

CITY OF KELOWNA

BYLAW NO. 11445

Amendment No. 6 to Development Applications Fees Bylaw No. 10560

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Fees Bylaw No. 10560 be amended as follows:

1. THAT **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 1** be deleted in its entirety and replaced with a new **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT** as attached to and forming part of this bylaw;
2. AND THAT **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT** be deleted in its entirety and replaced with a new **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT** as attached to and forming part of this bylaw;
3. This bylaw may be cited for all purposes as "Bylaw No. 11445, being Amendment No. 6 to Development Applications Fees Bylaw No.10560."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 14th day of August, 2017.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be calculated to the nearest five (5) dollars.

Development Category ¹	2016 Fees	2017 Fees	2018 Fees	2019 Fees
Pre-Application Meeting	One free meeting + \$200/additional meeting	One free meeting + \$205/additional meeting	One free meeting + \$210/additional meeting	One free meeting + \$215/additional meeting
Area Structure Plans & Area Redevelopment Plans	\$8375 base fee + \$75/ha	\$8540 base fee + \$75/ha	\$8710 base fee + \$80/ha	\$8885 base fee + \$80/ha
OCP Amendments				
Major	\$3250	\$3315	\$3380	\$3445
Minor	\$1750	\$1785	\$1820	\$1855
Phased Development Agreement	\$2800 + City's legal review fees	\$2855 + City's legal review fees	\$2910 + City's legal review fees	\$2965 + City's legal review fees
Zoning Amendments				
"C" for Carriage House	\$875	\$890	\$905	\$920
Bylaw Enforcement – Add 'C' for Carriage House	\$1750	\$1785	\$1820	\$1855
Add "t" Designation for Agri-Tourist Accommodation	\$1300	\$1325	\$1350	\$1375
RU6, RR & A1	\$1375	\$1400	\$1425	\$1450
Comprehensive Development Zone	\$3250	\$3315	\$3380	\$3445
All Other Zones	\$1775	\$1810	\$1845	\$1880
Rezoning Extension	\$450	\$460	\$470	\$480
Text Amendments	\$1,400	\$1425	\$1450	\$1480
Temporary Use Permit	\$1,700	\$1730	\$1760	\$1795
Temporary Use Permit Extension	\$1,700	\$1730	\$1760	\$1795
Development Variance Permit	\$1,425 + \$100/additional variance	\$1450 + \$100/additional variance	\$1480 + \$105/additional variance	\$1510 + \$105/additional variance
Urban Design Development Permits				
Major	\$1,625	\$1655	\$1685	\$1715
Minor Direct	\$900	\$915	\$930	\$945
Natural Environment Development Permits				

Multiple Lot	\$1,375 base + \$15/lot	\$14,000 base + \$15/lot	\$14,250 base + \$15/lot	\$14,500 base + \$15/lot
Single Lot (Council Review)	\$1,625	\$1655	\$1685	\$1715
Single Lot	\$900	\$915	\$930	\$945
Minor Direct	\$225	\$230	\$235	\$240
Temporary Farm Worker Housing Development Permit				
Major	\$700	\$710	\$720	\$735
Minor Direct	\$350	\$355	\$360	\$365
Farm Protection Development Permit				
Major	\$650	\$660	\$670	\$680
Minor Direct	\$425	\$430	\$435	\$440
ALR Applications (City retains \$300.00 of permit fees)				
Subdivision/Non-Farming	\$1,500	\$1,500	\$1,500	\$1,500
Application for Exclusion	\$1,500	\$1,500	\$1,500	\$1,500
Heritage Applications				
Major Heritage Alteration Permit	\$1,300	\$1325	\$1350	\$1375
Minor Heritage Alteration Permit	\$700	\$710	\$720	\$735
Heritage Revitalization Agreement	\$1,675	\$1700	\$1730	\$1765
Heritage Conservation Covenant	Free	Free	Free	Free
Heritage Designation	Free	Free	Free	Free
Amended Development Permit				
Major (requires re-circulation)	\$700	\$710	\$720	\$735
Minor	\$550	\$560	\$570	\$580
Land Use Contracts				
Discharge	Free	Free	Free	Free
Amendment	Free	Free	Free	Free

¹ Refundable Amounts:

- (a) Development fees which are refunded prior to Council consideration are eligible for the cost of the development fee less 50% administrative costs.
- (b) No development fees will be refunded if the application has been submitted to Council.

