

6. Administrative Bylaws

a) **Bylaw No. 4385, “Juan de Fuca Development Fees and Procedures Bylaw No. 3, 2018, Amendment Bylaw No. 1, 2021” (Agricultural Land Reserve Exclusions)**

Iain Lawrence spoke to the staff report and proposed Bylaw No. 4385 which would establish fees for Official Community Plan (OCP) and zoning amendment applications where Agricultural Land Reserve (ALR) exclusion is also requested.

Iain Lawrence advised that:

- the application fee levied upon local governments by the Agricultural Land Commission for review of an ALR exclusion application is \$750
- an ALR exclusion application would require an OCP and zoning bylaw amendment
- as directed by the CRD Board, Bylaw No. 4385 has been drafted to increase fees for OCP and zoning amendment applications by \$2,000 in order to recover costs associated with ALR exclusion applications
- costs include staff time associated with application review, public notification and hearing expenses

Iain Lawrence responded to questions from the LUC advising that:

- in past, private property owners could submit ALR exclusion applications
- the *Agricultural Land Commission Act* now specifies that only government, First Nations or a prescribed body may apply to have land excluded from the ALR
- private property owners are still able to submit ALR inclusion applications and ALR subdivision applications
- the Building Division is permitted to charge \$30 for realtor property information reports (Bylaw No. 3741)
- there is degree of expectation that land use information is a basic level of service and that such information should be provided at no cost
- application fees for the Juan de Fuca Community Planning Division were last amended in 2019

The Chair stated support for proposed Bylaw No. 4385 as it would reduce tax payer subsidy. The Chair further stated that fees for soil removal and deposit applications are under review and that he continues to support review of financial separation of Building Inspection Services for each of the Electoral Areas.

**MOVED** by Sandy Sinclair, **SECONDED** by Roy McIntyre that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That Bylaw No. 4385, “Juan de Fuca Development Fees and Procedures Bylaw No. 3, 2018, Amendment Bylaw No. 1, 2021” be introduced, read a first, a second and a third time; and
2. That Bylaw No. 4385 be adopted.

**CARRIED**

b) **Bylaw No. 4412, “Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment Bylaw No. 8, 2021” and Bylaw No. 4413, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 151, 2021” (Outdoor Recreation)**

Iain Lawrence spoke to the staff report and proposed Bylaw Nos. 4412 and 4413 which would delete the outdoor recreation definition and permitted use from the Land Use Bylaw for the Rural Resource Lands, Bylaw No. 3602, and from the Juan de Fuca Land Use Bylaw, Bylaw No. 2040.