



The Corporation of the District of North Cowichan

Fees and Charges Amendment Bylaw

Bylaw No. 3894

The Council of The Corporation of The District of North Cowichan enacts in open meeting assembled as follows:

Title

- 1 This Bylaw may be cited as "Fees and Charges Amendment Bylaw No. 3894, 2023".

Amendment

- 2 That Schedule C [Development and Permitting Fees] of Fees and Charges Bylaw No. 3784, 2020 is amended by:

- (1) By striking out Item 30 [Waste Collection - Annual, per dwelling unit] in Section 2 [Engineering Fees] and inserting the following in its place:

Item	Column 1 Description	Column 2 Amount
30	Waste Collection - Annual, per dwelling unit	\$183

- (2) By deleting Section 3 [Planning Fees] in its entirety and inserting Section 3 [Development Application Fees], attached as Schedule 1 to this Bylaw, in its place.
 - (3) By deleting Section 7 [Sewer Use Fees] in its entirety and inserting Section 7 [Sewer Use Fees], attached as Schedule 2 to this Bylaw, in its place.
 - (4) By deleting Section 8 [Water Use Fees] in its entirety and inserting Section 8 [Water Use Fees], attached as Schedule 3 to this Bylaw, in its place.

- 3 That Schedule F [Parks and Recreation Fees] of Fees and Charges Bylaw No. 3784, 2020 is amended by:

- (1) By deleting Section 7 [Wharf Fees] in its entirety and inserting Section 7 [Wharf Fees], attached as Schedule 4 to this Bylaw, in its place.

- 4 That Fees and Charges Bylaw No. 3784, 2020 be amended by adding the following as Section 12:

"12. The fees and charges established in Sections 7 [Sewer Use Fees] and 8 [Water Use Fees] of Schedule C [Development and Permitting Fees] and Section 7 [Wharf Fees] of Schedule F [Parks and Recreation Fees] shall come into force and effect as follows:

- (a) The fees listed under Column 2 shall come into force and effect upon adoption;
 - (b) The fees listed under Column 3 shall come into force and effect on January 1, 2024;
 - (c) The fees listed under Column 4 shall come into force and effect on January 1, 2025;
 - (d) The fees listed under Column 5 shall come into force and effect on January 1, 2026; and,
 - (e) The fees listed under Column 6 shall come into force and effect on January 1, 2027."

5 That Fees and Charges Bylaw No. 3784, 2020 be amended by adding the following as Section 13:

"13. The fees and charges established in Schedule C [Development and Permitting Fees], Section 3 [Development Application Fees] shall come into force and effect as follows:

- (a) The fees listed under Column 2 shall come into force and effect upon adoption; and,
- (b) The fees listed under Column 3 shall come into force and effect on June 15, 2023."

READ a first time on
READ a second time on
READ a third time on
ADOPTED on

CORPORATE OFFICER

PRESIDING MEMBER

Schedule 1

“SCHEDULE C – DEVELOPMENT AND PERMITTING FEES”

(Section 3, Development Application Fees)

1. The District of North Cowichan will collect the Agricultural Land Reserve (ALR) applications fee on behalf of the Agricultural Land Commission (ALC).
2. All advertising fees incurred by the District are included as part of the Official Community Plan (OCP) or Zoning Bylaw amendment fee **[Items 2, 3, 4]**.
3. A \$500 refund will be issued if an application for **[Items 5 and 6]** does not proceed to a public hearing.
4. The Public Hearing surcharge **[Item 5]**, which is collected when the Official Community Plan (OCP) or Zoning Amendment Bylaw application is submitted, will be refunded if notification of the Public Hearing (or notice that the Public Hearing is not being held in accordance with Section 467 of the *Local Government Act*), is not issued.
5. The additional Public Hearing surcharge **[Item 6]** is payable for any additional public hearing (or notice that the Public Hearing is not being held in accordance with Section 467 of the *Local Government Act*) notice resulting from an action or request by the applicant.
6. The large project surcharge **[Items 7, 8 and 9]** excludes Zoning Bylaw text amendment applications for Agricultural and Institutional Zones (A1, A2, A3, A4, A5, PI, PU, and PC) and Zoning Bylaw amendment applications to increase residential density by 3 or fewer units.
7. The large project surcharge **[Items 7, 8 and 9]** for OCP or Zoning Bylaw amendments applies where an applicant has requested changes to land use designations.
8. Density surcharges **[Items 9 and 10]** exclude secondary suites and accessory dwelling units.
9. Where a zone specifies density using Floor Area Ratio, density surcharges for residential density **[Items 10 and 16]** will be calculated using an average unit size of 150 m².
10. Payment of any Development Approval Agreement **[Items 27 to 31]** associated with a Zoning Bylaw Amendment, Development Permit (DP), Development Variance Permit (DVP), Temporary Mobile Home Permit (TMHP), or Temporary Use Permit (TUP) must be paid in full prior to adoption of bylaw or issuance of permit.
11. The fees in relation to Section 10 are applicable only to the preparation of custom covenants and do not apply to pre-drafted covenant templates.
12. If a property is in multiple Development Permit Areas (DPA) **[Items 13, 14, 15, and 18 to 21]**, the applicant will be charged a single fee, being the highest development permit fee.
13. The surcharge **[Item 24]** will be applied per variance requested as part of a DP application **[Items 13 to 15 and 18 to 23]** or for each additional variance requested as part of a DVP application **[Items 25 and 26]**.
14. The subdivision approval fee **[Item 36]** excludes the \$50 plan examination fee established by the *Local Government Act*.

