



BLACK CREEK/OYSTER BAY
 WATER LOCAL SERVICE AREA
 CAPITAL IMPROVEMENT
 CHARGES

The following is a consolidated copy of the Black Creek – Oyster Bay water local service area capital improvement charges bylaw and includes the following bylaws:

Bylaw No.	Bylaw Name	Adopted	Purpose
2462	Black Creek/Oyster Bay Water Local Service Area Capital Improvement Charge Bylaw No. 2462, 2002	August 26, 2002	To impose capital improvement charges to provide the service to additional customers or additional capacity for the Black Creek/Oyster Bay Water Local Service Area boundaries
64	Black Creek/Oyster Bay Water Local Service Area Capital Improvement Charge Bylaw No. 2462, 2002, Amendment No. 1	November 23, 2010	To replace Schedule 'A' – Definitions and capital improvement charges

This bylaw may not be complete due to pending updates or revisions and therefore is provided for reference purposes only. THIS BYLAW SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. Please contact the corporate legislative officer at the Comox Valley Regional District to view the complete bylaw when required.

COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 2462

**A Bylaw to Impose Capital Improvement Charges
for the Black Creek/Oyster Bay Water Local Service Area**

WHEREAS Bylaw No. 1557, being “Black Creek/Oyster Bay Water Local Service Area Conversion and Establishment Bylaw, 1993” was adopted by the Regional District on the 30th day of January 1995 which established the Black Creek/Oyster Bay Water Local Service;

AND WHEREAS Bylaw No. 2392, being “Black Creek/Oyster Bay Water Local Service Area Development Cost Charges, 2001” 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 363 of the Local Government Act, made applicable to regional districts by way of Section 797.2, 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 Black Creek/Oyster Bay Water Local Service Area boundaries occurs and therefore the Board desires to impose a capital improvement charge on each parcel added to the Black Creek/Oyster Bay Water Local Service Area under a boundary expansion in an amount equivalent to the development cost charges;

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

1. The owner of any parcel of land proposed to be added to the Black Creek/Oyster Bay Water Local Service Area (“the Service Area”) subsequent to the enactment of this bylaw must pay to the Regional District the applicable charge set out in Schedule ”A” to this bylaw for the service.
2. 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.
3. This Bylaw may be cited for all purposes as **“Black Creek/Oyster Bay Water Local Service Area Capital Improvement Charge Bylaw No. 2462, 2002.”**

Read A First and Second Time This	26th	day of	August	2002.
Read A Third Time This	26th	day of	August	2002.
Adopted This	26th	day of	August	2002.

“D. M. Andrews”

“B. Randall”

Chair

Manager of Corporate Administration

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2462 being Black Creek/Oyster Bay Water Local Service Area Capital Improvement Charge Bylaw No. 2462, 2002” as adopted by the Board of the Regional District of Comox-Strathcona on the 26th day of August, 2002.

“B. Randall”

Manager of Corporate Administration

REGIONAL DISTRICT OF COMOX-STRATHCONA

BYLAW NO. 2462

**"Black Creek/Oyster Bay Water Local Service Area
Capital Improvement Charge Bylaw No. 2462, 2002"**

SCHEDULE 'A'

#64

Part 1 – Definitions

- a) **"Residential Dwelling, Single Family"** means a detached building or mobile home containing one dwelling unit used or intended for residential use.
- b) **"Dwelling Unit"** means a self-contained unit consisting of one or more rooms designed, occupied or intended for occupancy as a separate household with sleeping, sanitary and cooking facilities.
- c) **"Tourist Accommodation"** means a use providing for the temporary accommodation of the travelling public.
- d) **"Tourist Accommodation Unit"** means a self-contained unit constructed in a building consisting of one or more rooms used or intended for a tourist accommodation use.

Part 2 - Capital improvement charges payable under this bylaw

	Type of Development	Charges Payable
a)	Residential Dwelling, Single Family	\$6,058 per parcel on which is located one dwelling unit
b)	Residential Dwelling, Single Family (duplex)	\$6,080 per parcel on which is located two dwelling units
c)	Residential Dwelling, Single Family (triplex)	\$18,174 per parcel on which is located three dwelling units
d)	Residential Dwelling, Single Family (fourplex)	\$24,232 per parcel on which is located four dwelling units
e)	Tourist Accommodation	\$6,058 per tourist accommodation unit located on the parcel or that may be constructed on the parcel
f)	Commercial/Institutional (other than tourist commercial)	\$6,058 per unit located on the parcel or that may be constructed on the parcel
g)	Industrial	\$6,058 per unit located on the parcel or that may be constructed on the parcel.