

Development Review - Land Use Application Fees

| Type | 2025 Rate | Proposed 2026 Rate | Proposed 2027 Rate | Difference Between 2025 and 2026 | Percent Increase 2026 | Difference Between 2026 and 2027 | Percent Increase 2027 |
|--|-------------|-----------------------|-----------------------|---|-----------------------------|---|-----------------------------|
| Development Permit | | | | | | | |
| ODD/TUD & Semi-Detached - New (application fee only) | \$385.00 | \$443.00 | \$510.00 | \$58.00 | 15.06% | \$67.00 | 15.12% |
| ODD/TUD & Semi-Detached - Alterations & Accessory Bldgs (application fee only) | \$205.00 | \$236.00 | \$271.00 | \$31.00 | 15.12% | \$35.00 | 14.83% |
| Residential uncovered deck (including STT and dwelling group) | \$51.00 | \$59.00 | \$68.00 | \$8.00 | 15.69% | \$9.00 | 15.25% |
| Application for All Other Uses - New | \$500.00 | \$575.00 | \$661.00 | \$75.00 | 15.00% | \$86.00 | 14.96% |
| Application for All Other Uses - Alterations | \$260.00 | \$299.00 | \$344.00 | \$39.00 | 15.00% | \$45.00 | 15.05% |
| Application for All Other Uses - Plus Construction Value (000's) | \$0.53 | \$0.61 | \$0.71 | \$0.08 | 15.00% | \$0.09 | 15.00% |
| Development Permit Preliminary Reviews | \$50.00 | \$315.00 | \$325.00 | | | \$10.00 | 3.17% |
| Subdivision | | | | | | | |
| Application Fee | \$4,350.00 | \$5,000.00 | \$5,250.00 | \$650.00 | 14.94% | \$250.00 | 5.00% |
| Approval Fee (per lot) | \$66.00 | \$76.00 | \$80.00 | \$10.00 | 15.15% | \$4.00 | 5.26% |
| Condo Application Fees (new) | \$1,000.00 | \$1,050.00 | \$1,102.00 | \$50.00 | 5.00% | \$52.00 | 4.95% |
| Revisions requiring recirculation/review | | \$750.00 | \$770.00 | | | \$20.00 | 2.67% |
| Revisions requiring reissuance of documents | | \$210.00 | \$215.00 | | | \$5.00 | 2.38% |
| Subdivision Reissuance of Certificate of Approval | \$25.00 | \$210.00 | \$215.00 | | | \$5.00 | 2.38% |
| Discretionary Use | | | | | | | |
| Standard Application | \$2,900.00 | \$3,190.00 | \$3,350.00 | \$290.00 | 10.00% | \$160.00 | 5.02% |
| Complex Application | \$4,400.00 | \$4,840.00 | \$5,082.00 | \$440.00 | 10.00% | \$242.00 | 5.00% |
| Highly Complex Application | \$8,200.00 | \$9,020.00 | \$9,471.00 | \$820.00 | 10.00% | \$451.00 | 5.00% |
| Zoning Bylaw & OCP Amendment | | | | | | | |
| Text Amendment | \$6,795.00 | \$7,475.00 | \$8,596.00 | \$680.00 | 10.01% | \$1,121.00 | 15.00% |
| Rezoning - Low Density | \$8,260.00 | \$9,086.00 | \$10,449.00 | \$826.00 | 10.00% | \$1,363.00 | 15.00% |
| Rezoning - Consistent with Approved Concept Plan | \$6,430.00 | \$7,073.00 | \$8,134.00 | \$643.00 | 10.00% | \$1,061.00 | 15.00% |
| Rezoning - Med/High Density | \$10,000.00 | \$11,000.00 | \$12,650.00 | \$1,000.00 | 10.00% | \$1,650.00 | 15.00% |
| Additional Fee - Zoning Agreement | \$2,500.00 | \$2,750.00 | \$3,163.00 | \$250.00 | 10.00% | \$413.00 | 15.02% |
| Additional Fee - Rezoning that includes Major Concept Plan Amendment | \$22,350.00 | \$24,585.00 | \$28,273.00 | \$2,235.00 | 10.00% | \$3,688.00 | 15.00% |
| Additional Fee - Rezoning that includes Intermediate Concept Plan Amendment | \$7,980.00 | \$8,778.00 | \$10,095.00 | \$798.00 | 10.00% | \$1,317.00 | 15.00% |
| Additional Fee - Rezoning that includes Minor Concept Plan Amendment | \$2,060.00 | \$2,266.00 | \$2,606.00 | \$206.00 | 10.00% | \$340.00 | 15.00% |
| Direct Control District (requiring Council approval) | \$7,210.00 | \$7,931.00 | \$9,121.00 | \$721.00 | 10.00% | \$1,190.00 | 15.00% |
| Official Community Plan Amendment (text or map) | \$2,470.00 | \$2,717.00 | \$3,125.00 | \$247.00 | 10.00% | \$408.00 | 15.02% |
| Concept Plans* | | | | | | | |
| New or Major Amendment | \$28,800.00 | \$31,680.00 | \$36,432.00 | \$2,880.00 | 10.00% | \$4,752.00 | 15.00% |
| Intermediate Amendment | \$10,050.00 | \$11,055.00 | \$12,713.00 | \$1,005.00 | 10.00% | \$1,658.00 | 15.00% |
| Minor Amendment | \$3,600.00 | \$3,960.00 | \$4,554.00 | \$360.00 | 10.00% | \$594.00 | 15.00% |
| Architectural Control District Approval | | | | | | | |
| Major Application | \$7,210.00 | \$7,931.00 | \$9,121.00 | \$721.00 | 10.00% | \$1,190.00 | 15.00% |
| Minor Application | \$2,470.00 | \$2,717.00 | \$3,125.00 | \$247.00 | 10.00% | \$408.00 | 15.02% |
| Other Applications | | | | | | | |
| Endorsement of Liquor Permit | \$280.00 | \$294.00 | \$309.00 | \$14.00 | 5.00% | \$15.00 | 5.10% |
| Minor Variance Application Fee | \$280.00 | \$294.00 | \$309.00 | \$14.00 | 5.00% | \$15.00 | 5.10% |
| Zoning Verification Letter | \$280.00 | \$294.00 | \$309.00 | \$14.00 | 5.00% | \$15.00 | 5.10% |

New fees in red