

DISTRICT OF 100 MILE HOUSE

Bylaw No. 1275

A bylaw to set administrative charges and establish procedures for land use and development applications

This bylaw may be cited for all purposes as “District of 100 Mile House Land Use and Development Application Procedures and Fees Bylaw No. 1275, 2014.”

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

DEFINITIONS

1) In this bylaw:

“**Planner**” means the person designated as such.

“**Official Community Plan**” means the District of 100 Mile House Official Community Plan Bylaw and all current amendments thereto, currently in effect.

“**Zoning Bylaw**” means the District of 100 Mile House Zoning Bylaw and all current amendments thereto, currently in effect.

LAND USE APPLICATION

2) An application for an amendment to the Zoning Bylaw or the Official Community Plan Bylaw, shall:

a) be submitted in writing to the Planner together with such plans and particulars as specified on the application;

b) be accompanied by the applicable fees as set out in Schedule “A”, attached hereto and forming part of this bylaw;

PERMITS

3) An application for a Development Permit, a Development Variance Permit, or to the Board of Variance, shall:

a) be submitted in writing to the Planner together with such plans and particulars as specified on the application;

b) be accompanied by the applicable fees in accordance with Schedule “A” attached hereto and forming part of this bylaw;

SUBDIVISION APPLICATION

- 4) An application for subdivision or for the conversion to Strata of existing building shall be completed upon a form approved by the District, and shall:
 - a) be submitted in writing to the Planner together with such plans and particulars as specified on the application;
 - b) be accompanied by the applicable fees in accordance with Schedule "A" attached hereto and forming part of this bylaw;

ROAD CLOSURE APPLICATION

- 5) An application for a Road Closure, shall:
 - c) be submitted in writing to the Planner together with such plans and particulars as specified in the "Guide to the Closure and Sale of Roads";
 - d) be accompanied by the applicable fees in accordance with Schedule "A" attached hereto and forming part of this bylaw;

RE-APPLICATION

- 6) Where an application under section 2, 3, 4, or 5 has been denied by the Municipal Council, no like application in respect of the same parcel or parcels shall be considered by Council within six months of the date of such denial.

REPEALS

Upon final adoption of this bylaw, Application and Fee Bylaw No. 1243, 2013, and all amendments thereto are hereby repealed.

SEVERABILITY

If any section, subsection, sentence, clause, definition, or phrase in this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

READ A FIRST, SECOND, and THIRD TIME this 12th day of November, 2014.

ADOPTED this 25th day of November 2014.

Mayor

Corporate Administrator

DISTRICT OF 100 MILE HOUSE

Land Use and Development Application Procedures and Fees Bylaw No. 1275, 2014

Schedule "A"

Fee Schedule

A) ZONING BYLAW AMENDMENTS

1. Application fee* \$800.00
(to be paid at time of application)
2. Refundable fee of \$400.00 if the application does not proceed to a public hearing and public notice.

B) OFFICIAL COMMUNITY PLAN AMENDMENTS

1. Application fee* \$800.00
(to be paid at time of application)
2. Refundable fee of \$400.00 if the application does not proceed to a public hearing and public notice.

C) OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT (Joint Application)

1. Application fee* \$1,000.00
(to be paid at time of application)
2. Refundable fee of \$400.00 if the application does not proceed to a public hearing and public notice.

D) DEVELOPMENT PERMITS

1. Non-refundable application fee
(to be paid at time of application)
 - i. For works up to \$100,000 value \$300.00
 - ii. For works between \$100,000 and \$500,000 value \$400.00
 - iii. For works greater than \$500,000 value \$500.00
 - iv. For amendment to existing Development Permit \$100.00

E) DEVELOPMENT VARIANCE PERMITS

1. Non-refundable application fee* \$400.00
(to be paid at time of application)
2. Refundable fee \$150.00 if application does not proceed to advertising.

F) BOARD OF VARIANCE

- 1. Non-refundable application fee (to be paid at time of application) \$400.00

G) LAND USE APPLICATION – Subdivision of Land, Conversion to Strata of Existing Building or Bare Land

- 1. Non-refundable application fee (to be paid at time of application) \$ 500.00/1-4 units
\$ 125.00/each additional
- 2. Preliminary Layout Review extension fee \$ 250.00
- 3. Substantial revision fee \$ 250.00 / each revision
- 4. Site Profile fee \$ 100.00
- 5. Inspection Fee 2% of estimated construction costs, as determined by consulting engineer

H) ROAD CLOSURE APPLICATION

- 1. Non-refundable application fee (to be paid at time of application) \$100.00
- 2. Non-refundable processing fee (to be paid at time of submitting the Offer to Purchase) \$500.00

I) OTHER FEES

- 1. Any additional costs, including but not limited to advertising, legal survey, preparation and registration of restrictive covenants, statutory rights of way, road closure and disposition, taxes, etc. which are required in the processing of any of the applications listed in this Schedule A will be borne by the applicant.

* includes advertising costs