BYLAW NO. F1069

WHEREAS the Regional District of Alberni-Clayoquot (the "Regional District") may, by-law under section 931 of the Local Government Act ("the Act"), impose and establish fees for the purposes set out in the appropriate section of the Act.

AND WHEREAS the Regional District may set fees for obtaining copies of documents that are available for public inspection.

NOW THEREFORE the Board of the Regional District in open meeting assembled enacts as follows:

1. The fees set out in the Act for the application to a board of variance, zoning amendment, development permit, development variance permit, subdivision applications, and Crown Land tenure referrals shall be those prescribed in Schedule "A" of this By-law.
2. Fees set out in Schedule "A" shall be paid at the time that the application is made to the Regional District and an application will not be considered complete until the applicable fee has been paid.
3. Schedule "A" of this By-law is attached to and forms a part of this By-law.
4. Refunds:
 - a. Where an application is withdrawn by the applicant prior to it being considered by the Board of Variance, the Board of the Regional District, or prior to the consideration of the first reading of a by-law, the Regional District shall pay the applicant a refund in the amount of 50% of the application fee within 30 days from the date of withdrawal;
 - b. Where an application is rejected by the Board of the Regional District or withdrawn by the applicant after consideration by the Board but prior to the instructions to the newspaper for publication of the Notice of a Public Hearing, the Regional District shall pay to the applicant a refund in the amount of 25% of the application fee within 30 days of rejection or withdrawal;
 - c. After the Board or a delegate of the Board commences a Public Hearing pursuant to the Act, the Regional District shall not provide a refund of any portion of the application fee.
5. The "Regional District of Alberni-Clayoquot By-law to Set Fees and Charges for Development Application and Related Services By-law No. F1063, 2005". is hereby repealed.
6. This by-law may be cited for all purposes as the "Regional District of Alberni-Clayoquot, Development Application Fees Bylaw No. F1069, 2006", as provided for under the Act.

READ A FIRST TIME THIS 26th DAY OF July, 2006.

READ A SECOND TIME THIS 26th DAY OF July, 2006.

READ A THIRD TIME THIS 26th DAY OF July, 2006.

ADOPTED THIS 26th DAY OF July, 2006.

Chairperson

Secretary-Treasurer

Schedule "A"

<i>all words and phrases have the same meaning assigned to them in the Local Government Act, relevant enactments, Alberni-Clayoquot Zoning Bylaw 1971, and amendments thereto.</i>		
	Application, Service, or Goods and Services	Fee
	Current Planning	
	The following fees and charges shall be paid by applicants in respect of the matters listed below.	
1	Official Community Plan (OCP) amendment application.	\$500.
2	Zoning Bylaw Amendment application, residential - under 2 hectares total area.	\$300.
3	Zoning Bylaw Amendment application, residential - over 2 hectares total area.	\$500. + \$2 / 0.1 ha. of the total site area.
4	Zoning Bylaw Amendment application, cottage and seasonal residential, or vacation rental.	\$750.
5	Zoning Bylaw Amendment application, agriculture, forest, small holdings, guesthouse, or duplex	\$1,000.
6	Zoning Bylaw (text) Amendment application to change or add a permitted use.	\$1,000.
7	Zoning Bylaw Amendment application, commercial, industrial, multi-family, institutional	\$2,500.
8	Zoning Bylaw Amendment application, Comprehensive Development.	\$5,000.
9	Temporary Commercial Use Permit or Temporary Industrial Use Permit.	\$300.
10	Minimum Parcel Frontage Waiver	\$250.
11	Province of B. C., Crown Land tenure application: (a) upland residential; (b) all other land uses.	\$300. \$500.
12	Letter of Zoning Confirmation application, (a) single family residential (b) all other zones	\$50. \$100.
13	Historic review of an old application, or a file.	\$75. + \$45. / hr. for research.
14	Statutory Advertising, for an application under the <i>Local Government Act</i> .	At cost.

