

Report to Council



Date: April 8, 2024
To: Council
From: City Manager
Subject: Development Application Fees Bylaw No. 12552 Amendment No. 1
Department: Development Planning

Recommendation:

THAT Council receives, for information, the report from the Development Planning Department, dated April 8, 2024, with respect to amending the Development Application Fees Bylaw No. 12552 related to the implementation of provincial housing legislation and Zoning Bylaw amendments;

AND THAT Bylaw No. 12631 being Amendment No. 1 to the Development Application Fees Bylaw No. 12552 be advanced for reading consideration.

Purpose:

To amend Development Application Fees Bylaw No. 12552 related to the implementation of provincial housing legislation and zoning bylaw amendments.

Background:

The Development Application Fees Bylaw No. 12552 was adopted on August 14, 2023, to improve cost recovery and financial management on development application files.

Previous Council Resolution

Resolution	Date
THAT Bylaw No. 12552 be adopted.	August 28, 2023

Discussion:

In response to Provincial Housing Statutes Bill 44 and Bill 47, Council recently adopted Zoning Bylaw Amendments to implement Small Scale Multi-Unit Housing (SSMUH) and Transit Oriented Areas (TOA).

As a result of the provincial housing legislation and Zoning Bylaw amendments, Staff are proposing two changes to fees related to Zoning and Development Permits. These changes include assigning a fee to the new MF4 – Transit Oriented Areas Zone and modifying the Delegated Development Permit fees to be for 1-6 units (currently 1-4 units). In addition, Staff propose three minor amendments to improve clarity and cost recovery within the Fees Bylaw, shown in the attached Schedule 'A'.

These changes align with amendments proposed to the [Development Application Procedures and Heritage Bylaw No. 12310](#) related to delegated authority for Development Permits.

Two changes are proposed to Development Engineering fees in Table 5. Staff recommend to reduce Latecomer Agreement Fee due to improvements in processing and to charge GST on inspection services as per federal regulations.

Conclusion:

Staff recommend support for the amendments to the Development Application Fees Bylaw No. 12552 related to the implementation of provincial housing legislation and zoning bylaw amendments.

Internal Circulation:

Policy & Planning
Finance
Office of the City Clerk

Considerations applicable to this report:

[Local Government Act, Section 462](#)

[Community Charter, Section 194 & 195](#)

Financial/Budgetary Considerations: Cost recovery attributable to processing of development application files.

Communications Comments:

Staff held an information session on March 26, 2024 with representatives from the Urban Development Institute and the Canadian Home Builders Association to review proposed changes to the Procedures Bylaw, Fee Bylaw, and Council Policies.

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Approved for inclusion: Ryan Smith, Director of Planning, Climate Action, & Development Services

Attachments: Schedule 'A': Proposed Text Amendments