

New Development Fee Reference Guide

Subdivision	New Fee Name	2023	2024
Subdivision Base:	SD Application Fee	\$ 2,601	\$ 2,653
Per Lot	SD Per Lot Fee	\$ 104	\$ 106
Subdivision Review (Lot-line adjustment & consolidation)	SD Examination Fee	\$ 1,321	\$ 1,348
Phased Strata Plan Approval	SD Phase Strata	\$ 1,040	\$ 1,061
Each Phase Review		\$ 520	\$ 531
Phased Strata Plan Amendments		\$ 520	\$ 531
Form P Approval	SD Form P	\$ 520	\$ 531
Strata Title Conversions	Strata Title Conversion Fee	\$ 2,497	\$ 2,547
Phased Strata Plan Amendments	Phased Strata Plan Amendment Fee	\$ 520	\$ 531
Subdivision Extension Fee	SD Extension Fee	50% of Subdivision Application Fee	
PRL Extension Fee	SD PRL Extension Fee	\$ 260	\$ 265
Subdivision Plan Stale Dated Approval	SD Stale Dated Approval Fee	\$ 260	\$ 265

Rezoning	New Fee Name	2023	2024
Single Family - plus:	Rezoning Application Fee	\$ 3,121	\$ 3,184
Per Lot	RZ Per Lot/Unit/Area Fee	\$ 104	\$ 106
Multi-Family - plus:	Rezoning Application Fee	\$ 3,954	\$ 4,033
Per Lot	RZ Per Lot/Unit/Area Fee	\$ 83	\$ 85
Commercial - plus:	Rezoning Application Fee	\$ 3,641	\$ 3,714
Per 100 sq. m.	RZ Per Lot/Unit/Area Fee	\$ 104	\$ 106
Industrial - plus:	Rezoning Application Fee	\$ 3,641	\$ 3,714
Per 100 sq. m.	RZ Per Lot/Unit/Area Fee	\$ 52	\$ 53
Comprehensive Development - plus:	Rezoning Application Fee	\$ 5,202	\$ 5,306
Residential - Per Unit:	RZ Per Lot/Unit/Area Fee	\$ 104	\$ 106
Commercial - Per 100 sq. m.:	RZ Per Lot/Unit/Area Fee	\$ 104	\$ 106
Industrial - Per 100 sq. m.:	RZ Per Lot/Unit/Area Fee	\$ 104	\$ 106
Rezoning Extension at 1st and 3rd Reading	Rezoning Extension Fee	50% of Rezoning Application Fee	
Zoning Bylaw Text Amendment		\$ 3,641	\$ 3,714
Official Community Plan Amendment		\$ 4,162	\$ 4,245
Official Community Plan Amendment Extension at 1st or 3rd Reading	OCP Extension Fee	50% of Rezoning Application Fee	
Official Community Plan Text Amendment	OCP Text Amendment Fee	\$ 2,601	\$ 2,653
Temporary Use Permit		\$ 2,601	\$ 2,653
Temporary Use Permit Extension		\$ 2,601	\$ 2,653
Pre-Application Meeting With Engineering Participation	Pre-Application Meeting Fee / With Engineering Fee	\$ 364	\$ 371
Development Information Meeting		\$ 520	\$ 531