Item	Column 1 Description	Column 2 Amount	Column 3 Amount
Board of Variance Application Fees:			
1	Board of Variance application	\$250	\$250
Official Community Plan (OCP) and Zoning Bylaw Amendment Fees:			
2	OCP Bylaw Amendment – Base Fee ²	\$2,500	\$2,500
8	Zoning Bylaw Amendment – Base Fee ²	\$2,500	\$2,500
11	Concurrent Official Community Plan Bylaw and Zoning Bylaw Amendment – Base Fee ²	\$3,000	\$4,000
3	OCP or Zoning Bylaw Amendment – Public Hearing surcharge ^{3, 4}	-	\$2,000
4	OCP or Zoning Bylaw Amendment – Additional Public Hearing surcharge ^{3, 5}	-	\$2,000
5	OCP or Zoning Bylaw Amendment – Large Project Surcharge ^{6, 7} Site Area > 1.5 ha and < 3.0 ha	-	\$5,000
6	OCP or Zoning Bylaw Amendment – Large Project Surcharge ^{6, 7} Site Area > 3.0 ha and < 6.0 ha	-	\$10,000
7	OCP or Zoning Bylaw Amendment – Large Project Surcharge ^{6, 7} Site Area > 6.0 ha	-	\$15,000
9	Zoning Bylaw Amendment – Density Surcharge ^{8, 9} Per additional potential residential unit/lot over 3 units/lots	-	\$50
10	Zoning Bylaw Amendment – Density Surcharge ^{8, 9} Per m ² for additional potential commercial or industrial gross floor area over 400 m ²	-	\$1 per m ²
Development Permit and Development Variance Permit Application Fees:			
12	Chemainus Cash-in-lieu of Parking	\$8,000 per parking space	\$8,000 per parking space
13	DPA 1 – General – Major (larger than 200 m ²) ^{12, 13}	\$1,200	\$2,500
14	DPA 1 – General – Minor (less than 200 m ²) ^{12, 13}	\$600	\$1,200
15	DPA 1 – General – Sign ^{12, 13}	-	\$300
16	DPA 1 – Residential Density Surcharge ^{8, 9} Per additional potential residential unit/lot over 3 units/lots	-	\$50 per unit
17	DP 1 – Commercial / Industrial Density Surcharge Per m ² additional commercial or industrial gross floor area over 400 m ²	-	\$1 per m ²
18	DPA 2 – Marine Waterfronts ^{12, 13}	\$600	\$1,200
19	DPA 3 – Natural Environment ^{12, 13}	\$600	\$1,200
20	DPA 4 – Hazard Lands ^{12, 13}	\$600	\$1,200
21	DPA 5 – Farm Land Protection ^{12, 13}	\$600	\$1,200
22	Development Permit – Amendment ¹³	\$600	\$1,000
23	Development Permit – Extension ¹³	\$600	\$600
24	Variance Request Surcharge ¹³	\$50 each	\$200 each
25	Development Variance Permit – Commercial, Industrial and Multi-Family ¹³	\$1,000	\$1,500
26	Development Variance Permit – Single Family, Duplex and Institutional ¹³	\$1,000	\$1,000
27	Development Approval Agreements – Restriction of Use Covenant ^{10, 11}	-	\$2,000
28	Development Approval Agreements – Development Agreement Covenant ^{10, 11}	-	\$4,000
29	Development Approval Agreements – Phased Development Agreement ^{10, 11}	-	\$6,000

