



**BYLAW NO. 2275**

**A Bylaw to Require the Provision of Works and Services Upon Subdivision Approval or Issuance of a Building Permit**

**This bylaw is consolidated under section 139 of the *Community Charter* and is printed by authority of the corporate officer.**

Pursuant to section 139 (3) of the *Community Charter*, "a printed document purporting (a) to be a copy of a bylaw consolidated under this section, and (b) to be printed by authority of the corporate officer is proof, in the absence of evidence to the contrary, of the original bylaw, of all bylaws amending it and of the fact of adoption of the original and all amending bylaws."

Amendment Bylaw

Effective Date

3548 .....

JUL 16, 2014

WHEREAS pursuant to the provisions of the *Municipal Act*, the Municipal Council is empowered to require the provision of works and services as a condition of subdivision approval or issuance of a building permit;

NOW THEREFORE, The council of The Corporation of the District of North Cowichan, in open meeting assembled, enacts as follows:

1. In this Bylaw, "works and services" means those highway, water, sewage disposal, storm drainage, street lighting, sidewalk, underground utility and other works and services set out in Section 15 through 25 of the "Subdivision Control Bylaw 1979", No. 1851 ("the Subdivision Bylaw") all as constructed to the standards as established in Section 14 of the "Subdivision Control Bylaw 1979", No. 1851,
2. An owner of land shall:
  - (a) prior to subdivision of land; or
  - (b) to the extent that works and services have not been previously provided, prior to issuance of a building permit for a development in respect of the land,

provide all works and services directly attributable to the subdivision or development, on the entire length of all highways immediately adjacent to the land and on the site being developed.

3. The requirements imposed by Section 2 shall be satisfied prior to the issuance of a building permit notwithstanding that all or part of the works and services could have been required at the time of subdivision of the land but were not then provided.
4. Notwithstanding Section 1, the works and services required pursuant to Section 2 shall exclude works and services covered by any development cost charge bylaw, provided that where the owner agrees to provide works and services covered by a development cost charge bylaw, the amount of the development cost charge shall be reduced accordingly.
5. All works and services required pursuant to Section 2 shall be constructed and installed at the expense of the owner of the land being subdivided or developed, unless the owner:
  - (a) deposits with the Municipality cash, a certified cheque or letter of credit in the amount of the cost of constructing and installing the works and services, as estimated by the Director of Engineering and Operations, agrees to construct and install the works and services by a specified date or forfeit the security.
6. This Bylaw may be cited as the "Works and Services Bylaw 1986".

BL 3548

**Bylaw readings**

First reading .....	17th day of December 1986
Second reading .....	17th day of December 1986
Third reading .....	17th day of December 1986
Adopted .....	14th day of January 1987

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J.S. Dias, Municipal Clerk

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G.P. Bruce, Mayor