



The Corporation of the District of North Cowichan

Building Bylaw Amendment Bylaw

BYLAW NO. 4005

A bylaw to amend the Building Bylaw to enable the Building Inspector to deny permit issuance where insufficient water or sanitary sewer servicing capacity exists

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

Citation

- 1 This Bylaw may be cited as "*Building Bylaw Amendment Bylaw No. 4005, 2025*".

Amendment

- 2 Building Bylaw No. 3172, 2003 is amended by deleting section 4 in its entirety and replacing it with the following:

- "4** (1) The Building Inspector must issue a permit applied for if:
- (a) a completed application complying with this Bylaw and including all supporting documents is submitted,
 - (b) the owner or owner's agent pays the permit fee as prescribed in the Fees and Charges Bylaw,
 - (c) the owner or owner's agent pays all fees and charges and meets all requirements imposed by a statute or another bylaw, and
 - (d) neither
 - (i) an enactment, nor
 - (ii) a North Cowichan regulation, covenant, or agreement authorizes withholding the permit.
- (2) The Building Inspector may refuse to issue a permit applied for if any of the requirements of section 4(1) have not been met. For certainty, the Building Inspector may refuse to issue a permit applied for if, in the opinion of the Director of Engineering, any of the following apply:
- (a) the waterworks system does not have sufficient capacity, whether in terms of quantity, flow, pressure, or otherwise to support the connection, or

- (b) the sanitary sewer system does not have sufficient capacity, whether in terms of conveyance, treatment, disposal or otherwise, to support the connection.
- (3) An applicant must pay double the permit fee as prescribed in the Fees and Charges Bylaw if work for which this bylaw requires a permit is begun before a permit is issued.
- (4) Permit fees are refundable to the extent as prescribed in the Fees and Charges Bylaw if:
 - (a) reviewing drawings and specifications has not started, or
 - (b) work has not begun and inspection by or on behalf of North Cowichan has not occurred.
- (5) A permit may be renewed, once, and for the same period as the original permit, if renewal is applied for before the original permit expires.

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

CORPORATE OFFICER

PRESIDING MEMBER