

City of Chilliwack

Bylaw No. 2554

A bylaw to establish Development Fees

The Council of the *City* of Chilliwack in open meeting assembled enacts as follows: *(AB#4050)*

1. This bylaw may be cited as "**Development Application Fee Bylaw 1998, No. 2554**".
2. "Development Fee Schedule Bylaw 1992, No. 1673" and amendments thereto, are hereby repealed.
3. Upon receipt of an application for development purposes required under any of the *City* of Chilliwack bylaws, the fees as set out in Schedule "A" attached hereto shall apply.*(AB#4050)*

"Development Application Fee Bylaw 1998, No. 2554" adopted on the 19th day of May, 1998.

Amendment Bylaw No. 2614 adopted on the 19th day of April, 1999.

Amendment Bylaw No. 2818 adopted on the 18th day of March, 2002.

Amendment Bylaw No. 2831 adopted on the 13th day of May, 2002.

Amendment Bylaw No. 2918 adopted on the 16th day of June, 2003.

Amendment Bylaw No. 3072 adopted on the 18th day of October, 2004.

Amendment Bylaw No. 3851 adopted on the 15th day of May, 2012.

Amendment Bylaw No. 3937 adopted on the 2nd day of July, 2013.

Amendment Bylaw No. 3973 adopted on the 17th day of December, 2013.

Amendment Bylaw No. 4050 adopted on the 2nd day of September, 2014.

Amendment Bylaw No. 4106 adopted on the 13th day of April, 2015.

Amendment Bylaw No. 4202 adopted on the 9th day of May, 2016.

Amendment Bylaw No. 4386 adopted on the 18th day of July, 2017.

Amendment Bylaw No. 4536 adopted on the 5th day of June, 2018.

Amendment Bylaw No. 4713 adopted on the 8th day of July, 2019.

Amendment Bylaw No. 4749 adopted on the 1st day of October, 2019.

.....
"John Les"

Mayor

.....
"E.J. Tisdale"

A/Clerk

Schedule "A"

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
1. Zoning Amendment		
<i>(a) Residential: (All lot and unit calculations are based on maximum allowable density.)</i>		
<i>(i) One/two family</i>	\$ 1,500*	<i>\$10 per lot or \$100 per ha of site area, whichever is greater, up to \$ 2,350.</i>
<i>(ii) Townhouse (including stacked-townhouse)</i>	\$1,500 *	<i>\$10 per unit or \$280 per ha of site area, whichever is greater, up to \$2,350.</i>
<i>(iii) Apartment</i>	\$1,500 *	<i>\$5 per unit or \$600 per ha of site area, whichever is greater, up to \$2,350.</i>
<i>(b) Commercial</i>	\$1,500 *	<i>\$20 per 100 m² of building space or \$10 per 100 m² of site area, whichever is greater, up to \$2,100.</i>
<i>(c) Industrial</i>	\$1,500 *	<i>\$10 per 100 m² of building space or \$5 per 100 m² of site area, whichever is greater, up to \$1,050.</i>
<i>(d) Institutional</i>	\$1,500 *	<i>\$15 per 100 m² of building space or \$7.50 per 100 m² of site area, whichever is greater, up to \$1,550.</i>
<i>(e) Agricultural/Rural</i>	\$1,500 *	<i>Nil</i>
<i>(f) Text amendment only</i>	\$1,500 *	<i>Nil</i>
2. Official Community Plan Amendment		
<i>(a) With rezoning</i>	\$ 535	<i>Nil</i>
<i>(b) Without rezoning</i>	\$1,070	<i>Nil</i>
3. Development Variance Permit		
<i>(a) Agricultural/Rural</i>	\$ 910	<i>More than 3 variances: \$50 per additional variance up to \$360.</i>
<i>(b) One/two family residential</i>	\$ 910	<i>More than 2 variances: \$100 per additional variance up to \$1,750.</i>