Development Permits	New Fee Name	2023	2024
Multi-family Residential/Intensive Infill - plus:*	Development Permit Fee	\$ 3,121	\$ 3,184
	Development Per Unit/Area Fee	\$ 104	\$ 106
Commercial - plus:*	Development Permit Fee	\$ 3,121	\$ 3,184
	Development Per Unit/Area Fee	\$ 104	\$ 106
Industrial - plus:*	Development Permit Fee	\$ 3,121	\$ 3,184
	Development Per Unit/Area Fee	\$ 104	\$ 106
Environmental Development Permit*		\$ 3,121	\$ 3,184
Single-family Environmental Development Permit*		\$ 780	\$ 796
Development Variance Permit*		\$ 3,121	\$ 3,184
Single-Family Development Variance Permit*		\$ 1,561	\$ 1,592
Development Permit Minor Amendment		\$ 520	\$ 531
Heritage Revitalization Agreement	Heritage Revitalization Agreement	\$ 520	\$ 531
Heritage Alteration Permit Agreement	Heritage Alteration Permit Agreement Fee	\$ 520	\$ 531
Heritage Alteration Permit	Heritage Alteration Permit	\$ 520	\$ 531
Advisory Design Panel Submission	ADP Submission Fee	\$ 156	\$ 159
Landscape Inspection Request	Landscape Inspection Request Fee	\$ 156	\$ 159
Landscape Design Review and Inspection		2% of Landscape Value	
Minimum		\$ 312	\$ 318
Maximum		\$ 3,121	\$ 3,184

Other Fees	New Fee Name	2023	2024
Board of Variance	BOV Fee	\$ 520	\$ 531
Illegal Work Penalty	BOV w/ Illegal Work Penalty	\$ 260	\$ 265
Legal Document Registration, Discharge or Modification	Legal Document Registration Fee	\$ 208	\$ 212
With Council Approval	Legal Document Registration w/ Council Approval Fee	\$ 416	\$ 424
Legal Document Review	Legal Document Review Fee	Reimbursement of City Costs	
Lidar Investigation Map	Lidar Investigation Map Fee	\$ 52	\$ 53
Letter of Inquiry		\$ 260	\$ 265
Public Hearing		\$ 1,248	\$ 1,273
Telecommunication Tower/Antennae Report	Telecommunication Tower/Antennae Report Fee	\$ 3,121	\$ 3,184

Development Servicing Fees	New Fee Name	2023	2024
Building Permit Engineering Service Review	Engineering Service Review Fee	\$52	\$53
Yards Inspection – Single Family	Yards Inspection SFD (GST)	\$52	\$53
Yards Inspection – MF/Commercial/Industrial	Yards Inspection-Non SFD(GST)	\$104	\$106
Yards Re-inspection if work not complete	Yards Re-Inspection (GST)	\$260	\$265

Tree Cutting Permit	2023	2024
Trees in Urban Area and Urban Reserve and Rural parcels less than 0.5 ha	\$75 for first tree + \$25 each additional tree	
Trees in the Rural Area on parcels greater than 0.5 ha	\$75 for 11th tree + \$25 each additional tree	
Development & Large Scale Clearing	\$300 base fee + \$25 per tree	
Tree Replacement	\$600	
Parcels With Active Farm Use	\$0	

Soil Deposit Permit	
Within the ALR (Soil Use Application Fee)	\$1500
Outside the ALR	
Up to 350 cubic metres	\$50
351 cubic metres to 5,000 cubic metres	\$350
Over 5,000 cubic metres	\$750
Additional enforcement fee for retroactive permits	\$350
Volume fee for all permits is \$0.50 per m ³ and is determined once an application has been submitted and reviewed.	
ALC Soil Use application fee may apply if the property is located in the ALR	
Security	See Bylaw No. 7412-2017

Refund Policy:

1. Where a refund occurs prior to 14 days after submission 90% of fees paid shall be refunded.
2. Where a refund event occurs after 14 days has lapsed since the submission date the amount refunded shall be no greater than the Public Hearing fee.
3. Where a refund event occurs after the application has proceeded to Public Hearing there shall be no refund of fees paid.
4. There is no refund for applications that do not require a Public Hearing.

Notes:

- All fees are exclusive of tax.
- Rate increases come into effect April 1 of the identified year.
- *An additional \$50 deposit at the time of the application is required for registration of a Development Permit or Development Variance Permit.
- **An additional \$0.15/cubic metre for <1,000 m³ of fill is required prior to permit issuance. This is a refundable fee if the applicant does not proceed as intended.