

FEE SCHEDULE

EFFECTIVE JANUARY 1, 2023

Rezoning Applications

Rezoning Application Fees									
		Proposed Zone							
		1	2	3	4	5	6	7	8
Existing Zone	1	\$1,480	\$2,588	\$3,698	\$4,930	\$5,300	\$2,588	\$4,314	\$2,097
	2	\$1,726	\$1,726	\$2,588	\$3,698	\$5,300	\$1,726	\$4,314	\$3,081
	3	\$1,726	\$1,726	\$1,726	\$1,726	\$5,300	\$1,726	\$4,314	\$3,081
	4	\$1,726	\$1,726	\$1,726	\$1,726	\$3,698	\$2,097	\$4,930	\$3,081
	5	\$1,726	\$1,726	\$1,726	\$1,726	\$2,097	\$2,588	\$4,930	\$2,588
	6	\$1,726	\$1,726	\$2,097	\$2,097	\$3,698	\$4,930	\$5,915	\$2,588
	7	\$1,726	\$1,726	\$2,588	\$2,588	\$3,698	\$2,097	\$3,698	\$2,588
	8	\$1,726	\$1,726	\$2,588	\$2,588	\$3,698	\$2,588	\$4,314	\$1,849

Category	Land Use Zone/Provision
1	A, AG, AGI, AGU, AP, CS, NA, RR, US
2	CCLD, CCSF, GLG, GLD, HVLd, 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, ECB

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.

Land Development Applications and Servicing Agreements

FEE SCHEDULE

Category	Description	Base Fee	Buildable Floor Area (Site Size x FAR ²)	Rate per Buildable Floor Area	Total
Direct Control - Administrative	<p>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)</p> <ul style="list-style-type: none"> - 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 	\$7,465		=	\$7,465
Direct Control - Minor	<p>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)</p> <ul style="list-style-type: none"> - 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 	\$7,465 +	(____ m ² x	\$0.59) =	\$ ____
Direct Control - Major	<p>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)</p> <ul style="list-style-type: none"> - 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 	\$14,925 +	(____ m ² x	\$1.00) =	\$ ____

Concept Plans and Plan Amendments³

Category	Fee
Text Amendment to the Zoning Bylaw	\$11,615
Municipal Development Plan Amendment	\$10,055
Each Area Structure Plan, Neighbourhood Structure Plan, Area Redevelopment Plan Servicing Design Concept Brief, Outline Plan or related Amendment	
per gross ha	\$340
minimum fee	\$3,080
Authorization Fee	\$3,080

Land Development Applications and Servicing Agreements
FEE SCHEDULE

Subdivisions and Condominium Applications

Subdivision Application Type	Base Fee	Re-phasing Fee	Each Additional Lot Fee	Quantity of Lots	Total
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Each lot designated for

Single detached or semi-detached dwelling	\$290	--	--	--	\$290
Multi-unit housing development, commercial development	\$2,330	--	--	--	\$2,330
Industrial development - 1.0 ha or less	\$1,100	--	--	--	\$1,100
Industrial development - over 1.0 ha	\$2,550	--	--	--	\$2,550
Others that are not covered by the above categories, except reserve lot or public utility lot	\$700	--	--	--	\$700

Change request

$$\$700 + \$700 + (\$ \text{---} \times \text{---}) = \$ \text{---}$$

(If Required) (If Required.
Refer to
Subdivision
Application fees,
above)

Subdivision Endorsement Type	Fee
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Each lot designated for

Single detached or semi-detached dwelling	\$700
Multi-unit housing development commercial development	\$2,460
Industrial development - 1.0 ha or less	\$1,500
Industrial development - over 1.0 ha	\$3,000
Others that are not covered by the above categories, except reserve lot or public utility lot	\$700

Time Extension for Endorsement (Only applied to second or more request)

\$700

FEE SCHEDULE

Other Applications	Fee
Bare Land Condominium	
Application Fee (per bare land unit to be created)	<i>Refer to Subdivision Application Fees</i>
Endorsement Fee (per bare land unit to be created)	<i>Refer to Subdivision Endorsement Fees</i>
Flat fee for parking stalls converted to a bare land unit (per stall)	\$165
Strata Space Plan	
Application Fee	<i>Refer to Subdivision Application Fees</i>
Endorsement Fee	<i>Refer to Subdivision Endorsement Fees</i>
Condominium Fees	
Application fee per unit excluding common property pursuant to the Condominium Property Regulation	\$40
Flat fee for parking stalls converted to condominium units (per stall)	\$29

Additional Fees

Category	Fee
Re-circulation (3rd and subsequent recirculation)	\$1,125
Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,125
Pre-Application Meeting ⁵	\$460
Notification and Engagement Fee	\$1,555
Re-notification Fee	\$3.50
DC2 Notification Fee (per label)	\$5.50
DC2 Notification Fee minimum	\$45
International Notification Fee (per label)	\$5.50
Road Closure Applications	\$1,725
Change of Address (per address) ⁴	\$380
Servicing Agreements	
Arterial Roadway Administration Fee	\$2,205
Show Home Agreement Application Boundary Assessment Fee Interim Construction Agreement Fee	\$1,125
Inspection Fees (fee charged per hectare with a minimum value of 3.0 hectares)	\$7,320

Notes

¹ 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.

² as per Bylaw 15414, FAR: Floor Area Ratio means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding:

- a. Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;
- b. Parking Areas below ground level;
- c. Walkways required by the Development Officer;
- d. Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site; and
- e. indoor Common Amenity Area, divided by the area of the Site.

³ Area structure plan amendments application fee excludes amendments that are necessitated by an amendment to the Neighbourhood Structure Plan.

⁴ 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.

⁵ subject to GST.