

Development Applications (Effective January 02, 2021)

BLNP & CCA Transit Oriented Developments

All associated development applications involving properties designated *Downtown Core, Transit Village Commercial, High Density Apartment Residential, or City Centre Commercial* will be subject to a surcharge over and above the application fees shown below. 25.00% surcharge

Pre-Application Review	\$1,049.54
Master Development Plan Rezoning - Basic Fee	\$5,685.34
Plus Zone Fee per 100 sq. metres of land:	\$106.61
Rezoning - Basic Fee (CD zones)	\$5,685.34
- Basic Fee (all zones except CD zones)	\$4,164.06
Plus Zone Fee per 100 m² of land or portion thereof:	
RS-2 or A-3 Zone	\$8.34
RS (other than RS-2) or RMH-1 Zone	\$27.76
RTM or RT Zone	\$48.59
RM Zone	\$71.07
P Zone	\$14.20
M Zone	\$21.32
B Zone	\$56.86
C, CS, CD, or SS Zone	\$106.61
Zoning Bylaw Amendment Third Reading Time Extension	\$633.41
Zoning Bylaw Text Amendment (also for New CD Zones)	\$4330.03
Zoning Bylaw Text Bylaw Amendment Third Reading Time Extension	\$633.41
Official Community Plan Amendment (map or text)	\$8,606.26
Official Community Plan Bylaw Amendment Third Reading Time Extension	\$550.79
Public Hearing Fee	\$1,266.85
Regional Growth Strategy Amendments	\$4,406.40
Subdivisions	
Conventional, Site Configuration, and Bare Land Strata (three or fewer lots)	\$4,164.06
Plus Lot Fee for every lot created beyond three (3)	\$152.69
Air Space Parcel (Basic Fee – two parcels or less)	\$5,000.00
Plus lot fee for every parcel created beyond two	\$300.00
Strata Title Conversion (two units or less)	\$3,553.32
Strata Title Conversion (more than two units)	\$4,974.68
Phased Strata Title Subdivision (Phased Strata Plan)	\$4,164.06
Plus Phase Fee for every phase beyond two (2)	\$363.86
Form “P” Amendment	\$355.33
Road cancellation	\$3,908.67
Lot line adjustment, Consolidation, RT-1 Site Configuration	\$710.65
Subdivision Re-approval Application (any type)	\$1041.01
City Land Valuation (Cash-in-Lieu Option)	\$512.50
Land Use Contract Amendments	
Land Use Contract Discharge/Cancellation	\$220.31
Major Amendment	\$2,754.00
Minor Amendment	\$881.28

Temporary Use Permit	\$2,686.83
Temporary Use Permit Renewal	\$1,343.42
Agricultural Land Commission	\$1,200.00
Agricultural Land Commission (Collected for the Commission)	\$1200.00
Development Permit (DP)	
Non-delegated DPs (requires City Council authorization)	\$3,227.35
<i>Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):</i>	
C, CS, CD, SS, RT, RTM, or RM Zone	\$82.63
All other zones	\$71.61
Delegated DPs	\$2,203.21
DP amendment (Major)	\$1,652.40
DP amendment (Minor)	\$550.79
Watercourse Protection DP (see Note 1)	\$1400.00
Watercourse Protection DP Amendment	\$500.00
Development Variance Permit (see Note 2)	
<i>Variances to Zoning Bylaw:</i>	
A-3 or RS Zones	\$1,652.40
All other zones	\$3,029.40
Variances to the <i>Sign Bylaw</i> or <i>Subdivision and Development Servicing Bylaw</i>	\$1,652.40
Additional Site Inspection for Release of Security	\$165.24
Heritage Revitalization Agreement	\$3,227.35
Heritage Revitalization Agreement Amendment	\$1,101.61
Heritage Alteration Permit (HAP)	\$881.28
Development Agreement	At cost
Development Agreement Amendment	\$2,203.21
Liquor License Consultation	\$1,100.00

Notes:

- 1 The initial Watercourse Protection DP application fee is 50% of the fee with the balance due if a DP is required.
- 2 The DVP application fee shall be applied to each lot subject to the requested variance up to a maximum of five lots.
- 3 All application fees are exempt from GST.

