

Planning and Development

Planning and Development Miscellaneous	\$
Printing of Heritage Register	47.00
Address Changes (where possible)	500.00
Comfort letters related to zoning, building requirements, and other matters related to building or property use, including Fire Department records	340.00
Contaminated Site Profile Reviews	86.00
Restrictive Covenant Preparations, Modification, or Discharge Processing (exclusive of legal and survey costs)	At cost
Discharge processing of Restrictive covenants	310.00
Liquor Licence Application or Amendment – Report to Council	125.00 per hour
Liquor Licence Application or Amendment – Processing Fee	2,160.00
Staff Attendance at Developer Information Meetings	230.00
Development Application Signs	At cost
Public Hearing Refund	1,000.00
Additional Public Hearing Fee	1,000.00
Street Name Changes (not on approved list)	420.00
Survey Certificate (copies)	25.00
Board of Variance Applications	485.00
Miscellaneous Bylaws or Documents per page	2.00
Land Title Searches	32.00
Scan Document Reproduction Fees (plans per text page)	7.00
Plans – first page (full size)	30.00
Subsequent pages	15.00
Building and Plumbing Code Bylaw	23.00
Business Licence Bylaw	31.00
Official Community Plan Bylaw	105.00
Sign Bylaw	20.00
Subdivision Servicing Bylaw	55.00
Zoning Bylaw	92.00
Architectural Review Fee, per review (for OCP, Zoning, Land Use Contract and form and character Development Permit, Heritage Alteration Permits)	\$100 per proposed residential unit up to a maximum of \$1,000
Landscape Review Fee, per review (for OCP, Zoning, Land Use Contract and form and character Development Permit, Heritage Alteration Permits)	\$100 per proposed residential unit up to a maximum of \$1,000
Scanning Fee – Rezoning, Land Use Contract Amendments, OCP Amendments, Development Permits, Temporary Use Permits	200.00

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Tree Removal Permits		\$
Tree Removal Permit (for single-family residential)		210.00
Tree Removal Permit		560.00
Tree Replacement Security (per tree)		300.00
Tree Removal Review		110.00
Planning Miscellaneous		\$
Temporary Use Permit		3,875.00
Site Alteration Permit		520.00 + 0.50 per m ³
Wireless Communication Facility Proposal Review		4,500.00
Property Information Requests		
	Under ½ hour	53.00
	For every additional hour	105.00
Pre-application Review		540.00
Heritage Applications		\$
Heritage Revitalization Agreement		5,630.00
Heritage Alteration Permit		
	Council Authorized	3,130.00
	Staff Authorized	460.00
Heritage Revitalization Tax Exemption Applications		
	Heritage Register Properties	105.00
	Non-Heritage Register Properties	540.00
OCP Amendment Applications		\$
OCP Amendment		4,920.00
OCP Amendment (when applied for in connection with a Rezoning or Land Use Contract Amendment)		1,520.00
Rezoning, LUC Amendment Applications		\$
Base Fee:		4,945.00
Plus:		
Residential Use		85.00/unit
Commercial Use, Industrial Use, Institutional Use		85.00/100m ² Gross Site Area
Zoning Bylaw Text Amendment		4,945.00

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Development Permit, Development Authorization Applications, North Shore Development Authorization, Development Variance Permit		\$
Minor Amendment to a Development Permit or Minor Development Permit		520.00
Development Permit Application Fee for Intensive Residential Development		520.00
Development Permit – Environmentally Sensitive Areas, Hazardous Lands (more than 1 single-family residential lot)		4,070.00
Form and Character Development Permits:		\$
Base Fee:		4,070.00
Plus:		
Residential Use		85.00/unit
Commercial Use, Industrial Use, Institutional Use		85.00/100 m ² Gross Site Area
Development Variance Permit		2,940.00
Subdivision Applications		\$
Fee Simple Subdivisions		3,160.00 plus
		165.00/lot
Bare Land Strata Subdivision		3,160.00 plus
		165.00/lot
Technical Subdivision (lot line adjustment/consolidation)		460.00
Air Space Parcel Subdivision		3,160.00 plus
		165.00/lot
Phased Strata Plan Approval		475.00
Non Phased Strata Plan City Covenant Sign Off		240.00
Form P Approval/Amendment		480.00
Strata Title Conversions		2,600.00
Preliminary Layout Review Extension Request		240.00

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Development Review Fees	
Prior to construction, for Development Permit, Development Variance Permit, Development Authorization, Subdivision, or Building Permit applications as applicable, the following fees are payable:	
Off-Site Engineering Review and Inspection Fee (within Section 286 development areas)	3.5% of estimated construction costs <i>(at time of Servicing Agreement)</i>
Off-Site Engineering Review and Inspection Fee (Section 215A AND elsewhere in the City)	4% of estimated construction costs <i>(at time of Servicing Agreement)</i>
On-Site Engineering Review Fee	2% of estimated on-site construction costs <i>(at time of Servicing Agreement)</i>
Landscaping Review and Inspection Fee (Within 215A Area)	4% of estimated off-site construction costs 2% of estimated on-site construction costs <i>(at time of Building Permit)</i>
Landscaping Review and Inspection Fee (Outside 215A Area)	4% of estimated off-site construction costs 2% of estimated on-site construction costs <i>(at time of Building Permit)</i>
Environmental Compensation/Enhancement Review and Inspection Fee	2% of estimated on-site construction costs <i>(at time of Development Permit)</i>
Environmental Compensation/Enhancement Review and Inspection Fee	4% of estimated off-site construction costs <i>(at time of Development Permit)</i>