Item	Column 1 Description	Column 2 Amount	Column 3 Amount
30	Development Approval Agreements – Housing Agreement ^{10, 11}	-	\$2,000
31	Development Approval Agreements – Other Site Specific Legal Documents ^{10, 11}	-	\$2,000 each
Subdivision Fees:			
32	Preliminary Layout Acceptance (PLA) – Fee Simple	\$750 + \$250 per lot	\$750 + \$250 per lot
33	Preliminary Layout Acceptance (PLA) – Bare Land Strata	\$750 + \$250 per strata lot	\$750 + \$250 per strata lot
34	Preliminary Layout Acceptance (PLA) – Phased Building Strata	\$750 + \$250 per phase	\$750 + \$250 per phase
35	Preliminary Layout Acceptance (PLA) – Strata Conversion	\$750 + \$250 per strata unit	\$750 + \$250 per strata unit
36	Subdivision – Final Approval (all types) ¹⁴	\$500	\$500
37	Subdivision – PLA Extension	\$500	\$500
38	Subdivision – PLA Amendment	\$500	\$500
Temporary Mobile Home Permit Application Fees:			
39	Temporary Mobile Home Permit – Base Fee	\$600	\$600
40	Temporary Mobile Home Permit – Per Mobile Home Space	-	\$25
41	Temporary Mobile Home Annual Renewal – Base Fee	\$150	\$150
42	Temporary Mobile Home Permit Renewal – Per Mobile Home Space	-	\$2
Temporary Use Permit (TUP) Application Fees:			
43	TUP – Application	\$2,000	\$2,500
44	TUP – Amendment or Application Renewal	\$600	\$1,500
45	TUP – Retaining an existing dwelling while new dwelling under construction	\$600	\$1,500
46	TUP Renewal – Retaining an existing dwelling while new dwelling under construction	\$1,000	\$1,000
Telecommunications Application Fees:			
47	Telecommunications – Application for a Statement of Concurrence	\$1,000	\$1,000

Schedule 2

“SCHEDULE C – DEVELOPMENT AND PERMITTING FEES”

(Section 7, Sewer Use Fees)

Item	Column 1 Description	Column 2 2023 Amount	Column 3 2024 Amount	Column 4 2025 Amount	Column 5 2026 Amount	Column 6 2027 Amount
Chemainus Sewer User Fees:						
1	Apartments, per dwelling unit	\$107.00	\$111.00	\$114.00	\$117.00	\$120.00
2	Hospital or Care Home, per bed	\$44.00	\$45.00	\$46.20	\$46.80	\$48.00
3	Hotel, per room	\$38.00	\$39.00	\$40.20	\$41.40	\$42.00
4	Industry – Base Rate	\$916.00	\$936.00	\$960.00	\$984.00	\$1,008.00
5	Industry – Per employee over 20 employees	\$12.94	\$13.20	\$13.80	\$14.40	\$15.00
6	Laundromat – Base Rate	\$201.00	\$207.00	\$213.00	\$219.00	\$225.00
7	Laundromat – Per Washing Machine	\$12.39	\$12.60	\$13.20	\$13.80	\$14.40
8	Motel, Campground, RV Park, per unit/site	\$97.00	\$99.00	\$102.00	\$105.00	\$108.00
9	Residential Detached Single Family, per dwelling unit	\$153.00	\$156.00	\$159.00	\$162.00	\$165.00
10	Residential Suite	\$153.00	\$156.00	\$159.00	\$162.00	\$165.00
11	School, per classroom	\$153.00	\$156.00	\$159.00	\$162.00	\$165.00
12	Other commercial, professional or non-residential premises, per unit	\$153.00	\$156.00	\$159.00	\$162.00	\$165.00
Crofton Sewer User Fees:						
13	Apartment , per dwelling unit	\$243.00	\$252.00	\$261.00	\$270.00	\$279.00
14	Hospital or Care Home, per bed	\$105.00	\$108.00	\$111.00	\$114.00	\$117.00
15	Hotel, per room	\$74.40	\$78.00	\$81.00	\$84.00	\$87.00
16	Laundromat – Base Rate	\$318.00	\$330.00	\$342.00	\$354.00	\$366.00
17	Laundromat – Per Washing Machine	\$19.65	\$20.25	\$20.85	\$21.60	\$22.20
18	Motel, Campground, RV Park, per unit/site	\$105.00	\$108.00	\$111.00	\$114.00	\$117.00
19	Residential Detached Single Family, per dwelling unit	\$309.00	\$318.00	\$327.00	\$336.00	\$345.00
20	Residential Suite	\$309.00	\$318.00	\$327.00	\$336.00	\$345.00
21	School, per classroom	\$309.00	\$318.00	\$330.00	\$342.00	\$354.00
22	Other commercial, professional or non-residential premises, per unit	\$339.00	\$351.00	\$363.00	\$375.00	\$387.00
Maple Bay User Fees:						
23	Sewer user fee, per equivalent residential unit	\$1,158.00	\$1,194.00	\$1,230.00	\$1,266.00	\$1,305.00
South End Sewer User Fees:						
24	Apartments, per dwelling unit	\$111.00	\$117.00	\$123.00	\$129.00	\$135.00
25	Hospital or Care Home, per bed	\$59.00	\$60.00	\$63.00	\$66.00	\$69.00
26	Hotel, per room	\$40.80	\$43.20	\$45.00	\$48.00	\$51.00
27	Industry – Base Rate	\$1,185.00	\$1,245.00	\$1,308.00	\$1,374.00	\$1,443.00

