

## COMOX VALLEY REGIONAL DISTRICT

### BYLAW NO. 639

#### **A bylaw to amend the development cost charge bylaw for the Black Creek/Oyster Bay water local service area**

**WHEREAS** the board of the Comox Valley Regional District adopted Bylaw No. 2392 being “Black Creek/Oyster Bay Water Local Service Area Development Cost Charges Bylaw 2001” on the 25<sup>th</sup> day of March, 2002;

**AND WHEREAS** the board of the Comox Valley Regional District wishes to amend the development cost charges for the Black Creek/Oyster Bay Water Local Service Area to include campsites as a type of development;

**AND WHEREAS** the approval of the Inspector of Municipalities has been obtained under section 560 of the *Local Government Act (RSBC, 2015, C. 1)*;

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

#### **Amendment**

1. Bylaw No. 2392 being “Black Creek/Oyster Bay Water Local Service Area Development Cost Charge Bylaw 2001” is hereby amended by:
  - a) Adding definitions to Section 1 “Definitions” as follows:

“Camping Space”	means a defined area in a Campground intended for the temporary occupation of one Recreational Vehicle or one or more tents.
“Campground”	means the use of land for providing the temporary accommodation of persons for vacation or recreational purposes in Recreational Vehicles or tents; but excludes Mobile Home Parks or hotels.
“Structure”	includes on-site sewage disposal infrastructure, potable water infrastructure, washroom and shower facilities, administrative offices, maintenance and storage facilities, and other structures that support the development or expansion of a Campground.
  - b) Replacing Section 3 which reads:
    3. Every person who obtains, in the local service area:
      - a) an approval of the subdivision of a parcel of land under the *Land Title Act* or the *Strata Property Act*, or;

- b) A building permit, whose value of the work authorized by the permit exceeds fifty thousand dollars (\$50,000), authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension
  - 1) Contain two or more self-contained dwelling units; and
  - 2) Be put to no other use than the residential use in those dwelling units;

shall pay the applicable development cost charges as set out in schedule ‘A’ to the Comox Valley Regional District at the time of approval of the subdivision or the issuance of a building permit, whichever the case may be.

with the following:

- 3. Every person who obtains, in the local service area:
  - a) an approval of the subdivision of a parcel of land under the *Land Title Act* or the *Strata Property Act*, or;
  - b) A building permit, whose value of the work authorized by the permit exceeds fifty thousand dollars (\$50,000), authorizing the construction, alteration or extension of a building or structure that will be put to a use other than a residential use, or;
  - c) A building permit, whose value of the work authorized by the permit exceeds fifty thousand dollars (\$50,000), authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension
    - i) contain two or more self-contained dwelling units; and
    - ii) be put to no other use than the residential use in those dwelling units;

shall pay the applicable development cost charges as set out in Schedule A to the Comox Valley Regional District at the time of approval of the subdivision or the issuance of a building permit, whichever the case may be.

- c) Replacing Schedule A with the attached Schedule A.

### **Citation**

- 2. This Bylaw No. 639 may be cited as “Black Creek/Oyster Bay Water Local Service Area Development Cost Charge Bylaw 2001, Amendment No. 3”



**Schedule A****Development cost charges payable under this bylaw are:**

<b>Type of Development</b>	<b>Upon Subdivision</b>	<b>Upon Issue of Building Permit</b>
Campground	Not applicable	\$1,414 per camping space located on the parcel
Commercial/Institutional (other than tourist commercial or campground)	Not applicable	\$6,058 per unit created
Industrial	Not applicable	\$6,058 per unit created
Residential Dwelling, Single Family	\$6,058 per parcel created for one dwelling unit	Not applicable
Residential Dwelling, Single Family (duplex)	\$12,116 per parcel created for two dwelling units	Not applicable
Residential Dwelling, Single Family (triplex)	\$18,174 per parcel created for three dwelling units	Not applicable
Residential Dwelling, Single Family (fourplex)	\$24,232 per parcel created for four dwelling units	Not applicable
Residential Dwelling, Multi Family	\$6,058 per dwelling unit permitted to be constructed under zoning; or	\$6,058 per unit
Tourist Accommodation	Not applicable	\$6,058 per unit created