


Table 1 - Administrative and Inspection Fees

		File Opening Fee	Inspections and Enforcement Fee	Planning Services (Property Review)	Routine Information Release	State of Title Certificate
Cowichan Valley Regional District	Current	\$150	\$500	Formerly titled "property or building file review" \$100/hour after 0.5 hours	Formerly titled "Land Use Confirmation Letter" \$150	\$25
	Proposed	\$150	\$500 (residential, agricultural uses) \$1,000 (commercial, industrial uses)	\$50/hour, \$50 minimum	\$25	\$25
North Cowichan		-	-	File Research Letter: \$200 \$50 for subsequent letters	-	At cost plus 10% (LTSA Fee: \$10.31)
Town of Ladysmith		-	-	-	-	-
City of Duncan				\$50-\$75 + \$10 per ¼ hour	-	\$20
Town of Lake Cowichan		-	-	-	Replicate a Town document: \$10	-
City of Nanaimo		-	-	\$50	\$7.50 per ¼ hour	At cost (LTSA Fee: \$10.31)
Regional District of Nanaimo		-	-	-	-	-
Alberni Clayoquot RD		-	-	\$100 + \$40/hour	\$100	-
Capital Regional District		-	-	\$100/hr	\$100/hr	-


Fees are Generally Higher

Fees are Generally Consistent

Fees are Generally Lower

Fee structure not comparable

Table 2 - Rezoning & OCP Amendment application fees

		OCP Amendment	Rezoning	OCP Amendment & Rezoning	Phased Development Agreement
Cowichan Valley Regional District	Current	\$3,150+ density fees Density fees: • Each new parcel or dwelling unit \$150 • Each 0.1 ha commercial or industrial \$150	\$3,150+ density fees Density fees: • Each new parcel or dwelling unit \$150 • Each 0.1 ha commercial or industrial \$150	-	\$3,150+ density fees Density fees: • Each new parcel or dwelling unit \$150 • Each 0.1 ha commercial or industrial \$150
	Proposed	\$3,150+ density fees Density fees: • Each new parcel or dwelling unit \$150 • Each 0.1 ha commercial or industrial \$150	\$3,150+ density fees Density fees: • Each new parcel or dwelling unit \$150 • Each 0.1 ha commercial or industrial \$150	\$5,650+ density fees Density fees: • Each new parcel or dwelling unit \$150 • Each 0.1 ha commercial or industrial \$150	\$3,150+ density fees Density fees: • Each new parcel or dwelling unit \$150 • Each 0.1 ha commercial or industrial \$150
North Cowichan		\$2,500	\$2,500 (2024) plus new density fees	\$3,000 (2023) \$4,000 (2024)	(2024) - \$6,000
Town of Ladysmith		\$2,000	\$2,000 R-1 zone: \$1,000	\$3,000	-
City of Duncan		\$3,000	\$3,000	\$3,000	-
Town of Lake Cowichan		\$1,000	\$750 to \$2,500	-	-
City of Nanaimo		\$1,000	Lots <0.2 ha: \$1,000 Lots >0.2 ha: \$1,500	-	-
Regional District of Nanaimo		\$800 Additional fees if amendment to RGS required	\$800 + density fees Density fees: • Each new dwelling \$25-\$100 • Each 0.1ha commercial or industrial \$100	\$1,500 + density fees Density fees: • Each new dwelling unit \$50-\$100 • Each 0.1 ha commercial or industrial \$100	New: \$1,000 Amendment: \$800
Alberni Clayoquot RD		\$1,000	\$1,150 to \$7,500 + additional density fees (\$250 to \$1,000)	-	-
Capital Regional District		Base fee: \$3,750	Less than 3 lots: \$3,750 3 or more lots: \$4,250	Base fee: \$4,250	-


*CVRD fees include the file opening fee of \$150

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Table 3 - Development Permit (DP) application fees

		DP – environmental and hazard s. 488(1)(a)(b)	DP – agricultural s. 488(1)(c)	DP – form & character s. 488(1)(e)(f) except signs	DP – form & character s. 488(1)(e)(f) only signs	DP – conservation, GHG reduction s. 488(1)(h)(i)(j)	DP – amend or extend term
Cowichan Valley Regional District*	Current	\$450 + \$250 for each new parcel or dwelling unit	\$300	\$1,650	\$300	\$450	\$450
	Proposed	\$650 + \$250 for each new parcel or dwelling unit	\$400	\$1,650	\$300	\$650	\$650
North Cowichan		\$600 (2023) \$1,200 (2024)	\$600 (2023) \$1,200 (2024)	Major (>200 m ²): \$1,200 (2023); \$2,500 (2024) Minor (<200 m ²): \$600 (2023); \$1,200 (2024) Density surcharge: Res. \$50/ unit; Commercial/Ind. >400 m ² : \$1/m ²	\$300	-	Amend: \$600 (2023) \$1,200 (2024) Extend: \$600(2023/2024)
Town of Ladysmith		\$250	-	Multi-unit, commercial, downtown, industrial: \$1,000 Intensive residential: \$750 Coach House intensive res.: \$250	Sign Permit (or façade improvement) \$100	-	\$100
City of Duncan		\$600	-	Commercial: Minor (< \$50,000) \$500 Major (>\$50,000): \$1,000 Residential: <4 units \$500; 5+ units \$1,000	\$25 - \$50	-	Amend only: Minor - \$50 Major - \$100
Town of Lake Cowichan		Commercial (up to \$50,000) or up to 4 residential units: \$850 Commercial (more than \$50,000) or ≥ 5 residential units: \$1,550					
City of Nanaimo		\$750 + \$2 per 100m ² of new / additional gross building floor area to a maximum of \$2000 with the exception of: • Watercourse DPs for single family dwellings or where no construction will take place: \$100 • Watercourse DPs for in stream restoration or rehabilitation projects solely for stream improvement projects: No fee					
Regional District of Nanaimo		\$200 no variance \$400 with variances	\$200 no variance \$400 with variances	Multiple dwelling unit development: \$400 + \$50/dwelling unit Commercial/Industrial: \$400 + \$1/m ²	-	-	-
Alberni Clayoquot RD		Residential, Rural: \$200 Other: \$1,125					
Capital Regional District		\$550 + \$250 for each additional parcel created or included to a max. total fee of \$1,300					Amend – \$225

