

The following is a consolidated copy of the Union Bay Water Local Service Area Capital Improvement Cost Charges Bylaw and includes the following bylaws:

Bylaw No.	Bylaw Name	Adopted	Purpose
852	Union Bay Water Local Service Area Capital Improvement Charges Bylaw No. 852, 2024	April 8, 2025	To Impose Capital Improvement Cost Charges for the Union Bay Water Local Service Area

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COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 852

A Bylaw to Impose Capital Improvement Cost Charges for the Union Bay Water Local Service Area

WHEREAS Bylaw No. 660 being "Union Bay Water Local Service Area Establishment Bylaw, 2021" was adopted by the Comox Valley Regional District Board on the 10th day of August 2021;

AND WHEREAS Bylaw No. 668, being "Union Bay Water Local Service Area Development Cost Charges Bylaw No. 668, 2024" imposed development cost charges on the Local Service Area for the purpose of providing funds to assist the Regional District to pay the capital costs of providing, altering or expanding water facilities to service directly or indirectly, development in respect of which the charges are imposed;

AND WHEREAS Section 397 of the *Local Government Act* authorizes a board to, by bylaw, impose a fee or charge in respect of all or part of a service of the Regional District;

AND WHEREAS capital improvements will be required to provide the service to additional customers or additional capacity purchased if an expansion of the Union Bay Water Local Service Area boundaries occurs and therefore the Board desires to impose a capital improvement charge on each parcel added to the Union Bay Water Local Service Area under a boundary expansion in an amount equivalent to the development cost charges;

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

1. Definitions:

- a) "Attached tourist accommodation unit" means a dwelling unit attached to other dwelling units via a shared wall providing temporary accommodation for the travelling public such as, motels, hotels, inns, hostels or resorts;

- b) "Building permit" means a permit issued by the Regional District authorizing the construction, alteration or extension of a building or structure;
- c) "Carriage house" has the same meaning as defined in the Zoning Bylaw;
- d) "Commercial" means a building or structure intended to accommodate a commercial use such as, but not limited to, service commercial, office commercial, or other commercial use as permitted under the authority of the Zoning Bylaw, but specifically excludes attached tourist accommodation units and detached tourist accommodation units;
- e) "Comprehensive development" means any development that includes two or more residential uses, non-residential uses or a combination of residential and non-residential uses;
- f) "Detached tourist accommodation unit" means a free-standing dwelling unit providing temporary accommodation for the travelling public such as cabins, lodges, or park model trailers
- g) "Duplex dwelling" has the same meaning as defined in the Zoning Bylaw;
- h) "Dwelling unit" has the same meaning as defined in the Zoning Bylaw;
- i) "Gross floor area" has the same meaning as defined in the Zoning Bylaw;
- j) "High density residential" means a building which contains multiple dwelling units accessible via a common hallway or corridor and shared entrance facilities, including apartment buildings and attached tourist accommodation units;
- k) "Industrial / utility" means a building intended to house an industrial operation or utility as permitted under the authority of the Zoning Bylaw;
- l) "Institutional" means a building or structure intended to accommodate an institutional use as permitted under the authority of the Zoning Bylaw;

- m) "Low density residential" means a single detached dwelling, which may contain one additional dwelling unit in the form of an attached secondary suite;
- n) "Medium density residential" means a multi-residential dwelling (except apartments), duplex dwelling, single detached second dwellings and detached tourist accommodation units with direct access to the outside;
- o) "Multi-residential dwelling" means a building divided into three or more dwelling units, which includes but is not limited to apartment, townhouse, or row house, where each unit is occupied or intended to be occupied as the permanent home or residence of one household;
- p) "Regional District" means the Comox Valley Regional District;
- q) "Secondary suite" has the same meaning as defined in the Zoning Bylaw;
- r) "Single detached dwelling" means a free-standing residential building or mobile home comprising a single dwelling unit;
- s) "Single detached second dwelling" means a second detached, free-standing building or manufactured home containing one dwelling unit used or intended for residential use that is in addition to the first single family residential building or mobile home on the property, and for certainty includes a carriage house, or secondary dwelling but excludes a recreational vehicle or tent;
- t) "Structure" has the same meaning as defined in the Zoning Bylaw;
- u) "Subdivision" has the same meaning as defined in the Zoning Bylaw;
- v) "Tourist accommodation" has the same meaning as defined in the Zoning Bylaw;
- w) "Zoning Bylaw" means the Rural Comox Valley Zoning Bylaw, No. 520, 2019 as amended or replaced from time to time.

Application

2. The owner of any parcel of land proposed to be added to the Union Bay Water Local Service Area ("the Service Area") subsequent to the enactment of this bylaw must pay the Regional District the applicable charge set out in Schedule A to the bylaw for the service.
3. The charge imposed under Section 1 must be paid to the Regional District prior to the adoption of a bylaw amending the boundaries of the service area.

Citation

4. This bylaw may be cited as the "Union Bay Water Local Service Area Capital Improvement Cost Charges Bylaw No. 852, 2024".

Schedule A**CAPITAL IMPROVEMENT CHARGES PAYABLE**

Type of Development	Charges Payable
Low Density Residential	\$14,065 per building lot
Medium Density Residential	\$11,252 per unit
High Density Residential	\$9,566 per unit
Commercial	\$50.63 per square metre of gross floor area
Institutional	\$50.63 per square metre of gross floor area
Industrial / Utility	\$25.32 per square metre of gross floor area