

Appendix 20

PLANNING AND DEVELOPMENT

**Effective March 1,
2018**

2019

Subdivision and Development Costs

Every person who obtains:

- a) approval of the subdivision of a parcel of land under the "Land Registry Act" or the "Strata Titles Act" for any purpose other than the creation of three (3) or less lots to provide sites for a total of three (3) or less self-contained dwelling units; or
- b) a Building Permit authorizing the construction or alteration of buildings or structures for any purpose other than the construction of three (3) or less self-contained dwelling units; or
- c) a building Permit authorizing construction, alteration or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Twenty-five Thousand Dollars (25,000);

Shall:

- 1) prior to commencement of the construction or installation of any works or services required under the Subdivision and Development Bylaw 2004-81, the owner shall pay to the City an administration fee of 3% of all works and services to be provided;
- 2) prior to commencement of the construction or installation of any works or services required under the Subdivision and Development Bylaw 2004-81, as amended from time to time, the owner shall pay to the City a Rectification and Repair Contingency fee of 2% of the estimated cost of construction. This fee shall be used to repair or replace existing City infrastructure that has been altered or damaged by activity related to the installation of the works and services for the development. The remainder of the fee will be returned to the owner upon issuance of the Total Performance Certificate.

OCP Amendments

a) OCP Amendments in Country Residential, Low Density Residential and Agricultural OCP designated areas	\$1,575.00	\$1,600.00
b) All other OCP Amendments	\$1,890.00	\$2,000.00
c) OCP Amendments in Country Residential, Low Density Residential and Agricultural OCP designated areas (where in conjunction with a Rezoning Application)	\$1,057.50	\$1,100.00
d) All other OCP Amendments (where in conjunction with a Rezoning Application)	\$1,282.50	\$1,300.00
e) OCP Text Amendments	\$1,507.50	\$1,600.00

Rezoning

a) Stand alone Rezoning applications in Country Residential, Low Density Residential and Agricultural OCP designated areas.	\$1,215.00	\$1,250.00
b) All other stand alone Rezoning applications.	\$1,665.00	\$1,750.00
c) Zoning Bylaw Text Amendments	\$1,125.00	\$1,250.00
d) Comprehensive Development Zone	\$2,250.00	\$5,000.00

Public Notice Signs (OCP and Zoning Amendments)

a) Initial OCP or Zoning Bylaw Sign	\$250.00	\$250.00
b) Repair of Damaged Signs	\$80.00	\$80.00
c) Replacement of damaged signs	\$80.00	\$80.00
d) Additional Public Hearing Fee	\$550.00	\$550.00

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Development Permit Application

a) Major Development Permit (Council Decision)	\$1,125.50	\$1,200.00
b) Minor Development Permit (Staff issuable)	\$675.00	\$700.00
c) Major Amendments to Development Permits (Council Decision)	\$562.50	\$600.00
d) Minor Amendments to Development Permits (Staff issuable)	\$337.50	\$350.00
e) Appeal to Council of a Staff Decision on a Development Permit	\$675.00	\$700.00
f) Reissuance of an expired Development Permit	\$450.00	\$450.00
g) Riparian / Environmental Assessment Development Permit	\$225.00	\$600.00

Development Variance Permit Application or Board of Variance Application

a) Major Variance (3+ Variances per development)	\$1,125.00	\$1,200.00
b) Major Variance (3+ Variances per development) if in conjunction with a Development Permit Application	\$675.00	\$700.00
c) Minor Variance (1 or 2 Variances per development)	\$600.00	\$700.00
d) Minor Variance (1 or 2 Variances per development) if in conjunction with a Development Permit Application	\$450.00	\$500.00
e) Reissuance of expired Development Variance Permit	\$450.00	\$600.00
f) Note: No additional fee is required for a Variance where it is issued under Section 920 (2) of the <i>Local Government Act</i> .		
g) Board of Variance	\$500.00	\$500.00

Temporary Use Permit

a) Temporary Use Permit	\$800.00	\$800.00
b) Temporary Use Permit Renewal	\$400.00	\$400.00

Canabis Retail Store

a) Application for local government support or relocation of a Cannabis Retail Store	n/a	\$2,500.00
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Subdivision (Fee Simple & Bareland Strata)

a) Preliminary Layout Approval Review

1-2 Lots	\$330.00	\$1,000.00
3-10 Lots	\$330.00 + \$300.00 per lot in excess of 2 lots	\$1000.00 + \$300.00 per lot in excess of 2 lots
11-20 Lots	\$2,885.00 + \$220.00 per lot in excess of 10 lots	\$3,000.00 + \$220.00 per lot in excess of 10 lots
21-30 Lots	\$5,085.00 + \$190.00 per lot in excess of 20 lots	\$5,000.00 + \$200.00 per lot in excess of 20 lots
31-40 Lots	\$7,010.00 + \$165.00 per lot in excess of 31 lots	\$7,000.00 + \$180.00 per lot in excess of 30 lots
41 Lots or Greater	\$8,660.00 + \$110.00 per lot in excess of 40 lots	\$8,800.00 + \$110.00 per lot in excess of 40 lots
b) Preliminary Layout Approval (PLA) Renewal or Amendment	\$150.00	\$220.00
c) Legal Plan Approval Fee	\$60.00	Removed
c) Early Registration Agreement (Applicable to Fee Simple Subdivisions)	\$750.00	\$800.00
d) Latecomer Agreement (Applicable to any excess or extended services as a result of Subdivision or Building)	\$750.00	\$750.00

