

<b>BYLAW NO. 500</b>	
<b>Bylaw name:</b>	Comox Valley Regional District Building Bylaw No. 142, 2010, Amendment No. 3
<b>Participants:</b>	Electoral Area A (Baynes Sound/Denman-Hornby Island), Electoral Area B (Lazo North), Electoral Area C (Puntledge/Black Creek)
<b>Purpose:</b>	To update building permit fees to account for inflation and align with member municipalities
<b>Amends bylaw:</b>	142
<b>Repeals bylaw:</b>	N/A
<b>Staff contact:</b>	Ann MacDonald, General Manager of Planning and Development Services

<b>STATUS</b>	
<b>Committee approval:</b>	Electoral Areas Services Committee, September 11, 2017:  Approval granted to proceed with readings to amend Building Bylaw No. 142 as noted in the staff report dated August 3, 2017.
<b>1st &amp; 2<sup>nd</sup> readings:</b>	
<b>3rd reading:</b>	
<b>Final adoption:</b>	

**COMOX VALLEY REGIONAL DISTRICT**

**BYLAW NO. 500**

**A bylaw to amend Bylaw No. 142 being the “Comox Valley Regional District Building Bylaw No. 142, 2010”**

**WHEREAS** Bylaw No. 142 being “Comox Valley Regional District Building Bylaw No. 142, 2010” was adopted on October 25, 2011;

**AND WHEREAS** Section 397 of the *Local Government Act* (RSBC, 2015, c. 1) authorizes the Comox Valley Regional District to impose fees for regional district’s services; and the regional district can set different rates, can outline conditions for payment, including fee waivers, refunds, discounts and penalties;

**AND WHEREAS** the building permit fees have not been reviewed since 2003, and therefore, have not been updated to account for inflation and alignment with member municipalities;

**NOW THEREFORE** the board of the Comox Valley Regional District in open meeting assembled enacts as follows:

**Amendments**

1. Bylaw No. 142 being “Comox Valley Regional District Building Bylaw No. 142, 2010” is amended as follows:

(a) Replacing Table 20.1 (Permit-Processing Fees) as follows:

<b>Table 20.1: Permit-Processing Fees</b>	
<b>DESCRIPTION</b>	<b>PERMIT-PROCESSING FEE</b>
<b>Building permits</b>	
- not exceeding \$50,000.00	\$50.00
- greater than \$50,000.00 and not exceeding \$200,000.00	\$100.00
- greater than \$200,000.00 and not exceeding \$500,000.00	\$250.00
- greater than \$500,000.00	\$500.00
<b>Plumbing, sprinkler and demolition permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$100.00
- <i>Standard buildings</i> and other <i>buildings</i>	\$50.00
<b>Fireplace and chimney permits</b>	\$50.00

with the following:

<b>Table 20.1: Permit-Processing Fees</b>	
<b>DESCRIPTION</b>	<b>PERMIT-PROCESSING FEE</b>
<b>Building permits</b>	
- not exceeding \$50,000.00	\$75.00
- greater than \$50,000.00 and not exceeding \$200,000.00	\$125.00
- greater than \$200,000.00 and not exceeding \$500,000.00	\$275.00
- greater than \$500,000.00	\$525.00
<b>Plumbing, sprinkler and demolition permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$125.00
- <i>Standard buildings</i> and other <i>buildings</i>	\$75.00
<b>Fireplace and chimney permits</b>	\$75.00

(b) Replacing Table 20.2 (Permit Fees) as follows:

<b>Table 20.2: Permit Fees</b>	
<b>DESCRIPTION</b>	<b>PERMIT FEE</b>
<b>Building permits</b>	\$50.00 + 0.65% of the estimated value of construction
<b>Demolition permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$100.00
- <i>Standard buildings</i> and other <i>buildings</i>	\$50.00
<b>Plumbing permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$100.00 + \$10.00 for each fixture
- <i>Standard buildings</i> and other <i>buildings</i>	\$50.00 + \$5.00 for each fixture
<b>Sprinkler permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$100.00 + 0.65% of the estimated value of construction

