

# CITY OF PITT MEADOWS DEVELOPMENT APPLICATION FEE

## **Bylaw No. 2482 and amendments thereto**

### **CONSOLIDATED FOR CONVENIENCE ONLY**

This is a consolidation of the bylaws listed below. The amending bylaws have been consolidated with the original bylaws for convenience only.

Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

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#### **BYLAW NO.**

#### **ADOPTED**

2482

February 1, 2011

2539

March 20, 2012

The bylaw numbers in **bold** at the end of the clause refer to the bylaws that amended the principal bylaw.

**CITY OF PITT MEADOWS  
DEVELOPMENT APPLICATION FEE BYLAW  
BYLAW NO. 2482, 2011**

A Bylaw to Establish Development Application Fees.

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WHEREAS, Section 931 of the *Local Government Act*, provides that a Council may, by bylaw, impose application fees;

NOW THEREFORE the Council of the City of Pitt Meadows in open meeting assembled ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Development Application Fee Bylaw No. 2482, 2011";

**2. Fees:**

The fees for Development Applications shall be as shown on Schedule "A" attached to and forming part of this bylaw.

**3. Refunds:**

a. Where an applicant has paid to the City of Pitt Meadows a fee for rezoning, land use contract and/or official community plan amendment refunds will be issued as follows:

- i. A refund of the development application fee less 10% if the application is withdrawn prior to file circulation;
- ii. A refund of the development application fee less 20% if the application is withdrawn prior to first and second reading;
- iii. A refund of \$650 if the application does not proceed to Public Hearing.

b. There shall be no refund event for applications that do not require a Public Hearing;

c. Subdivision fees are non-refundable;

d. Board of Variances fees for appeals withdrawn prior to the Secretary preparing the appeal for advertising and circulation to the Board are eligible for a \$175 refund.

**4. Application:**

- a. This bylaw shall come into full force and take effect and be binding on all persons as and from the date of adoption.
- b. Bylaw No. 2258, 2006, cited as "Development Application Fee Bylaw", is hereby repealed.

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**SCHEDULE "A"**

Application fees for the purpose of recovering the direct costs of the processing, inspecting and advertising relating to the application shall be deposited at the time of application in accordance with the following schedule:

<b>A.</b>	<b>OFFICIAL COMMUNITY PLAN AMENDMENT</b>	
A.1	OCP Amendment with Rezoning	\$959 plus Rezoning fee
A.2	OCP Amendment without Rezoning	\$1,759
<b>B.</b>	<b>REZONING</b>	
B.1	Single Family, Duplex Residential	\$2,500 + \$400 per additional lot
B.2	Mixed Use	\$3,400 + \$40 per 100 sq m <sup>1</sup> of site area
B.3	Multi-Family Residential	\$3,400 + \$40 per 100 sq m of site area
B.4	Commercial	\$2,500 + \$20 per 100 sq m of site area
B.5	Industrial	\$2,500 + \$10 per 100 sq m of site area
B.6	Comprehensive Development	\$4,700 + \$20 per 100 sq m of site area
B.7	Other zones	\$2,500 + \$20 per 100 sq m of site area
B.8	Third Reading Extension	\$533
B.9	Additional Public Hearing	\$693
B.10	Zoning Bylaw Text Amendment	\$1,919
B.11	Maximum Fee Cap: \$8,000 for standard zones and \$10,000 for Custom or Comprehensive Zones	
<b>C.</b>	<b>DEVELOPMENT VARIANCE PERMIT (DVP)</b>	
C.1	DVP - Single Family Residential	\$853 per residential unit
C.2	DVP - Industrial	\$1,700
C.3	DVP - Other	\$1,700
C.4	DVP - Commercial, Duplex, CD	\$1,700
C.5	DVP Signs	\$757
<b>D.</b>	<b>DEVELOPMENT PERMITS (DP)</b>	
D.1	Single family, Duplex, Garden suite Residential	\$400 per residential unit
D.2	Townhouse and Multi-Family Residential	\$2,500 + \$50 per residential unit
D.3	Industrial	\$2,500 + \$30 per 100 sq m of building gfa <sup>2</sup>
D.4	Commercial	\$2,500 + \$30 per 100 sq m of building gfa
D.5	Other	\$2,500 + \$60 per 100 sq m of building gfa
D.6	Signs	\$800
D.7	Minor Amendment	\$746
D.8	Major Amendment	\$1385
D.9	Maximum Fee Cap: \$8,000 for standards zones and \$10,000 for custom or comprehensive zone	

