SCHEDULE "C"

BUILDING PERMIT APPLICATION

THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY, Lions Bay, B.C.

BUILDING PERMIT APPLICATION

DATE: _____

VILLAGE OFFICE
400 CENTRE ROAD
P.O. BOX 141
LIONS BAY, B.C.

BUILDING PERMIT #: _____

DATE OF ISSUE: _____

LOT: _____ BLOCK: _____ DISTRICT LOT: _____

STREET AND HOUSE NUMBER: _____

OWNER: _____ ADDRESS: _____

TELEPHONE NO. BUS.: _____ HOME: _____

CONTRACTOR: _____ ADDRESS: _____

TELEPHONE NO.: _____

I/WE HEREBY MAKE APPLICATION IN ACCORDANCE WITH THE BUILDING BYLAW OF THE VILLAGE OF LIONS BAY TO CARRY OUT THE WORK AS SHOWN BELOW. I/WE HEREBY AGREE THAT ALL SUCH WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING BYLAWS.

TYPE OF WORK - STATE WHETHER NEW CONSTRUCTION, RENOVATION, ADDITION, REPAIR, ETC.

1. TYPE & INTENDED USE OF BUILDING OR STRUCTURE: _____

_____

BASEMENT: _____ CRAWL SPACE: _____

SLAB ABOVE GRADE: _____ OTHER: _____

2. DETAILS OF ALL EASEMENTS, RIGHT OF WAYS, or RESTRICTIVE COVENANTS are

Attached: _____ Marked on Site Plan: _____ Not Applicable: _____

3. DESIGNER NAME: _____

ADDRESS: _____

PHONE: _____

4. CONTRACTOR NAME: _____

ADDRESS: _____

PHONE: _____

5. ENGINEER NAME: _____

ADDRESS: _____

PHONE: _____

6. HEATING: (CIRCLE)

(A) FUEL: GAS ELECTRIC OIL PROPANE WOOD OTHER

(B) TYPE: WARM AIR HOT WATER IN OR UNDER SLAB OTHER

(C) VENTILATION

SIGNATURE OF OWNER OR AGENT: _____

CHECKLIST:

a) Residential Buildings - 2 sets of plans _____
(Site, Floor plans, Foundation plans, Cross sections, Elevations, Details and Specifications as required.)

b) Engineered Buildings - Certified Letter of Supervision _____

c) Septic Approval (Where applicable) _____

d) Municipal Services:

Water _____

Sanitary _____

Storm Sewer _____ or Open Ditch _____
D/W Culvert _____

e) Flood Plain Elevation _____

f) Other _____

_____

_____

VALUE OF WORK: _____

SIGNED: _____

ADDRESS: _____

PERMIT FEE: _____

BUILDING INSPECTOR: _____

NOT VALID UNLESS SIGNED
ISSUED IN ACCORDANCE WITH BUILDING REGULATION BYLAW.

SCHEDULE 2 – DEVELOPMENT, LAND AND BUILDING SERVICES

Description	**Fee**
Official Community Plan Amendment (Residential)	$2500 or $3000 if combined with rezoning application, plus actual advertising cost, plus 10% thereof, with $700 refunded if no public hearing,.
Zoning Bylaw Amendment (Residential)	$2500, plus actual advertising cost, plus 10% thereof, with $700 refunded if no public hearing.
OCP or Zoning Amendment (Non-Residential)	$2500 for first 465 m2 of building area plus $500 for each additional 100 m2 or part thereof.
Request for Preliminary Review of Subdivision Development Proposal (Initial Meeting)	$250
Request for Preliminary Review of Subdivision Development Proposal (Preliminary Review Process)	$2000 plus $300 for each additional lot after first lot created. Additional expenses may apply per Bylaw No. 431, as amended.
Land Subdivision (Final Approval) Application	$1000 plus $200 for each additional lot after first lot created
Development Permit	$1200
Development Variance Permit	$750
Temporary Use Permit	$1,000 plus $750 for renewal application
Board of Variance	$500
Building Permit Application Fee (non-refundable)	$100
Pre-Building Permit Application Consultation Fee	$75 per hour
Building Permits (based on value of construction): Minimum fee (<$1,000) • $1,000-$9,999 • $10,000-$49,999 • $50,000-$99,999 • $100,000 and greater *The minimum fee for a building permit for a <u>new</u> <u>dwelling</u> shall be not less than the fee for a building having a value of $300,000 ($3,100.00).*	 $150 $150 plus $12 per $1,000 $250 plus $11 per $1,000 $300 plus $10 per $1,000 $400 plus $9 per $1,000 *Building permits are valid for two years at which time a renewal permit is required.*
Permit renewals *A building permit is valid for two years at which time a renewal permit is required.*	75% of Building Permit Fee