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ALC Applications, LCRB Referrals fees

		ALC Non-Adhering Residential Use	ALC Non-Farm Use	ALC Subdivision	Request for ALC Exclusion	Cannabis License Referral	Liquor license referral (not delegated)	Liquor license referral (delegated)
Cowichan Valley Regional District	Current	\$450 (+ \$450 ALC portion)	\$750 (+ \$750 ALC portion)	\$750 (+ \$750 ALC portion)	\$750	\$1,500	\$750	\$150
	Proposed	\$450 (+ \$450 ALC portion)	\$750 (+ \$750 ALC portion)	\$750 (+ \$750 ALC portion)	\$750 – Request for ALC Exclusion Consideration	\$1,500	\$750	\$150
North Cowichan		As required by ALC				Done though rezoning, TUP or LCRB referral	\$100- \$250	-
Town of Ladysmith		-	\$600 + ALC fees	\$600 + ALC fees	\$2,000 + ALC fees	\$2,000	\$1,750 (community consultation)	-
City of Duncan		-	-	-	-	\$300 (new) \$300 (amendment)	\$300 (new license) \$300 (amendment)	-
Town of Lake Cowichan		-	-	-	-	-	-	-
City of Nanaimo		\$1,000	\$1,000	\$1,000	\$1,000	-	\$500 (new) \$300 (amendment) \$100 (temporary)	-
Regional District of Nanaimo		As required by ALC				\$4,000	\$800	-
Alberni Clayoquot RD		As required by ALC			\$2,000	\$1,000	-	-
Capital Regional District		As required by ALC				\$1,500	-	\$1,500


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Other Permit & Misc. Application fees

		Development Variance Permit	Board of Variance	Temporary Use Permit	Covenant amendment or discharge	Floodplain Bylaw Exemption	Telecommunication Antenna Structure
Cowichan Valley Regional District	Current	\$900 Amend or Extend – \$450	\$900	\$1,350 Amend or renew – \$350	\$300	\$1,650	\$1,650
	Proposed	\$900 Extend only - \$450	\$900	\$1,350 Amend/renew - \$750	\$300 (delegated) \$750 (Board)	\$1,650	\$1,650
North Cowichan		\$1,000 (2023) \$1,000–\$1,500 (2024)	\$250	\$2,000 (2023) \$2,500 (2024) Amend or renew \$600 (2023) \$1,500 (2024)	-	-	\$1,000
Town of Ladysmith		\$750	\$750	\$1,500	-	-	Statement of Concurrence \$250
City of Duncan		\$1,000	\$1,000	\$2,500 Amend or renew \$1,750	-	-	-
Town of Lake Cowichan		\$850	\$500	\$850	-	-	-
City of Nanaimo		\$500–\$750	\$250	\$500	-	-	\$4,000
Regional District of Nanaimo		\$400	\$400	\$800 Renew - \$400	\$800	\$400	\$4,000
Alberni Clayoquot RD		\$650 (Res/ Rural) \$300 (Minor Res/ Rural) \$875 (other)	\$400	\$525	-	-	-
Capital Regional District		\$750 + \$250 for each additional parcel included to a max of \$1500	\$300 (BOV appeal)	\$2,500 Renew or amend 50% original permit fee	-	\$550 + \$250 for each additional parcel to a max of \$1,300	\$2,500

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Subdivision Application fees

		All types except boundary adjustment and strata conversion	Boundary adjustment (no additional parcels created)	Strata conversion of existing building	Frontage Exemption	PLR Extension or revised CVRD bylaw compliance report
Cowichan Valley Regional District	Current	\$500 / new parcel + \$500 for every new unit or parcel within a CVRD sewer or water service area	\$500 + \$500 for every new unit or parcel within a CVRD sewer or water service area	\$500 / unit + \$500 for every new unit or parcel within a CVRD sewer or water service area	\$750	25% of original subdivision application fee
	Proposed	\$500 / new parcel + \$500 for every new unit or parcel within a CVRD sewer or water service area	\$500 + \$500 for every new unit or parcel within a CVRD sewer or water service area	\$500 / unit + \$500 for every new unit or parcel within a CVRD sewer or water service area	\$750	25% of original subdivision application fee, up to a maximum of \$1,500
Regional District of Nanaimo		\$300 + \$300 for each new parcel	\$300 + \$300 per lot line to be adjusted	\$300 + \$300 for each strata unit proposed	\$400	-
Alberni Clayoquot RD		\$400 (Residential/Rural) + \$100/new lot \$675 (other) + \$100/new lot	\$400 (Residential/Rural) + \$100/new lot \$675 (other) + \$100/new lot	\$400 (Residential/Rural) + \$100/new lot \$675 (other) + \$100/new lot	\$500	-
Capital Regional District		\$750 + \$450 for each parcel created to a max of \$1,950	-	\$1,500 + \$400 for each strata parcel created to a max of \$2,700	\$750 + \$250 for each parcel included to a max of \$1,500	-

*Note: Municipalities are not included in the table, as they have a different fee structure due to their authority under s. 77 of the *Land Title Act* to approve subdivisions (on-staff Approving Officer).

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