

**CITY OF LANGFORD
BYLAW NO. 1965**

A BYLAW TO AMEND BYLAW NO. 209, “DISTRICT OF LANGFORD DEVELOPMENT PROCEDURES, 1997”

The City of Langford Council in open meeting assembled enacts as follows:

1. Bylaw No. 209, cited as “District of Langford Development Procedures, 1997” is amended by:
 - a) By replacing Schedule ‘D’ with the following: “

Official Community Plan Amendment Fees			
Application Type	Base Fee	Public Hearing	Combined Fee
Application concurrent with Application to Rezone	\$2,407	nil	\$2,407
All Land Uses <1000m ² of site area	\$3,366	\$2,650	\$6,016
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,975	\$2,650	\$9,625
All Land Uses >8094m ² – 40,467m ² (10ac)	\$9,981	\$2,650	\$12,631
All Land Uses >40,467m ² (10ac)	\$12,387	\$2,650	\$15,037
Zoning Amendment Fees			
Application Type	Base Fee	Public Hearing	Combined Fee
Text amendment only, under existing zoning for changes to Density Bonusing provisions	\$1084	\$2,650*	\$3,734
Text Amendment only under existing zoning for changes to not more than two (2) aspects of the Zoning Bylaw, other than Density Bonus provisions	\$2,163	\$2,650*	\$4,813
All Land Uses <1000m ² of site area	\$3,366	\$2,650*	\$6,016
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,954	\$2,650*	\$9,604
All Land Uses >8094m ² – 40,467m ² (10ac)	\$9,981	\$2,650*	\$12,631
All Land Uses >40,467m ² (10ac)	\$12,156	\$2,650*	\$14,806

*Fee reduced to \$2,086 if public hearing waived

**Add \$2,281 for the creation of a new zone designation”

b) By replacing Schedule 'E' with the following: “

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) – Development Permit for one- and two-family residential development on an individual lot and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$301
Riparian Development Permit Area (ONLY) – Development Permit for one- and two-family residential development on an individual lot where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional;		\$600
Two-Family Residential (Duplex) - compliant with Design Guidelines and which may or may not include Interface Fire Hazard Development Permit Area;*		\$962
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include Interface Fire Hazard Development Permit Area and may or may not include variances;**		\$2,466
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	Less than 100m ² of new commercial/industrial/business park GFA; and/or exterior renovation of existing intensive residential (including duplex) or multi-family residential buildings that represents a change to the form and character of a building or buildings;	\$600
150-1000m ² of site area within a defined development permit area	Up to and including 4 residential units; and/or Up to 200m ² of new Com/Ind/Bus Park GFA; and/or exterior renovation of existing Com/Ind/Bus Park buildings up to 200m ² of GFA that represents a change to the form and character of a building or buildings;	\$2,163
1001-4500m ² of site area within a defined development permit area	5- 12 residential units; and/or Up to 300 m ² of new Com/Ind/Bus Park GFA and/or Exterior renovation of existing Com/Ind/Bus Park buildings up to 2000m ² of GFA that represents a change to the form and character of a building or buildings;	\$4,571
4,501-25,000m ² of site area within a defined development permit area	13-49 residential units; and/or Up to 4500 m ² of new Com/Ind/Bus Park GFA and/or exterior renovation of existing Com/Ind/Bus Park buildings over 2000m ² of GFA that represents a change to the form and character of a building or buildings;	\$6,975
>25,000m ² of DP site area	50+ residential units; and/or 4501 m ² + of new Com/Ind/Bus Park GFA	\$11,425

*A duplex development permit issued by Council's delegate

**A duplex development permit issued by Council

Development Permit Amendment Fees	
The Director of Planning may consider the following types of amendments to an issued Development Permit, where such changes maintain the overall intent of the previously issued Development Permit and are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300	
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"> 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% 	\$240
Moderate amendment for changes that: <ul style="list-style-type: none"> Require the issuance of a Development Permit Amendment for the purpose of: <ul style="list-style-type: none"> Increasing floor space by more than 10% of the GFA originally approved, but less than 20%; Issuing a variance to reduce a bylaw requirement by more than 10%; Adjusting a streamside protection and enhancement area per the conditions specified in s.2.3.4 of Appendix A to the Zoning Bylaw No. 300 and where such adjustment is supported by the project biologist 	16% of the original fee
Major 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)	\$1,502 in addition to above fees
Development Permit Issued by Council with Variances (other than duplex)	\$1,502 in addition to the above fees
Letter of Exemption from the Requirements of a Development Permit	\$120
Other Fees	
Board of Variance	\$751
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).	\$673

Development Variance Permit Fees	
Application Fee	\$1,502

Temporary Use Permit Fees	
Application Fee	\$2,105
Renewal Fee	\$301

”

2. This Bylaw may be cited for all purposes as "City of Langford Development Procedures, Amendment Bylaw No. 22, 2021, Bylaw No. 1965".

READ A FIRST TIME this 21st day of June, 2021.

READ A SECOND TIME this 21st day of June, 2021.

READ A THIRD TIME this 21st day of June, 2021.

ADOPTED this ____ day of July, 2021.

MAYOR

(Certified Correct)
CORPORATE OFFICER