Damage Deposit (based on value of construction): • Up to $10,000 • Up to $50,000 • Up to $250,000 • Greater than $250,000 *A Damage Deposit is required when taking out a Building Permit or a Demolition Permit, or when performing other works requiring an engineer's certificate or heavy machinery on Village highways. An occupancy certificate is needed with respect to a Building Permit and an inspection by the Public Works Manager is required prior to a Damage Deposit being returned.*	 $500 $1,500 $3,000 $5,000
Demolition fees: Accessory building or structure All other buildings	 $100 per building $1000 per building
Site Alteration Permit (includes soil and other material deposit or removal and land clearing) Reconsideration by Council	$250 $750
Change of Address	$500
Blasting permit application fee	$250
Secondary suite surcharge	40% of Annual Utility Billing
Tree cutting permit applications	$75 (non-refundable)
Lawn sprinkling permit application	$40
Oil Tank Inspection Fee	$250
Plumbing Fee	$100 plus $25 for each fixture
Sprinkler Permit Fee: New construction Renovations requiring sprinkling	 $125 plus $2.50 per sprinkler head $250 plus $2.50 per sprinkler head
Alternate Solutions: Building Inspector (additional charge if required on more involved issues per Building Bylaw) Code Professional (additional charge if required on more involved issues per Building Bylaw)	 $75 per hour ($225 minimum) Actual cost plus 10%
Extra Inspections (after second inspection)	$100 per inspection
Lot grading (trucking receipt required)	$250 (up to 10 loads) $500 (11-20 loads) $1000 (more than 20 loads)
Pre-inspection of a building being moved within the Village	$500 per structure

When a permit is surrendered and cancelled before any construction begins and the owner has provided written notification that the project will not be undertaken	50% of the building permit fee and 100% of the deposit shall be refunded to the property owner.
Plan review for building design modifications	$75 per hour
Transfer of building permit	$125
Unregistered Encroachment Agreement	$400
Review & registration of Section 219 covenant placed according to the Land Title Act	$400
For discharge of Section 219 covenant placed according to the Land Title Act	$100

**NOTE: All permits include one inspection. All security deposits are refunded, less costs incurred, after Final Inspection*

SCHEDULE 3 – ENGINEERING & PUBLIC WORKS

Description	**Fee**
Water service connection fees	$600 plus actual costs
Sewer service connection fees	$600 plus actual costs
Locate water leak / water shutoff valve on private property / turn water on or off	Regular hours (7 am to 3 pm): $75 per hour or portion, plus equipment costs After hours: $115 per hour (3 hour minimum)
Locate Sewer Pipes / Connection	Regular hours (7 am to 3 pm): $75 per hour or portion, plus equipment costs After hours: $115 per hour (3 hour minimum)
Public Works hourly rate per worker (regular business hours)	$75 per hour
Emergency after hours call-out	$115 per hour (3 hour minimum)
Bear Smart garbage container	$175
Composter Earth Machine	$73.50
Composter turner	$16.30
Carry box	$6.50