

SCHEDULE 'D' TO BYLAW NO. 209
Amendment No. 18 to Bylaw No. 209
(Replaced by Bylaw Nos. 342, 429, 662, 1081, 1152, 1417, 1558, 1625, 1693, 1763)

Official Community Plan Amendment			
Application Type	Base Fee	Public Hearing	Combined Fee
Application concurrent with Application to Rezone	\$2,238	nil	\$2,238
All Land Uses <1000m ² of site area	\$3,131	\$2,461	\$5,592
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,487	\$2,461	\$8,948
All Land Uses >8094m ² – 40,467m ² (10ac)	\$9,283	\$2,461	\$11,744
Rezoning Fees			
Application Type	Base Fee	Public Hearing	Combined Fee
Text amendment only, under existing zoning for changes to Density Bonus provisions	\$1,007	\$2,461	\$3,468
Text Amendment only under existing zoning for changes to not more than two (2) aspects of the Zoning Bylaw, other than Density Bonus provisions	\$2,012	\$2,461	\$4,473
All Land Uses <1000m ² of site area	\$3,131	\$2,461	\$5,592
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,487	\$2,461	\$8,948
All Land Uses >8094m ² – 40,467m ² (10ac)	\$9,283	\$2,461	\$11,744

*Fee reduced to \$2,046 if public hearing waived

**Add \$2,238 for the creation of a new zone designation

Amendment No. 18 to Bylaw No. 209

(Replaced by Bylaw Nos. 342, 429, 456, 580, 626, 662, 799, 969, 1081, 152, 1417, 1625, 1693 & 1763)

Development Permit Fees		
If any work for which a permit is required commences prior to a permit being issued, the fee payable shall be doubled.		
Interface Fire Hazard Development Permit Area (ONLY) – standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$280
Minor: a) Riparian Development Permit Area where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional; b) Agricultural Development Permit Area where no work is occurring within an agricultural buffer as defined by a qualified professional; c) Either a) and/or b) (above) combined with an standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$558
Two-Family Residential (Duplex) - compliant with Design Guidelines and which may/may not include standard form for interface fire hazard;*		\$895
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include standard form for interface fire hazard and may or may not include variances;**		\$2,293
For combined Environmentally Sensitive/Hazardous and Form & Character applications, fees shall be paid on the basis of the greater of either the Environmentally Sensitive/Hazardous Development Permit Area(s) Impacted (column A) OR the scale of development (column B)		
Column A	Column B	Fee
Environmentally Sensitive/Hazardous Development Permit Areas Impacted	Form & Character	
Less than 150m ² of site area within a defined development permit area	<ul style="list-style-type: none"> • less than 100m² of new commercial/industrial/business park GFA; • exterior renovation of existing intensive residential (including duplex) and multi-family residential buildings that represents a change to the form and character of a building or buildings; 	\$558
150-1000m ² of site area within a defined development permit area	<ul style="list-style-type: none"> • Up to and including 4 residential units; and/or • up to 100m² of new Com/Ind/Bus Park GFA; and/or • exterior renovation of existing Com/Ind/Bus Park buildings up to 200m² of GFA that represents a change to the form and character of a building or buildings; 	\$2,012
1001-4500m ² of site area within a defined development permit area	<ul style="list-style-type: none"> • 5- 12 residential units; and/or • 100m² – 200m² of new Com/Ind/Bus Park GFA; and/or • exterior renovation of existing Com/Ind/Bus Park buildings up 2000m² of GFA that represents a change to the form and character of a building or buildings; 	\$4,251
4,501-25,000m ² of site area within a defined development permit area	<ul style="list-style-type: none"> • 13-49 residential units; and/or • 201 m² – 4500 m² of new Com/Ind/Bus Park GFA; and/or • exterior renovation of existing Com/Ind/Bus Park buildings over 2000m² of GFA that represents a change to the form and character of a building or buildings; 	\$6,487
>25,000m ² of DP site area	<ul style="list-style-type: none"> • 50+ residential units; and/or • 4501 m²+ of new Com/Ind/Bus Park GFA 	\$10,626

*A duplex development permit issued by Council's delegate

**A duplex development permit issued by Council

Development Permit Amendment Fees	
Amendment of Development Permit after Issuance Minor amendment for changes that are eligible for a Development Permit Exemption in accordance with s.1.4 of Appendix A to Zoning Bylaw No. 300	No Fee, unless a Letter of Exemption is requested or required
Minor amendment for changes that: <ul style="list-style-type: none"> • Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; • Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; • Require the issuance of a Development Permit Amendment for the purpose of issuing a variance to reduce a bylaw requirement by no more than 10% 	\$223
Moderate amendment for changes that: <ul style="list-style-type: none"> • Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; • Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; • Require the issuance of a Development Permit Amendment for one of the following reasons: <ul style="list-style-type: none"> ○ A proposed increase to floor space comprises more than 10% of the GFA originally approved, but less than 20%; ○ An additional variance is requested to reduce a bylaw requirement by more than 10%; ○ A streamside protection and enhancement area is proposed to be adjusted per the conditions specified in s.2.3.4 of Appendix A to the Zoning Bylaw No. 300 and such adjustment is supported by the project biologist 	16% of the original fee
Major amendment for changes that are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300 and that require the issuance of a Development Permit Amendment for changes that are not considered to be a Minor or Moderate amendment	27% of the original fee
Appeal Fee (if Development Permit cannot be issued by Council's delegate)	\$1397 in addition to above fees
Development Permit Issued by Council with Variances (other than duplex)	\$1397 in addition to the above fees
Letter of Exemption from the Requirements of a Development Permit	\$112
	Fee
Board of Variance	\$73
Counter Petition: If the City is required to provide a counter petition opportunity as a result of any planning related application (Official Community Plan Amendment, Rezoning, Development Permit, Development Variance Permit, and Temporary Use Permit).	\$626

Development Variance Permit Fees	
Application Fee	\$1,397

Temporary Use Permit Fees	
Application Fee	\$1,958
Renewal Fee	\$280