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
3. Development Variance Permit (continued)		
(c) Townhouse (including stacked townhousing)	\$ 910	More than 2 variances: \$100 per additional variance up to \$1,750.
(d) Apartment	\$ 910	More than 2 variances: \$100 per additional variance up to \$1,750.
(e) Commercial	\$ 910	More than 3 variances: \$50 per additional variance up to \$650.
(f) Industrial	\$ 910	More than 3 variances: \$50 per additional variance up to \$650.
(g) Institutional	\$ 910	More than 2 variances: \$100 per additional variance up to \$1,250
4. Development Permit		
(a) One/two family residential	\$ 325	\$100 per ha of site area up to \$325
(b) Multi-family residential	\$ 425	\$100 per ha of site area up to \$425
(c) Commercial, Industrial and Institutional	\$ 535	\$100 per ha of site area up to \$425
(d) Coach Houses or Garden Suites	\$ 110 (AB#4536)	
(e) Commercial, Industrial and Institutional applications in Development Permit Area 4, 5, 6, 7, and 8 with a construction value less than \$100,000.00 (AB#4050)	\$ 110	Nil
(f) Amendment to issued and approved Development Permits for: One/two family residential Multi-family residential, Commercial, Industrial and Institutional as approved by Director of Planning and Engineering (AB#4050)	\$ 110	Nil
g) Residential Uses in Development Permit Area No. 9 – Farm Home Plate:		
(i) as approved by the Director of Planning and Engineering	\$ 110	Nil
(ii) that require Council approval	\$ 325	Nil (AB#4386)
5. Heritage Conservation		
(a) Heritage Designation Application	\$ 320	Nil
(b) Heritage Alteration Permit	\$ 320	Nil

6 Agricultural Land Reserve

(a) Section 17(3) – Inclusion	No Fee	
(b) Section 21(2) - Subdivision	\$ 1,500.00	<i>The Agricultural Land Reserve application fees are set in accordance with the Agricultural Land Commission Fee Guide. (AB#4202)</i>
(c) Section 20(3) - Non-farm use	\$ 1,500.00	
(d) Section 30(1) - Exclusion	\$ 1,500.00	

7. Subdivision

(a) Fee simple - 3 or less lots	\$ 695 **	\$35 per lot
(b) Fee simple - 4 or more lots	\$1,290 **	\$55 per lot
(c) Bareland strata - 3 or less lots	\$ 695	\$35 per lot + \$100 per phase
(d) Bareland strata - 4 or more lots	\$1,290	\$50 per lot + \$100 per phase
(e) Strata	\$ 535	\$50 per unit + \$100 per phase
(f) Strata Conversion	\$ 535	\$50 per unit
(g) Land Title Act, Section 83 Subdivision Examination	\$ 55	Nil
(h) Form “P”	\$ 55	Nil
(i) Extension/Re-approval fee	\$ 55	Nil
(j) Administration Fees for Servicing Agreements shall be paid on the value of the engineering works according to the following table:		

Value of Engineering Works	Administration Fee
Up to \$500,000.00	Value times 1.5%
In excess of \$500,000.00	Value times 0.5%

8. Administration Fees for Latecomer Agreements

Construction	Administration Fee
Up to \$500,000.00	Basic Fee: \$1,000.00
In excess of \$500,000.00	Plus incremental fee of \$100.00 for every \$100,000.00

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
9. Temporary Use Permit		
(a) Permit Fee	\$400.00	Nil
10. Temporary Use Permit in the Agricultural Land Reserve – Director Sign Off	\$200.00	Nil
11. Miscellaneous		
(a) Application under Soil Conservation Act	\$550.00	Nil
(b) Liquor Licences: New Licence or Permanent Licence Amendment Application Processing Fee	\$500.00	
(c) Temporary Licence Amendment Application	\$100.00	
(d) Liquor Licencing Public Information Meeting per Public Information Meeting for new Licence or Permanent Amendment	\$2,500.00 up*** to 500 notices	\$500 for each additional 250 notices or part thereof
(e) Liquor Licencing Public Information Meeting per Public Information Meeting for Temporary Licence Amendment	\$900.00	
(f) Highway Closure Application	\$800.00	Nil
(g) Highway Exchange Application	\$800.00	Nil
(h) Telecommunication Antenna Structures Application	\$110.00	Nil (AB#4713)

(*) A refund of \$300 shall be made if application does not proceed to a public hearing.

(**) A refund may be credited against Servicing Agreement Administrative Fees, subject to the Subdivision and Land Development Bylaw in force from time to time.

(***) Payable at the time that the application is acknowledged. This fee will be refunded if Council declines comment on the application.

(AB#4749)