

Official Community Plan Amendment Fees				
Application Type		Base Fee	Public Hearing	Combined Fee
Application concurrent with Application to rezone		\$2,478	Nil	\$2,478
All Land Uses	<1,000m ² of site area	\$3,466	\$2,729	\$6,194
	1,001m ² – 8,094m ² of site area	\$7,181	\$2,729	\$9,909
	>8,094m ² – 40,467m ²	\$10,276	\$2,729	\$13,004
	>40,467m ²	\$12,753	\$2,729	\$15,481
Zoning Amendment				
Application Type		Base Fee	Public Hearing	Combined Fee
Text amendment only, under existing zoning for changes to Density Bonusing provisions		\$1,116	\$2,729*	\$3,845
Text amendment only under existing zoning for changes to not more than two (2) aspects of the Zoning Bylaw, other than Density Bonusing provisions		\$2,226	\$2,729*	\$4,955
All Land Uses	<1,000m ² of site area	\$3,465	\$2,729*	\$6,194
	1,001m ² – 8,094m ² of site area	\$7,159	\$2,729*	\$9,888
	>8,094m ² – 40,467m ²	\$10,275	\$2,729*	\$13,004
	>40,467m ²	\$12,514	\$2,729*	\$15,243

*Fee reduced to \$2,148 if public hearing waived

**Add \$2,349 for the creation of a new zone designation

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 DP 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 require the issuance of a DP Amendment for the purpose of issuing a variance to reduce a bylaw requirement by no more than 10%	\$248
Moderate amendment for changes that require the issuance of a DP Amendment for the purpose of: <ul style="list-style-type: none"> Increasing floor space by more than 10% of the GFA originally approved, 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 DP cannot be issued by Council's delegate)	\$1,547 in addition to above fees
Development Permit issued by Council with variances (other than duplex)	\$1,547 in addition to the above fees
Letter of Exemption from the requirements of a DP	\$124

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 DP Area (ONLY) – DP for one- and two-family residential development on any 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		\$310
Riparian DP Area (ONLY) – DP 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		\$618
Two-Family Residential (Duplex) – compliant with Design Guidelines and which may or may not include Interface Fire Hazard Development Permit Area*		\$991
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**		\$2,539
Combined Environmentally Sensitive/Hazardous and Form and Character Applications - Fees shall be paid on the basis of the greater of either the Environmentally Sensitive/Hazardous DP Area(s) impacted (column A) OR the scale of development (column B)		
Column A	Column B	
Environmentally Sensitive/Hazardous DP Areas Impacted	Form & Character	Fee
Less than 150m ² of site area within a defined DP 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; and or Garden and carriage suites	\$618
150-1,000m ² of site area within a defined DP Area	Up to and including 4 residential units; and/or Up to 200m ² of new commercial/industrial/business park GFA; and/or Exterior renovation of existing commercial/industrial/business park buildings up to 200m ² of GFA that represents a change to the form and character of a building or buildings	\$2,227
1,001-4,500m ² of site area within a defined DP Area	5-12 residential units; and/or Up to 300m ² of new commercial/industrial/business park GFA; and/or Exterior renovation of existing commercial/industrial/business park buildings up to 2,000m ² of GFA that represents a change to the form and character of a building or buildings	\$4,706
\$4,501-25,000m ² of site area within a defined DP Area	13-49 residential units; and/or Up to 4,500m ² of new commercial/industrial/business park GFA; and/or Exterior renovation of existing commercial/industrial/business park buildings over 2,000m ² of GFA that represents a change to the form and character of a building or buildings;	\$7,181
>25,000m ² of DP site area	50+ residential units; and/or 4,501m ² + of new commercial/industrial/business park GFA	\$11,763

*A duplex DP issued by Council's delegate

**A duplex DP issued by Council

Other Fees

Board of Variance	\$774
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)	\$693
Development Variance Permit	\$1,547
Temporary Use Permit	\$2,168
· Renewal	\$310