

PLANNING DEPARTMENT - DEVELOPMENT APPLICATION FEES – 2012 (Effective January 1, 2012)

REZONING

Multi-Family Residential	\$ 4,581.00
Single Family / Two Family Residential	\$ 3,436.00
Commercial, Industrial, Institutional Uses	\$ 4,522.00
Commercial and Residential Mixed Use	\$ 5,125.00
Secondary Dwelling	\$ 905.00
All others (<i>including text change</i>)	\$ 3,436.00
Comprehensive Development	\$ 5,123.00
Rezoning Extension	\$ 2,412.00

OFFICIAL COMMUNITY PLAN AMENDMENT

Official Community Plan amendment only	\$ 2,412.00
Official Community Plan amendment with rezoning	\$ 1,163.00
Agricultural Land Reserve Application fee	
• Non-refundable portion	\$ 300.00
• Portion forwarded to the Province, or refunded to registered owner if application is not supported by Council	\$ 300.00

LAND USE CONTRACT AMENDMENT

Major	\$ 2,652.00
Minor	\$ 1,809.00

PERMITS

			<u>TOTAL</u>
Development Permit – Industrial	\$ 2,290.00	+ \$75 LTO Reg.	\$ 2,365.00
Development Permit - Commercial	\$ 2,290.00	+ \$75 LTO Reg.	\$ 2,365.00
Development Permit – Downtown Façade Review – LAN.42	\$ 483.00		
Development Permit – Multi-Family Residential	\$ 3,014.00	+ \$75 LTO Reg.	\$ 3,089.00
Development Permit - Commercial & Residential Mixed Use	\$ 3,558.00	+ \$75 LTO Reg.	\$ 3,633.00
Development Permit – Intensive Residential			
• Neighbourhood Form & Character	\$ 2,200.00	+ \$75 LTO Reg.	\$ 2,275.00
• Intensive Residential Design Review (<i>review design of a proposed home for conformance with previously issued Neighbourhood Form & Character DP</i>)	\$ 250.00		
Development Permit – Infill Residential	\$ 1,100.00	+ \$75 LTO Reg.	\$ 1,175.00
Development Permit – Hazardous Lands / Environmental	\$ 750.00	+ \$75 LTO Reg.	\$ 825.00
Development Permit - Other	\$ 2,290.00	+ \$75 LTO Reg.	\$ 2,365.00
Development Permit – Minor Amendment (new)	\$ 241.00		
Development Variance Permit)			
• Basic (<i>Zoning Bylaw</i>)	\$ 1,809.00	+ \$75 LTO Reg.	\$ 1,884.00
• Plus per 2 nd and subsequent requests	\$ 241.00		
Temporary Commercial, Industrial, Institutional Use Permits	\$ 4,522.00	+ \$75 LTO Reg.	\$ 4,597.00
Temporary Use Permit Extension and Renewal	\$ 2,261.00		

REQUESTS FOR COUNCIL RESOLUTION

Bylaw Variance Request	\$ 1,809.00		
Site Specific Exemption from Floodplain Management Bylaw	\$ 1,756.00	+ \$75 LTO Reg. (if applicable)	\$ 1,831.00

MISCELLANEOUS

Liquor Primary License (<i>new, exclusive of rezoning</i>)	\$ 3,377.00		
Liquor Primary License Amendment (<i>change to existing license, increased seating capacity, patio endorsement, hours of operation</i>)	\$ 1,200.00		
Food Primary License Amendment (<i>extension of liquor service hours past midnight, or for patron participation</i>)	\$ 1,200.00		
Change of Applicant/Owner on a Development Application File	\$ 100.00		
OCP Background Reports & Planning Studies (<i>per each document</i>)	\$ 48.00	+ HST	\$ 53.76
OCP/Zoning Research Letters (<i>per property</i>)	\$ 242.00	+ HST	\$ 271.04
Copy of a Legal Plan (<i>each</i>)	\$ 3.00	+ HST	\$ 3.36
Development Inquiry Fee (<i>written comments provided by staff</i>)	\$ 301.00	+ HST	\$ 337.12
Commercial Facade Review	\$ 242.00		
Legal Document Amendment / Discharge	\$ 375.00		
Staff Attendance Requested by Developer at Public Information Meeting (<i>cost per staff member per hour</i>)	\$ 181.00		

			<u>TOTAL</u>
MISCELLANEOUS (Continued)			
Official Community Plan Bylaw 4052-2008 (includes 11x17 maps)	\$ 94.00	+ HST	\$ 105.28
Zoning Bylaw 5050-2009	\$ 30.00	+ HST	\$ 33.60
Zoning Map (each)	\$ 7.00	+ HST	\$ 7.84
OCP Map (each)	\$ 7.00	+ HST	\$ 7.84
OCP Map (each) (colour print)	\$ 10.00	+ HST	\$ 11.20
OCP Maps (set)	\$ 70.00	+ HST	\$ 78.40
Zoning Maps (set)	\$ 32.00	+ HST	\$ 35.84
Cedar Valley Comprehensive Development Plan (report & maps)	\$ 65.00	+ HST	\$ 72.80

SUBDIVISION*/CONSOLIDATION/BOUNDARY CHANGE****

Conventional and Bare Land Strata:

• Up to and including 5 lots	\$ 1,446.50	+ \$90.50 per lot	
• Greater than 5 lots	\$ 1,808.50	+ \$90.50 per lot	
Major revisions to subdivisions - review fee	50% of applicable application fee		
Engineering Administration fee	\$ 2,362.75	+ HST	\$ 2,646.28

12 MONTH SUBDIVISION EXTENSION

• Up to and including 5 lots	\$ 1,446.50	+ \$90.50 per lot	
• Greater than 5 lots	\$ 1,808.50	+ \$90.50 per lot	
Engineering Administration fee			
• Up to and including 4 lots	\$ 558.50	+ HST	\$ 659.12
• Greater than 4 lots	\$ 1,176.25	+ HST	\$ 1,317.40

* For subdivisions, the fee is based on the number of proposed lots.

** For consolidations and boundary changes, the fee is based on the number of original lots.

FINAL PLAN APPROVAL FEE - Fee to be paid prior to registration of plan

\$ 91.00

STRATA TITLE CONVERSION/PHASED STRATA DEVELOPMENT

\$ 1,448.00 + \$91.00 per unit

SITE INFORMATION FORM PROCESSING FEE

\$ 100.00 per property

REFUNDS

1. For REZONING applications:

- a) withdrawn in writing by the applicant within 30 days of submission, a refund of 50% of the application fee;
- b) withdrawn in writing by the applicant 30 or more days after submission but prior to the Public Hearing Notice being prepared or advertised, 20% of the application fee shall be refunded to the applicant;
- c) withdrawn in writing by the applicant after preparation or advertising of the Public Hearing Notice, no refund.

2. For ALL OTHER development applications:

- a) Withdrawn in writing by the applicant within 30 days of submission, a refund of 50% of the application fee;
- b) Withdrawn in writing by the applicant 30 or more days after submission but prior to consideration by Council, 20% of the application fee shall be refunded to the applicant;
- c) Withdrawn in writing by the applicant after consideration by Council, no refund.