

Land Development Application Fees

Effective January 1, 2021

Rezoning Applications

Rezoning Application Fees									
		Proposed Zone							
		1	2	3	4	5	6	7	8
Existing Zone	1	\$1,345.00	\$2,353.00	\$3,362.00	\$4,482.00	\$4,818.00	\$2,353.00	\$3,922.00	\$1,906.00
	2	\$1,569.00	\$1,569.00	\$2,353.00	\$3,362.00	\$4,818.00	\$1,569.00	\$3,922.00	\$2,801.00
	3	\$1,569.00	\$1,569.00	\$1,569.00	\$1,569.00	\$4,818.00	\$1,569.00	\$3,922.00	\$2,801.00
	4	\$1,569.00	\$1,569.00	\$1,569.00	\$1,569.00	\$3,362.00	\$1,906.00	\$4,482.00	\$2,801.00
	5	\$1,569.00	\$1,569.00	\$1,569.00	\$1,569.00	\$1,906.00	\$2,353.00	\$4,482.00	\$2,353.00
	6	\$1,569.00	\$1,569.00	\$1,906.00	\$1,906.00	\$3,362.00	\$4,482.00	\$5,377.00	\$2,353.00
	7	\$1,569.00	\$1,569.00	\$2,353.00	\$2,353.00	\$3,362.00	\$1,906.00	\$3,362.00	\$2,353.00
	8	\$1,569.00	\$1,569.00	\$2,353.00	\$2,353.00	\$3,362.00	\$2,353.00	\$3,922.00	\$1,681.00

Category	Land Use Zone/Provision
1	A, AG, AGI, AGU, AP, CS, NA, RR, US
2	CCLD, CCSF, GLG, GLD, HVLG, TSDR, TSLR, RF1, RF2, RF3, RF4, RMH, RPL, RSL, RLD, RMD
3	RF5, RF6, UCRH
4	CCMD, RA7, RA8
5	CCHD, HDR, RA9, RMU
6	CCNC, CNC, CSC, UVCa
7	AJ, AN, CB1, CB2, CB3, CCA, CHY, CMU, CO, EZ, GVC, HA, JAMSC, TMU, UW, AED, UI
8	EIB, EIM, IB, IL, IM, IH, MA, PU, EETB, EETC, EETL, EETM, EETR

Note: The applicant shall pay the difference in fees, prior to third reading of the amending Bylaw, for any application resulting in a Zone in a higher fee category than that initially applied for, whether the application was amended by the applicant, the Planning and Development Department, or City Council. If the resulting Zone is in a lower fee category, no refund shall be made.

Rezoning - Direct Control - Administrative

Direct Control - Administrative \$6,785.00

***Description:** A standard zone is being converted to a DC for a minor technical reason or an approved DC zone requires an amendment to change to a minor design detail. (i.e. moving - not adding or deleting - landscaping elements, moving waste facilities)*

- Changes to a site plan where the main structure(s)/character are not changing
- Removal of uses from Standard Zone
- Minor numerical change to regulation(s) from Standard Zone
- Removal of regulation(s) from Standard Zone
- Minor amendments to previously approved DC

Rezoning - Direct Control - Minor

***Description:** Changes to the character of the site that do not significantly change the intensity of the use. (i.e. suburban townhouse development with higher level architecture or landscaping than the standard zone, addition of uses to standard zone or approved DC)*

- Resembles a standard zone with minor changes to uses that change the character of the zone
- Addition or changes to regulation(s) from Standard Zone
- No increase in FAR from existing zoning
- Only "architectural" changes to height that do not result in additional floor area

Direct Control - Minor (Base Fee) \$6,785.00

Direct Control - Minor (plus, per m² of buildable floor area = site size * FAR) \$0.54

Rezoning - Direct Control - Major

***Description:** Significant changes to the character and intensity of uses. (i.e. commercial, residential and mixed use towers, adding residential uses to commercial site or non-residential uses to residential site, large-site rezonings, most infill projects)*

- Increase 2 or more of FAR/height/density
- Major additions of uses from previous standard zone or DC
- Major changes or additions of regulations from standard zone or DC
- Application requires comprehensive site planning supported by technical studies
- Any application that meets the criteria of the Large Site Rezoning Process