<sup>1</sup> sq m means square metres

<sup>2</sup> gfa means gross floor area

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<b>E.</b>	<b>TEMPORARY USE PERMITS</b>	
E.1	All types	\$2,200
<b>F.</b>	<b>SUBDIVISION</b>	
F.1	PLA Fee Simple, Bare Strata (5 lots or less)	\$1,200 + \$100 per additional lot
F.2	PLA Fee Simple, Bare Strata (more than 5 lots)	\$1,800 + \$100 per additional lot
F.3	PLA Amendment and Extension	\$200
F.4	Strata Title Conversion, Phased Strata	\$330 per phase
F.5	Final Plan Approval	\$330
F.6	Form P Approval or Amendment	\$220
<b>G.</b>	<b>LAND USE CONTRACTS</b>	
G.1	LUC Discharge/Cancellation	\$250 or No Charge with a rezoning application
G.2	Minor Amendment – Single Family	\$757
G.3	Major Amendment – Single Family	\$2,000
G.4	LUC Amendment - Other	\$2,665
<b>H.</b>	<b>LIQOUR LICENSE APPLICATION</b>	
H.1	New or Permanent Amendment	\$2,500
H.2	Temporary Amendment	\$900
H.3	Application, No Council resolution required	\$500
<b>I.</b>	<b>OTHER APPLICATIONS</b>	
I.1	Regional Plan Amendment	\$3,500
I.2	ALR Application	\$600
I.3	Board of Variance	\$300
I.4	Noise Bylaw Abeyance (Construction Hours)	\$100
I.5	Development Information Meeting – staff attendance	\$107 per staff member
I.6	Development Information Meeting – mailing labels	\$27
I.7	Restrictive Covenant - New	\$311
I.8	Restrictive Covenant - Amendment	\$213
I.9	Legal Document Discharge	\$263
I.10	In-law Suite Covenant	\$373
I.11	Housing Agreement Processing Fee	\$311
I.12	Annual Statutory Declaration Review	\$104
I.13	Heritage Designation Bylaw	\$150
I.14	Heritage Revitalization Agreement Bylaw (with Public Hearing)	\$150
I.15	Heritage Revitalization Agreement Bylaw (without	\$75

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	Public Hearing)	
I.16	Heritage Alteration Permit	\$100
I.17	Heritage Alteration Permit – minor amendment	\$50
I.18	Independent Design Review (as required by Council)	\$400 plus cost charged by Designer/Architect for the review
<b>J.</b>	<b>MISCELLANEOUS CHARGES</b>	
J.1	Changes to Application	\$50
J.2	Change of Address Request	\$315
J.3	Written Development Inquiry	\$107
J.4	Title Search, Company Search, Site Profile Search and or similar on-line information retrieval	\$10
J.5	Copies of Planning Studies	\$31 each
J.6	Copies of Zoning Bylaw No. 2505, 2011 ( <i>Bylaw No. 2539, 2012</i> )	\$50
J.7	Copies of Official Community Plan Bylaw	\$50
J.8	Copies of a legal plan, occupancy permit, building site survey, and/or building permit plans	\$5 plus the cost per page as may be established by the City
<b>K.</b>	<b>DIGITAL AND HARD COPY MAP DATA</b>	
	<b>Hard Copy</b>	
K.1	8.5 x 11 (Black and White)	\$2.60
K.2	8.5 x 11 (Color)	\$5.30
K.3	11 x 17 (Black and White)	\$5.30
K.4	11 x 17 (Color)	\$10.70
K.5	23 x 34 (Black and White)	\$13.30
K.6	23 x 34 (Color)	\$26.60
K.7	34 x 44 (Black and White)	\$37.00
K.8	34 x 44 (Color)	\$53.00
K.9	24 x 36 (Standard Street maps, zoning and address maps)	\$5.30
	<b>Digital</b>	
K.10	Graphic Images	\$80/hour of preparation (charged in 15 minute increments)
K.11	GIS Data	\$80/hour of preparation (charged in 15 minute increments) + an additional \$5 for each additional data layer requested