- <i>Standard buildings</i> and other <i>buildings</i>	\$50.00 + 0.65% of the estimated value of construction
<b>Fireplace and chimney permits</b>	\$50.00 + 0.65% of the estimated value of construction

with the following

<b>Table 20.2: Permit Fees</b>	
<b>DESCRIPTION</b>	<b>PERMIT FEE</b>
<b>Building permits</b>	\$75.00 + 0.75% of the estimated value of construction
- Factory built building certified by Canadian Standards Association	50% of the permit fee noted above
<b>Demolition permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$125.00
- <i>Standard buildings</i> and other <i>buildings</i>	\$75.00
<b>Plumbing permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$125.00 + \$12.50 for each fixture
- <i>Standard buildings</i> and other <i>buildings</i>	\$75.00 + \$7.50 for each fixture
<b>Sprinkler permits</b>	
- <i>Complex buildings</i> and <i>structures</i>	\$125.00 + 0.75% of the estimated value of construction
- <i>Standard buildings</i> and other <i>buildings</i>	\$75.00 + 0.75% of the estimated value of construction
<b>Fireplace and chimney permits</b>	\$75.00 + 0.75% of the estimated value of construction

(c) Replacing Table 20.3 (Inspection Fees) as follows:

<b>Table 20.3: Inspection Fees</b>	
<b>DESCRIPTION</b>	<b>INSPECTION FEE</b>
<i>Complex buildings</i> and <i>structures</i>	\$250.00 + applicable taxes
<i>Standard buildings</i>	\$100.00 + applicable taxes
<i>Other buildings</i>	\$50.00 + applicable taxes

with the following:

<b>Table 20.3: Inspection Fees</b>	
<b>DESCRIPTION</b>	<b>INSPECTION FEE</b>
<i>Complex buildings and structures</i>	\$275.00 + applicable taxes
<i>Standard buildings</i>	\$125.00 + applicable taxes
<i>Other buildings</i>	\$75.00 + applicable taxes

(d) Replacing Table 20.4 (Extension Fees) as follows:

<b>Table 20.4: Extension Fees</b>	
<b>DESCRIPTION</b>	<b>EXTENSION FEE</b>
<i>Complex buildings and structures</i>	\$250.00 + 0.65% of the estimated value of construction*
<i>Standard buildings</i>	\$100.00 + 0.65% of the estimated value of construction*
<i>Other permits</i>	\$50.00
* For the purpose of table 20.4, the “estimated value of construction” is the value of construction to complete the building or structure beyond the approved inspection stage at the time the permit expired.	

with the following:

<b>Table 20.4: Extension Fees</b>	
<b>DESCRIPTION</b>	<b>EXTENSION FEE</b>
<i>Complex buildings and structures</i>	\$275.00 + 1.00% of the estimated value of construction*
<i>Standard buildings</i>	\$125.00 + 1.00% of the estimated value of construction*
<i>Other permits</i>	\$75.00
* For the purpose of table 20.4, the “estimated value of construction” is the value of construction to complete the building or structure beyond the approved inspection stage at the time the permit expired.	

(e) Replacing Table 20.5 (Additional Fees) as follows:

<b>Table 20.5: Additional Fees</b>	
<b>DESCRIPTION</b>	<b>APPLICABLE FEE</b>
To rescind a stop work or do not occupy order	\$250.00
Site inspection, section 56 <i>Community Charter</i>	\$100.00
Title search, BC Online	\$10.00
To obtain a copy of a restrictive covenant	\$50.00
To process a covenant in favor of the regional district	\$100.00
To remove a Notice on Title, section 57 <i>Community Charter</i>	\$500.00
To photocopy plans	\$10.00 + applicable taxes/sheet
<b>Archives research, per site</b>	
- <i>Complex buildings and structures</i>	\$250.00
- <i>Standard buildings</i>	\$100.00
- <i>Buildings</i> containing 1 or 2 <i>dwelling units</i> and other <i>buildings</i>	\$50.00
To provide <i>building code</i> information to government agencies	
- <i>Complex buildings and structures</i>	\$500.00 + applicable taxes
- <i>Standard buildings</i>	\$250.00 + applicable taxes
- <i>Buildings</i> containing one or two <i>dwelling units</i> and other <i>buildings</i>	\$100.00 + applicable taxes

with the following:

