

DRAFT – FINAL REVIEW AND ADJUSTMENT IN PROGRESS
TOWN OF LAKE COWICHAN
BYLAW NO. 1130-2026

A BYLAW TO AMEND FEES AND CHARGES FOR SERVICES BYLAW 1127-2025
FOR THE TOWN OF LAKE COWICHAN

WHEREAS the Council of the Town of Lake Cowichan is empowered to establish fees and charges for various services under Section 194 of the Community Charter;

AND WHEREAS the Council deems the fees and charges useful and necessary to recover costs incurred in the provision of these services;

NOW THEREFORE, Council of the Town of Lake Cowichan in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited for all purposes as the ‘Town of Lake Cowichan Fees and Charges Amendment Bylaw No. 1130-2026’.

2. AMENDMENTS

2.1 Schedule “D” of Bylaw No. 1127, 2025 is deleted in its entirety and replaced with a new Schedule “D”

3. FORCE AND EFFECT

The Town of Lake Cowichan Fees and Services Bylaw No. 1127-2025 shall hereby be amended accordingly and will come into full force and effect upon adoption of this bylaw, the “Town of Lake Cowichan Council Fees and Charges Amendment Bylaw No. 1130-2026”.

READ A FIRST TIME on the __ day of April, 2026.

READ A SECOND TIME on the __ day of April, 2026.

READ A THIRD TIME on the __ day of _____, 2026.

FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the
__ day of May, 2026.

X

Tim McGonigle
Mayor

X

John Thomas
Corporate Officer

DRAFT

TOWN OF LAKE COWICHAN

Schedule “D”

(attached to and forming part of Bylaw No. 1127-2025)

Permits and Development Fees

The following charges apply for all development applications:

Damage deposit	For works and services relating to subdivision	5% of estimated construction costs or \$15,000, whichever is greater
Subdivision	Preliminary Subdivision – strata and fee simple lots (excludes parent lot if principal structure exists)	\$500.00 per lot
	Final Subdivision – strata and fee simple lots	550.00 per lot
	Preliminary Subdivision review extension or amendment	500.00
Phased strata development	Form P	600 per phase
Strata Conversion	Per unit	550.00
OCP Amendment	Application	2,500.00
Rezoning amendment	Application	2,500.00
Combined OCP and zoning amendment	Application	3,500.00
Development Permit (DP)	Less than \$50,000 commercial value or up to 4 residential units	850.00
	More than \$50,000 commercial value or 5 or more residential units	1,550.00
Development Variance (DVP)	Application	850.00
Combined DP and DVP (Development Permit & Development Variance Permit)	Less than \$50,000 commercial value or up to 4 residential units	900.00
	More than \$50,000 commercial value or 5 or more residential units	1,600.00
Development Permit Amendment		150.00
Temporary Use Permit		2,500.00

TOWN OF LAKE COWICHAN

Schedule "D" Continued

(attached to and forming part of Bylaw No. 1127-2025)

Permits and Development Fees continued

The following charges apply for all miscellaneous development applications:

License Referral Processing Fee	Liquor or Cannabis	1,000.00
Restrictive Covenant or SRW	Amendment to charge or discharge	1,000.00
Plan Examination Fees	For subdivisions:	
	• up to 4 lots or units	500.00
	• 5 to 10 lots or units	800.00
	• Over 10 lots or units	1,500.00
Soil/Fill Permit	Application	100.00

Refund of Application Fees

Application fees for an amendment to the Official Community Plan, amendment to the Zoning Bylaw, issuance of a Development Permit, issuance of a Development Variance Permit; and the issuance of a Temporary Use permit shall be refunded in accordance with Section 6.4 of Development Approval Procedure Bylaw No. 1125, less 10% of the application fee to cover administrative costs.

Additional Costs to All Applicants

All External Review Costs, as part of any peer review of a development application will be invoiced to the applicant. The peer review may include, but is not limited to, external engineering reviews, independent environmental review, and site visits.

All Legal Costs, including the preparation and registration of restrictive covenants, statutory right of way, and similar as well as costs associated with retrieving any documents from LTO shall be the responsibility of the applicant.