Item	Column 1 Description	Column 2 2023 Amount	Column 3 2024 Amount	Column 4 2025 Amount	Column 5 2026 Amount	Column 6 2027 Amount
28	Industry – Per employee over 20 employees	\$9.00	\$9.45	\$9.90	\$10.50	\$11.10
29	Laundromat – Base Rate	\$192.00	\$201.00	\$213.00	\$225.00	\$237.00
30	Laundromat – Per Washing Machine	\$12.00	\$12.60	\$13.20	\$13.80	\$14.55
31	Motel, Campground, RV Park, per unit/site	\$105.00	\$111.00	\$117.00	\$123.00	\$129.00
32	Residential Detached Single Family, per dwelling unit	\$183.00	\$192.00	\$201.00	\$210.00	\$222.00
33	Residential Suite	\$183.00	\$192.00	\$201.00	\$210.00	\$222.00
34	School, per classroom	\$180.00	\$189.00	\$198.00	\$207.00	\$216.00
35	Other commercial, professional or non-residential premises, per unit	\$192.00	\$204.00	\$216.00	\$228.00	\$240.00

Schedule 3

“SCHEDULE C – DEVELOPMENT AND PERMITTING FEES”

(Section 8, Water Use Fees)

1. The excess consumption rates [Items 16 and 17] apply to Chemainus, Crofton and South End water users.

Item	Column 1 Description	Column 2 2023 Amount	Column 3 2024 Amount	Column 4 2025 Amount	Column 5 2026 Amount	Column 6 2027 Amount
Chemainus Water User Fees:						
1	Apartment – Tri-annual	\$78.00	\$82.00	\$86.00	\$91.00	\$96.00
2	Apartment – Quarterly metered (first 95.47 m ³ or 21,000 gallons)	\$58.50	\$61.50	\$64.50	\$68.25	\$72.00
3	Commercial – Quarterly metered (first 95.47 m ³ or 21,000 gallons)	\$117.00	\$123.00	\$129.00	\$136.00	\$144.00
4	Residential – Tri-annual	\$95.00	\$100.00	\$105.00	\$110.00	\$116.00
5	Residential – Quarterly metered (first 95.47 m ³ or 21,000 gallons) per dwelling unit	\$71.25	\$75.00	\$78.75	\$82.50	\$87.00
Crofton Water User Fees:						
6	Apartment – Tri-annual	\$73.00	\$77.00	\$81.00	\$85.00	\$89.00
7	Apartment – Quarterly metered (first 95.47 m ³ or 21,000 gallons)	\$54.75	\$57.75	\$60.75	\$63.75	\$66.75
8	Commercial – Quarterly metered (first 95.47 m ³ or 21,000 gallons)	\$150.00	\$159.00	\$167.00	\$175.00	\$183.00
9	Residential – Tri-annual	\$164.00	\$173.00	\$182.00	\$191.00	\$201.00
10	Residential – Quarterly metered (first 95.47 m ³ or 21,000 gallons) per dwelling unit	\$123.00	\$129.75	\$136.50	\$143.25	\$150.75
South End Water User Fees:						
11	Apartment – Tri-annual	\$41.00	\$42.00	\$43.00	\$45.00	\$46.00
12	Apartment – Quarterly metered (first 95.47 m ³ or 21,000 gallons)	\$34.00	\$34.00	\$34.00	\$34.00	\$34.50
13	Commercial – Quarterly metered (first 95.47 m ³ or 21,000 gallons)	\$61.80	\$64.20	\$66.00	\$69.00	\$72.00
14	Residential – Tri-annual	\$63.00	\$65.00	\$67.00	\$69.00	\$71.00
15	Residential – Quarterly metered (first 95.47 m ³ or 21,000 gallons) per dwelling unit	\$47.25	\$48.75	\$50.25	\$51.75	\$53.25
Excess Consumption Rates:						
16	Monthly residential & commercial excess consumption 31.83 m ³ to 145.47 m ³ (each 4.55 m ³) or 7,001 to 32,000 gallons (each 1,000 gallons) ¹	\$2.40	\$2.45	\$2.50	\$2.55	\$2.60
17	Monthly residential & commercial excess consumption over 145.47 m ³ (each 4.55 m ³) or 32,000 gallons (each 1,000 gallons) ¹	\$3.50	\$3.60	\$3.70	\$3.80	\$3.90