Direct Control - Major (Base Fee) \$13,567.00

Direct Control - Major (plus, per m² of buildable floor area = site size * FAR) \$0.91

Concept Plans and Plan Amendments

Text Amendment to the Zoning Bylaw	\$10,560.00
Municipal Development Plan Amendment	\$9,142.00
Area Structure Plan, Neighbourhood Structure Plan, Servicing Design Concept Brief, Outline Plan (per gross ha)	\$310.00
Area Structure Plan, Neighbourhood Structure Plan, Servicing Design Concept Brief, Outline Plan (minimum fee)	\$2,800.00
Area Structure Plan Amendment (per gross ha)	\$310.00
Area Structure Plan Amendment (minimum fee)	\$2,800.00
Neighbourhood Structure Plan Amendment, Area Redevelopment Plan Amendment (per gross ha)	\$310.00
Neighbourhood Structure Plan Amendment, Area Redevelopment Plan Amendment (minimum fee)	\$2,800.00

Subdivisions and Condominium Applications

Subdivision Application

Each lot designated for single detached or semi-detached dwelling	\$286.00
Each lot designated for multi-unit housing development	\$2,625.00
Each lot designated for commercial development	\$1,722.00
Each lot designated for industrial development - 0.5 ha or less	\$712.00
Each lot designated for industrial development - 0.5 ha to 1 ha	\$1,422.00
Each lot designated for industrial development - 1 ha to 1.5 ha	\$2,139.00
Each lot designated for industrial development - over 1.5 ha	\$2,855.00
Each lot designated but not covered by the above categories, except reserve lot or public utility lot	\$650.00
Change request base fee	\$650.00
Plus re-phasing	\$650.00
Plus fee per each additional lot	

*Refer to Subdivision
Application fees, above*

Subdivision Endorsement

Each lot designated for single detached or semi-detached dwelling	\$686.00
Each lot designated for multi-unit housing development	\$3,031.00
Each lot designated for commercial development	\$2,127.00
Each lot designated for industrial development - 0.5 ha or less	\$1,118.00
Each lot designated for industrial development - 0.5 ha to 1 ha	\$1,821.00
Each lot designated for industrial development - 1 ha to 1.5 ha	\$2,544.00
Each lot designated for industrial development - over 1.5 ha	\$3,305.00

Each lot designated but not covered by the above categories, except reserve lot or public utility lot	\$686.00
Time Extension for Endorsement	\$650.00

Bare Land Condominium Fees

Bare Land Condominium Application Fee (per bare land unit to be created)	<i>Refer to Subdivision Fees</i>
Bare Land Condominium Endorsement Fee (per bare land unit to be created)	<i>Refer to Subdivision Fees</i>
Flat fee for parking stalls converted to a bare land unit (per stall)	\$161.00

Strata Space Plan Fees

Strata Space Plan Application Fee	<i>Refer to Subdivision Fees</i>
Strata Space Plan Endorsement Fee	<i>Refer to Subdivision Fees</i>

Condominium Fees

Application fee per unit excluding common property pursuant to the Condominium Property Regulation	\$40.00
Flat fee for parking stalls converted to condominium units (per stall)	\$28.00

Additional Land Development Application Fees

Re-circulation (3rd and subsequent recirculation)	\$1,100.00
Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,100.00
Authorization Fee	\$2,800.00
Pre-Application Meeting	\$450.00
Advertising Fee	\$1,414.00
Re-notification Fee	\$3.00
DC2 Notification Fee (per label)	\$5.00
DC2 Notification Fee minimum	\$41.00
International Notification Fee (per label)	\$3.00
Arterial Roadway Administration Fee **	\$2,159.00
Road Closure Applications	\$1,569.00
Change of Address (per address)	\$372.00
Show Home Agreement Application **	\$1,104.00

* The Subdivision Officer and Director of Planning Coordination may reduce or waive Land Development Application Fees, including any additional fees, where payment of the fee will result in a hardship or an inequity.

** The fee will be finalized in February 2021.

Notes

Area structure plan amendments application fee excludes amendments that are necessitated by an amendment to the Neighbourhood Structure Plan.

Applications for address changes are only permitted where the existing address is creating inherent confusion for the delivery of public services and the general public, or Emergency Response and Administration deem necessary.