Strata Conversion

a) First lot	\$300.00	\$500.00
b) Each Additional Lot	\$150 per conversion to a max. of \$2,000.	\$500 + \$150 per strata lot to a max. of \$2,000.
c) Report Inspection Fees		\$250.00
Third Party Review of Professional Reports submitted with an Application	Actual Cost	Actual Cost
d) Legal Plan Approval Fee	\$60.00	Removed

Phased Strata

a) Phasing Approval Fee	\$450.00	\$600.00
c) Form P Approval	\$100.00	\$100.00
d) Preliminary Layout Approval (PLA) Renewal or Amendment	\$150.00	\$450.00

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ALR

ALR Exclusion/Inclusion/Subdivision/Non Farm Use	As established by the Agricultural Land Commission	As established by the Agricultural Land Commission
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Other Administrative Fees

b) Boulevard Trees	\$472.50	\$472.50
c) Ministry of Environment-Site Profile Referral	\$100.00	\$100.00
d) Address Number Change Request (owner initiated)	\$150.00	\$150.00
e) Road Name Change Fee (owner initiated)	\$500.00	\$500.00
f) Land Title Search (when not provided at time of application)	\$20.00	\$20.00
g) File Search or comfort letter initial fee for first hour	\$160.00	\$250.00
File search hourly rate (minimum 1/2 hour charge \$30)	\$60.00	\$60.00
Property File review request (new)		\$25.00

Map and Bylaw Rates

a) Plotter Printing Fees for all documents over 11" X 17"/ per sq/m (A1 page = 0.5 sq/m)	\$6.00	\$12.00
b) Bylaws (OCP, Zoning, Subdivision and Development)/page (note: large bylaw maps shall be charges separately as above)	As outlined in Appendix 1 Administrative Rates	As outlined in Appendix 1 Administrative Rates

Land Administration Services

a) Prepare document and register with Land Titles Office	\$1200 min or actual cost ¹	\$1200 min or actual cost ¹
b) Prepare amended document and register with LTO	\$840 min. or actual cost ¹	\$840 min. or actual cost ¹
c) Prepare discharge document and register with LTO	\$840 min. or actual cost ¹	\$840 min. or actual cost ¹
d) Prepare document (lease, licence, sub-licence) not registered with LTO	\$300.00	\$300.00
e) Amend or renew document (lease, licence, sub-licence)	\$150.00	\$150.00
f) Location Certificate (Licenced BC Land Surveyor prepared)	Actual cost	Actual Cost
g) Use of City Owned Lands	Market Value	Market Value
h) Appraisals	Actual cost	Actual Cost
i) To raise title on Park or Road for the purposes of Disposition	\$1200 min or actual cost ¹	\$1200 min or actual cost ¹
j) Road Closure Permit	\$96.60	\$135.00
l) City Survey Costs	Actual cost	Actual Cost
Removal of Section 57 Notice on Title	\$500.00	\$500.00

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¹ Any additional city legal and/or survey costs which are required in the processing of any of the applications listed in this Application Fee Schedule will be borne by the applicant including but not limited to the preparation and registration of restrictive covenants, land use Contract Amendments, Statutory Rights-of-Way, Road Closure and Disposition, etc.

Development Applications Refunds

Development Cost Charges, DCC, Refund:

Refunds for development cost charges are to be addressed as per City of Penticton Development Cost Charges Bylaw No. 2007-79 as amended or superceded.

Density Bonus Refund:

Density bonus paid as part of building permit issuance, construction beyond the footings not started, as determined by the Director of Development Services – Upon cancellation of the building permit or building permit application refund all density bonus paid less an administrative fee of \$250.

Density bonus paid as part of building permit issuance, construction beyond the footings started as determined by the Director of Development Services – The person seeking a refund must make a submission for a refund in the prescribed form to the Director of Development Services or the designate who will prepare a report for Council's consideration.

Council will consider the matter and may by resolution:

- a. authorize the density bonus refund subject to conditions as; or
- b. refuse the request for a density bonus refund;
- c. refer the matter to staff or a future Council meeting; or
- d. such other determination as Council may direct.

As a requirement of any density bonus refund the development permit and/or building permits must be cancelled and the development permit must be discharged from the title of the land – all density bonus paid shall be refunded less an administration fee of:	\$250.00 and a discharge notice of fee of \$250.00	\$250.00 and a discharge notice of fee of \$250.00
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City infrastructure¹ requirements as part of Subdivision:

Subdivision not approved and infrastructure not installed – Upon cancellation of the preliminary layout approval, refund infrastructure charges less an administrative fee of:

a. For Single Family, Duplex and smaller developments	\$470.00	\$470.00
b. For all other larger developments	\$990.00	\$990.00
Subdivision not approved and infrastructure installed	No Refund	No Refund
Subdivision approved	No Refund	No Refund

City infrastructure¹ requirements as part of Zoning:

Zoning Bylaw amendment not adopted and infrastructure not installed – Upon rescinding all readings of the Zoning Bylaw amendment refund infrastructure charges less an administrative fee of:

a. For Single Family, Duplex and smaller developments	\$470.00	\$470.00
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