Application, Service, or Goods and Services	Fee
<p>15 Development Permit application, in a Comprehensive Development Zone.</p> <p>Development Permit application, in a commercial / institutional / industrial / multi-family zone.</p> <p>Development Permit application, for a single family residential use: (a) in a watercourse (b) in an environmental Development Permit area</p> <p>Development Permit application, for a Not-for-Profit project for in-stream restoration, riparian habitat rehabilitation, or a trail: (a) within a watercourse; (b) within an environmental Development Permit area</p>	<p>\$1,500.</p> <p>\$750.</p> <p>\$100.</p> <p>No Fee.</p>
<p>16 Development Variance Permit application, in a Comprehensive Development Zone.</p> <p>Development Variance Permit application, commercial / institutional / industrial / multi-family.</p> <p>Development Variance Permit application, single family, cottage residential, and two family dwellings.</p>	<p>\$1,000.</p> <p>\$750.</p> <p>\$300.</p>
<p>17 Public Hearing to be paid prior to holding a hearing in connection with an application for a bylaw amendment or in respect of any matter that a Public Hearing is required under the <i>Local Government Act</i>.</p>	<p>\$500.</p>
<p>18 Inspection of a property where the access to the property is not available via a public highway.</p>	<p>at cost.</p>
<p>19 Board of Variance application, in all zones</p>	<p>\$300.</p>

Application, Service, or Goods and Services	Fee
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20	<p>Documents</p> <p>The following fees and charges are payable for copies of the documents listed below. Fees are also payable for any documents sent by electronic transmission.</p> <p>Planning Official Community Plan (and draft OCP). Zoning Bylaw (and a draft bylaw). Report or plan (and a draft report or plan). Zoning or OCP plan or map. Zoning or OCP plan or map.</p> <p>Maps and Aerial Photos A1 size zoning map plot. A1 size base map plot. A0 size zoning map plot. A0 size base map plot.</p> <p>Customized Maps and Aerial Photos Color maps and/or aerial photos.</p> <p>Customized or color plots over 11" x 17"</p> <p>Photocopies black and white</p>	<p>\$10. (text only). \$15. (text only). \$20. (text only). \$5. each (black and white). \$10. each (in color).</p> <p>\$20. /sheet or plan produced. \$10. /sheet or plan produced. \$20. /sheet or plan produced. \$15. / sheet or plan produced. (black and white plots only)</p> <p>\$35. / hr. to prepare + \$25. / plot (up to 11" X 17").</p> <p>\$35. / hr. to prepare + \$35. / sheet or plan produced (min. \$35. deposit required)</p> <p>\$0.25 / page</p>
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Application, Service, or Goods and Services		Fee
	SUBDIVISION	
	The following fees and charges are payable by an applicant in respect of the subdivision of land under the Land Title Act and Strata Property Act.	
21	Preliminary Application Review Fee: (a) lots 1-3 (b) lots 4-10 plus an additional (c) lots 11 or more, plus an additional Preliminary Application Review Fee in a CD Zone or ALR: (a) lots 1 -3 (b) lots 4 - 10, plus an additional (c) lots 11 or more, plus an additional. Form P Application Review Fee: (a) Form P Referral Review Fee (b) Form P Amendment Referral Fee	\$300; \$100. / lot; \$50. / lot. \$600; \$200. / lot; \$100. / lot. \$500.
22	Preliminary Application PLA amendment initiated by the applicant.	\$250.
23	Final Approval Final review or inspection.	\$50. for each lot or unit, plus the remainder.
24	Other Applications (a) Boundary Adjustment or Accretion (b) Conversion of a previously occupied building to a strata title.	\$300. \$500. plus \$100./ unit
	AGREEMENTS	
	The following fees and charges are payable in respect of agreements in respect of an application for a building permit, development permit, development variance permit, bylaw amendment, or subdivision.	
25	To prepare or review an agreement.	At cost.
26	To amend an agreement.	At cost.
27	To register or discharge an agreement in the Land Titles office.	At cost.
	APPLICATION REVIEW COSTS AND EXPENSES	
28	Consulting fees and expenses incurred by the Regional District to review an application.	At cost.
<i>taxes extra where applicable</i>		