

**SCHEDULE 14 – DEVELOPMENT APPLICATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW 2023 NO. 5852**

DEVELOPMENT APPLICATION Fee Type	Description	Fees & Charges without tax	
Zoning Bylaw (map amendment); Land Use Contract Discharge or Amendment (varying use or density); and/or Heritage Revitalization Agreement ^{1,2,3}	R, RU or SR zone Initial application fee Supplemental fee per proposed lot	 \$4,500.00 \$120.00	
	RM zone Initial application fee Supplemental fee per proposed residential unit	\$5,000.00 \$120.00	
	CD zone Initial application fee Supplemental fee per m ² of non-residential gross site area being rezoned plus Supplemental fee per proposed residential lot or unit	\$6,000.00 \$1.20 \$120.00	
	C zone Initial application fee Supplemental fee per m ² of non-residential gross site area being rezoned plus Supplemental fee per proposed residential lot or unit	\$4,500.00 \$1.20 \$120.00	
	M zone Initial application fee Supplemental fee per m ² of gross site area being rezoned	\$4,500.00 \$0.75	
	P zone Initial application fee Supplemental fee per proposed residential unit	\$4,500.00 \$120.00	
	MH-1 or FH-1 zone Initial application fee Supplemental fee per lot or unit	\$3,800.00 \$120.00	
	Zoning Bylaw (text amendment)	Application fee	\$4,150.00
	Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text) and/or Sub-Neighbourhood Plan Amendment (map or text) ⁴	Application fee	\$6,000.00
	Development Permit, Heritage Alteration Permit and/or Land Use Contract Amendment (not varying use or density) ^{5,6,7}	Initial application fee Supplemental fee: per m ² of gfa for commercial and non-residential comprehensive development per m ² of gfa for industrial and rural development	\$3,550.00 \$1.20 \$0.75

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	per m ² of gfa for institutional per proposed residential unit	\$0.30 \$120.00
Development Variance Permit	Application fee	\$3,550.00
Temporary Use Permit	Application fee	\$3,550.00
Telecommunication Tower	Application fee	\$3,550.00
Liquor Licencing	New Liquor Primary Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	\$3,450.00
	Amendment to an existing Liquor Primary Licence	\$2,150.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	\$2,150.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	\$2,150.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	\$215.00
ALR	Fees as established by the Agricultural Land Commission	
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	\$3,600.00 \$120.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	\$1,200.00
	Phased Strata Form P Approval	\$1,200.00
	Phased Strata Form P Amendment	\$500.00
	Phased Strata Plan Approval	\$500.00
Streamside Protection and Enhancement Development Permit	Development Permit	\$3,700.00
	Modification Request	\$1,900.00
Energy Conservation and Reduction of Greenhouse Gas Emissions Development Permits	Application fee	\$2,350.00
	Development Engineering Administration fee payable prior to final reading, final subdivision approval or permit issuance	\$600.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	\$1,200.00
	Landscape Re-inspection fee	\$250.00
	File Research Request	\$120.00
	Legal Document Review and/or Signing fee	\$500.00
	Routley Environmental Monitoring fee ⁸ per unit being rezoned	\$100.00
	Neighbourhood Planning Administration Fees ⁹ Southwest Gordon Estate ⁸ Fee per unit being rezoned.	\$65.00

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Other	Routley ⁸ Fee per unit being rezoned.	\$148.00
	Yorkson ⁸ Fee per unit being rezoned.	\$143.00
	Walnut Grove Stage 9 (Redwoods) ⁸ Fee per unit being rezoned.	\$165.00
	Carvolth Fee per gross acre being rezoned.	\$2,266.00
	Northeast Gordon Estate ⁹ Fee per unit being rezoned.	\$399.00
	Central Gordon Estate ⁸ Fee per unit being rezoned.	\$164.00
	Latimer ⁸ Fee per unit being rezoned.	\$149.00
	Smith ⁸ Fee per unit being rezoned.	\$161.00
	Williams Fee per gross acre being rezoned.	\$2,375.00
	<p>Extraordinary Charges</p> <p>Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of:</p> <ul style="list-style-type: none"> • For each additional staff report to Council greater than 3 • Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application and • Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings 	<p>\$550.00</p> <p>At cost</p> <p>At cost</p>
	Refundable Portion of Development Application Fees	<p>Upon written request of the owner to withdraw an application:</p> <ol style="list-style-type: none"> 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. \$1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing
Cannabis Retail Licence	New cannabis retail store and/or permanent relocation of an existing Cannabis Retail Licence	\$3,450.00
	Amendment to an existing Cannabis Retail Licence	\$2,150.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	\$215.00

NOTES:

- 1 Supplemental fees payable prior to final reading of bylaw
- 2 Maximum application fee payable \$25,000.00
- 3 Where one rezoning application proposes more than one zone the highest zone fee shall apply

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- 4 Where one application proposes to amend a Sub-Neighbourhood Plan, Neighbourhood Plan or Official Community Plan, only one fee is payable under this category
- 5 Supplemental fees payable prior to issuance of a building permit. Single family lots payable prior to issuance of Development Permit
- 6 Where an application incorporates a Development Variance Permit, each fee category applies
- 7 Maximum application fee payable \$25,000.00
- 8 For a non-residential development, the fee is based on 10 units per gross acre
- 9 No administration fee is payable where lands are being rezoned for Civic Institutional P-1 purposes