REFUND POLICY:

Where an application for an amendment to the Zoning Bylaw or the OCP Bylaw is withdrawn by the applicant prior to Council's First Reading, or if Council declines the application prior to referral to the Public Hearing, \$1,266.85 of the application fee paid by the applicant shall be refunded within 90 days of receipt of the applicant's written request for such a refund.

Where a Development Project is withdrawn by the applicant prior to the application being referred to other departments for comment, a refund of the fees paid by the application, less 20%, shall be provided within 90 days of receipt of the applicant's written request for such refund.

Information provided has been consolidated for convenience; to verify fees, refer to the City's Fees and Charges Bylaw No. 5090, 2020 as amended.

Examples of Fee Calculations

Rezoning

$$\begin{matrix} \$ 4164.06 + (& & X & &) = & \\ \text{(Basic Fee)} & \text{(Zone Fee)} & \text{(Area of land rounded up to} & \text{(Application Fee)} \\ & & \text{the nearest 100m}^2 / 100 \text{ m}^2) & & \end{matrix}$$

Sample Fee Calculation

Zone: C-4

Land Area: 1609.4 m² = 1700 m² (round up to the nearest 100)

Zone Fee: \$106.61 per 100 m² of land or portion thereof

$$\$ 4164.06 + (\$106.61 \times 1700 \text{ m}^2 / 100 \text{ m}^2) = \$5976.43$$

Subdivision - Fee Simple, Bare Land Strata and Strata Conversion

Note: Fee for three (3) or fewer lots is \$ 4164.06. This calculation is for more than three (3) lots.

$$\begin{matrix} \$ 4164.06 + (\$152.69 X & &) = & \\ \text{(Basic Fee)} & \text{(Lot Fee)} & \text{(Number of lots beyond 3)} & \text{(Application Fee)} \end{matrix}$$

Sample Fee Calculation

Number of Lots: 7

Lot Fee: \$ 152.69 for every lot created beyond three (3)

Number of Lots subject to Lot Fee: 7-3 = 4

$$\$ 4164.06 + (\$ 152.69 \times 4) = \$ 4774.82$$

Subdivision - Phased Strata Title

Note: Fee for two (2) or less phases is \$ 4164.06.. This calculation is for more than two (2) phases.

$$\begin{matrix} \$ 4164.06 + (\$ 3363.86 X & &) = & \\ \text{(Basic Fee)} & \text{(Phase Fee)} & \text{(Number of phases beyond 2)} & \text{(Application Fee)} \end{matrix}$$

Sample Fee Calculation

Number of Phases: 4

Phase Fee: \$ 363.86 for every phase created beyond two (2)

Number of Phases subject to Phase Fee: 4-2 = 2

$$\$ 4164.06 + (\$ 363.86 \times 2) = \$ 4891.78$$

Development Permit (DP) - Non-Delegated

$$\begin{matrix} \$ 3227.35 + (& X &) + (& X &) = & \\ \text{(Basic Fee)} & \text{(GFA Fee)} & \text{(non-residential GFA /100 m}^2) & \text{(Unit Fee)} & \text{(No. of residential units)} & \text{(Application Fee)} \end{matrix}$$

Sample Fee Calculation

Zone: C-4

Gross Floor Area: 1,537 m² (commercial) GFA

Dwelling Units: 150 (residential) units

GFA Fee: \$ 82.63 per 100 m² of (commercial) GFA, and Unit Fee: \$ 82.63 per (residential) unit.

$$\$ 3227.35 + (\$ 82.63 \times 1,537 \text{ m}^2 / 100 \text{ m}^2) + (\$ 82.63 \times 150) = \$ 16,891.87$$

Sample Fee Calculation

Zone: M-1

Gross Floor Area: 425 m²

GFA Fee: \$ 71.61 per 100 m² of GFA

$$\$ 3227.35 + (\$ 71.61 \times 425 \text{ m}^2 / 100 \text{ m}^2) = \$ 3531.69$$