

LAND DEVELOPMENT APPLICATION FEES

Effective January 1, 2016

A. Rezoning Applications

2016 Fee

		TO PROPOSED ZONE							
FROM EXISTING ZONE		1	2	3	4	5	6	7	8
	1	1,248	2,184	3,120	4,160	4,472	2,184	3,640	1,768
	2	1,456	1,456	2,184	3,120	4,472	1,456	3,640	2,600
	3	1,456	1,456	1,456	1,456	4,472	1,456	3,640	2,600
	4	1,456	1,456	1,456	1,456	3,120	1,768	4,160	2,600
	5	1,456	1,456	1,456	1,456	1,768	2,184	4,160	2,184
	6	1,456	1,456	1,768	1,768	3,120	4,160	4,992	2,184
	7	1,456	1,456	2,184	2,184	3,120	1,768	3,120	2,184
	8	1,456	1,456	2,184	2,184	3,120	2,184	3,640	1,560

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, 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.

Direct Control Rezoning and Special Area Zones

1. ADMINISTRATIVE (Standard Zone → DC or DC → DC)

Description: To be used where a standard zone is being converted to a DC for a minor technical reason or an approved DC zone requires an amendment to deal with a 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.

Base fee of \$6,298

2. MINOR (Standard Zone → DC or DC → DC)

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)

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

Base fee of \$6,298 + \$0.50 / m² (buildable floor area = site size * FAR)

3. MAJOR (Standard Zone → DC or DC → DC)

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 two 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.

Base fee of \$12,595 + \$0.85 / m² (buildable floor area = site size * FAR)

B. Zoning Bylaw Text Amendment

Application Type	2016 Fee
Text Amendment Application Fee	\$2,122 minimum
The regulations in the Zoning Bylaw are changed by City Council through a Zoning Bylaw text amendment. Text amendments are not the same as rezoning; they apply to the entire city instead of to one specific property.	

C. Concept Plans and Plan Amendments

Application Type	2016 Fee
Municipal Development Plan Amendment	Application fee is \$8,487 minimum
Area Structure Plan, Neighbourhood Structure Plan, Servicing Design Concept Brief, Outline Plan	Application fee is \$2,599 or \$287 /gross ha included in the proposed plan (excluding environmental reserve), whichever is greater
Area Structure Plan Amendment	Application fee is \$2,599 or \$287 /gross ha included in the proposed amendment (excluding environmental reserve), whichever is greater <ul style="list-style-type: none"> Excludes those amendments necessitated by an amendment to the Neighbourhood Structure Plan
Neighbourhood Structure Plan Amendment, Area Redevelopment Plan Amendment	Application fee is \$2,599 or \$281 /gross ha included in the proposed amendment (excluding environmental reserve), whichever is greater

D. Road Closure Applications

Application Type	2016 Fee
Road Closure Application	\$1,148

E. Addressing Fees

Application Type	2016 Fee
Change of Address (per address)	\$344
Applications for address changes are only permitted in the following circumstances:	
<ol style="list-style-type: none"> Where the existing address is creating inherent confusion for the delivery of public services and the general public, or Where Emergency Response and Administration deem necessary. 	

F. Show Home Agreement

Application Type	2016 Fee
Show Home Agreement Application Fee	\$1,020

G. Subdivision and Condominium Applications

Subdivision Fees	2016 Fee
<i>The following fees shall be charged upon submission of a Subdivision Application:</i>	
a) For each lot designated for single detached or semi-detached dwelling	a) \$265
b) For each lot designated for multiple residential development	b) \$2,436
c) For each lot designated for commercial development	c) \$1,598
d) For each lot designated for industrial development with the following lot size:	d)
i. 0.5 ha or less	i. \$660
ii. greater than 0.5 ha but not exceeding 1 ha	ii. \$1,319
iii. greater than 1 ha but not exceeding 1.5 ha	iii. \$1,985
iv. greater than 1.5 ha	iv. \$2,650
e) For each lot designated but not covered by the above categories, except reserve lot or public utility lot	e) \$265
<i>The following fees shall be charged upon submission of a plan of subdivision or instrument for endorsement:</i>	
a) For each lot designated for single detached or semi-detached dwelling	a) \$636
b) For each lot designated for multiple residential development	b) \$2,812
c) For each lot designated for commercial development	c) \$1,973
d) For each lot designated for industrial development with the following lot size:	d)
i. 0.5 ha or less	i. \$1,037
ii. greater than 0.5 ha but not exceeding 1 ha	ii. \$1,690
iii. greater than 1 ha but not exceeding 1.5 ha	iii. \$2,361
iv. greater than 1.5 ha	iv. \$3,067
e) For each lot designated but not covered by the above categories, except reserve lot or public utility lot	e) \$636
<i>Processing after Subdivision Authority Staging Request fee (per request)</i>	<i>\$408</i>

Bare Land Condominium Fees	2016 Fee
Time Extension for Endorsement (New) (Only applied to second or more request).	\$408
Application fee for a Bare Land Condominium is based on the fees charged upon submission of a Subdivision Application as per each bare land unit to be created and its intended use.	Refer to Subdivision Fees Section
Endorsement fee for a Bare Land Condominium Plan is based upon the fees charged upon the submission of plan of subdivision for endorsement as per each bare land unit to be registered and its intended use.	Refer to Subdivision Fees Section
Flat fee for parking stalls converted to a bare land unit (per stall)	\$149

Strata Space Plan Fees	2016 Fee
Application fee for a Strata Space Plan is based on the fees charged for an application for subdivision and its intended use.	Refer to Subdivision Fees Section
Endorsement fee for a Strata Space Plan is based on the fees charged for the endorsement of a plan of subdivision and its intended use.	Refer to Subdivision Fees Section

Condominium Fees	2016 Fee
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)	\$25

H. Additional Land Development Application Fees

	2016 Fee
Re-circulation (3rd and subsequent re-circulation)	\$1,020
Authorization Fee (see Sec. I. Fee Policy)	\$2,599
Pre-Application Meeting	\$306
Advertising Fee	\$1,312
Re-notification Fee (see Sec. I. Fee Policy)	\$1.00 /label
International Notification Fee	\$3.00 /label
DC2 Pre-Application Notification Label Fee	\$1.00 /label, \$36 minimum
Arterial Roadway Administration Fee	\$2,000 plus GST
Servicing Agreement Inspection Fees	\$4,271 /ha

I. Fee Policy

Processing will begin on a Land Development Application ONLY after complete fee payment and submission requirements have been received.

Application Fee Refunds:

1. Where circulation has not commenced, \$100.00 or 20% of the application fee (whichever is greater) will be retained for administration costs.
2. Where circulation has commenced or if a decision has been made, there will be no refund of the fees paid.

Authorization Fee: for processing requests for Council approval to prepare new Neighbourhood Structure Plans, pursuant to Policies 3.1.1.8 and 3.1.1.9 of *The Way We Grow*.

Re-notification Fee: may apply when the application is changed by the proponent after the advance notification, during the processing of the application, or when referred back by Council and the application is revised sufficiently to require re-notification.