<b>Table 20.5: Additional Fees</b>	
<b>DESCRIPTION</b>	<b>APPLICABLE FEE</b>
To rescind a stop work or do not occupy order	\$275.00
Site inspection, Section 56 <i>Community Charter</i>	\$125.00
Title search, Land Title and Survey Authority (LTSA)	\$20.00
To obtain a copy of a land title charge (such as a covenant or an easement)	At cost + \$5.00 each
To process a covenant in favor of the regional district	\$125.00

To remove a Notice on Title, Section 57 <i>Community Charter</i>	\$525.00
To photocopy plans	\$12.50 + applicable taxes/sheet
<b>Archives research, per site</b>	
- <i>Complex buildings and structures</i>	\$250.00
- <i>Standard buildings</i>	\$100.00
- <i>Buildings</i> containing 1 or 2 <i>dwelling units</i> and other <i>buildings</i>	\$50.00
To provide <i>building code</i> information to government agencies	
- <i>Complex buildings and structures</i>	\$525.00 + applicable taxes
- <i>Standard buildings</i>	\$275.00 + applicable taxes
- <i>Buildings</i> containing one or two <i>dwelling units</i> and other <i>buildings</i>	\$125.00 + applicable taxes

(f) Replacing Table 20.6 (Revision Fees) as follows:

<b>Table 20.6: Revision Fees</b>	
<b>DESCRIPTION</b>	<b>REVISION FEE</b>
<i>Complex buildings and structures</i>	\$250.00 + 0.65% of the estimated value of construction
<i>Standard buildings</i>	\$100.00 + 0.65% of the estimated value of construction
<i>Other buildings</i>	\$50.00 + 0.65% of the estimated value of construction

with the following:

<b>Table 20.6: Revision Fees</b>	
<b>DESCRIPTION</b>	<b>REVISION FEE</b>
<i>Complex buildings and structures</i>	\$275.00 + 0.75% of the estimated value of construction
<i>Standard buildings</i>	\$125.00 + 0.75% of the estimated value of construction
<i>Other buildings</i>	\$75.00 + 0.75% of the estimated value of construction

- (g) Replacing Table 20.7 (Transfer Fees) as follows:

<b>Table 20.7: Transfer Fees</b>	
<b>DESCRIPTION</b>	<b>TRANSFER FEE</b>
<i>Complex buildings and structures</i>	\$250.00
<i>Standard buildings</i>	\$100.00
<i>Other buildings</i>	\$50.00

with the following:

<b>Table 20.7: Transfer Fees</b>	
<b>DESCRIPTION</b>	<b>TRANSFER FEE</b>
<i>Complex buildings and structures</i>	\$275.00
<i>Standard buildings</i>	\$125.00
<i>Other buildings</i>	\$75.00

- (h) Replacing Section 28(8) (Penalties and enforcement) as follows:

“Every person who commences work requiring a *permit* without first obtaining such a *permit* shall, pay an additional charge equal to 50 per cent of the permit fee prescribed in table 20.2 prior to obtaining the required *permit*.”

with the following:

Every person who commences work requiring a *permit* without first obtaining such a *permit* shall, pay an additional charge of \$275 or 50 per cent of the permit fee, whichever amount is greater, as prescribed in table 20.2 prior to obtaining the required *permit*.



**Citation**

This Bylaw No. 500 may be cited for all purposes as the “Comox Valley Regional District Building Bylaw No. 142, 2010, Amendment No. 3.”

<b>Read a first and second time this</b>	<b>day of</b>	<b>2017.</b>
<b>Read a third time this</b>	<b>day of</b>	<b>2017.</b>
<b>Adopted this</b>	<b>day of</b>	<b>2017.</b>

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Chair

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Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 500 being “Comox Valley Regional District Building Bylaw No. 142, 2010, Amendment No. 3” as adopted by the board of the Comox Valley Regional District on the       day of       2017.

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Corporate Legislative Officer