Schedule 4

“SCHEDULE F – PARKS AND RECREATION FEES”

(Section 7, Wharf Fees)

1. Short-term moorage at Chemainus Wharf [Item 3] is subject to availability as determined by the Harbour Manager. Limit of 2 hours moorage between the hours of 9:00 am and 4:00 pm.

Item	Column 1 Description	Column 2 2023 Amount	Column 3 2024 Amount	Column 4 2025 Amount	Column 5 2026 Amount	Column 6 2027 Amount
Chemainus Wharf Fees:						
1	Daily Berthage, per foot per day (October through April)	\$0.90	\$0.95	\$0.95	\$1.00	\$1.05
2	Daily Berthage, per foot per day (May through September)	\$1.45	\$1.50	\$1.55	\$1.60	\$1.65
3	Short Term Moorage ¹ (2 hr max, from 9 am to 4 pm)	\$6.10	\$6.20	\$6.30	\$6.45	\$6.60
4	Monthly Berthage (Per foot per month)	\$7.00	\$7.50	\$8.00	\$9.00	\$10.00
5	Quarterly Berthage (Per foot per month)	\$6.50	\$7.00	\$7.50	\$8.50	\$9.50
6	Electrical, per day – 30 amperes	\$5.45	\$5.55	\$5.65	\$5.75	\$5.85
7	Electrical, per day – 50 amperes	\$8.65	\$8.80	\$9.00	\$9.20	\$9.40
8	Electrical, Monthly meter rental plus actual consumption	\$10.20	\$10.40	\$10.60	\$10.80	\$11.00
Crofton Wharf Fees:						
9	Daily Berthage, per foot per day Commercial Fishing Vessel	\$0.22	\$0.22	\$0.25	\$0.30	\$0.35
10	Monthly Berthage, per foot per month Commercial Fishing Vessel	\$1.85	\$1.90	\$1.95	\$2.00	\$2.05
11	Quarterly Berthage, per foot per month Commercial Fishing Vessel	\$1.62	\$1.65	\$1.70	\$1.75	\$1.80
9	Daily Berthage, per metre per day Commercial Fishing Vessel	\$0.70	\$0.75	\$0.75	\$0.80	\$0.85
10	Monthly Berthage, per metre per month Commercial Fishing Vessel	\$5.65	\$5.75	\$5.85	\$5.95	\$6.05
11	Quarterly Berthage, per metre per month Commercial Fishing Vessel	\$5.10	\$5.20	\$5.30	\$5.40	\$5.50
12	Daily Berthage, per foot per day Pleasure Craft	\$0.90	\$0.95	\$0.95	\$1.00	\$1.05
13	Monthly Berthage, per foot per month Pleasure Craft	\$4.70	\$4.80	\$4.90	\$5.00	\$5.10
14	Quarterly Berthage, per foot per month Pleasure Craft	\$4.25	\$4.35	\$4.45	\$4.55	\$4.65
15	Electrical, per day – 30 amperes	\$5.60	\$5.70	\$5.80	\$5.90	\$6.00

Item	Column 1 Description	Column 2 2023 Amount	Column 3 2024 Amount	Column 4 2025 Amount	Column 5 2026 Amount	Column 6 2027 Amount
16	Electrical, Monthly meter rental plus actual consumption	\$10.20	\$10.40	\$10.60	\$10.80	\$11.00
Maple Bay Wharf Fees:						
17	Daily Berthage, per foot per day	\$0.75	\$0.90	\$0.90	\$1.00	\$1.10
18	Monthly Berthage, per foot per month	\$4.70	\$4.80	\$4.90	\$5.00	\$5.10
19	Quarterly Berthage, per foot per month	\$4.25	\$4.35	\$4.45	\$4.55	\$4.65