Liquor License Category ²	2016 Fee	2017 Fee	2018 Fee	2019 Fee
Liquor License Application (Council resolution)				
New Liquor Primary License (100 persons or more)	\$700 + \$1,500 for notification	\$710 + \$1500 for notification	\$720 + \$1530 for notification	\$735 + \$1530 for notification
New Liquor Primary License (less than 100 persons)	\$450 + \$1,500 for notification	\$460 + \$1,500 for notification	\$470 + \$1,530 for notification	\$480 + \$1,530 for notification
Change to Existing License	\$450 + \$1,500 for notification	\$460 + \$1,500 for notification	\$470 + \$1,530 for notification	\$480 + \$1,530 for notification

Liquor License Application (No Council resolution)	\$50	\$50	\$55	\$55
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² These application fees do not include rezoning and/or development permit application fees where required.

Administration Category	2016 Fee	2017 Fee	2018 Fee	2019 Fee
Public Hearing Advertising / Re-Advertising (when hearing cancelled by applicant)	\$500 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$500 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$510 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$510 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.
Document Administration Fee³				
*Does not apply to documents forming part of a subdivision application.				
Major (Bylaw)	\$900	\$920	\$940	\$960
Minor (restrictive covenants, utility right-of-ways, road reservation agreements, road exchanges, road closures, servicing agreements, developer initiated road name changes, quit claim documents excluding land use contracts, written response to inquiry, etc.)	\$150	\$150	\$155	\$155
Non-Standardized Legal Document Review	\$650 base + \$300 per hour (after 3 hours)	\$660 base + \$300 per hour (after 3 hours)	\$670 base + \$305 per hour (after 3 hours)	\$680 base + \$305 per hour (after 3 hours)
Land Title Office Registration	Free	Free	Free	Free
Site Profile Fees	\$50	\$50	\$55	\$55
Board of Variance Application ⁴	\$1,050	\$1,070	\$1,090	\$1,110

³ Requests for information not available in published form that require research will be charged a fee of \$30.00 per hour.

⁴ Board of Variance application withdrawn prior to preparing the appeal for advertising, and prior to circulation to City staff and Board of Variance members are eligible for a \$200.00 refund.

Schedule "A"

Development Application Fees – Table 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be calculated to the nearest five (5) dollars.

Subdivision Category ⁵	2016 Fee	2017 Fee	2018 Fee	2019 Fee
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)	\$2,000 base fee + \$100.00/lot	\$2,040 base fee + \$100.00/lot	\$2,080 base fee + \$105.00/lot	\$2,120 base fee + \$105.00/lot
Technical Subdivision Approval	\$350	\$355	\$360	\$365
Phased Strata Development	\$150	\$150	\$155	\$155
Form "P" Approval	\$300	\$305	\$310	\$315
Form "P" Re-approval	\$300	\$305	\$310	\$315
Preliminary Layout Review (PLR) Renewal	\$250 Per Year	\$255/year	\$260/year	\$265/year
Subdivision, Bare Land Strata, Phased Strata & Form "E" Final Re-Approval Fee	\$150	\$150	\$155	\$155
Building Strata Conversions	\$1,000 + \$100/unit over 5 units	\$1,020 + \$100/unit over 5 units	\$1,040 + \$105/unit over 5 units	\$1,060 + \$105/unit over 5 units
Soil Removal/Deposit Permit (fines may apply to applications made after work has commenced)	\$250	\$255	\$260	\$265
Road Renaming Applications	\$500	\$510	\$520	\$530
Restrictive Covenant – review, change or removal	\$500	\$510	\$520	\$530
Airspace Parcel Subdivision	\$15,000	\$15,300	\$15,605	\$15,915
Document Administration Fee (including, but not limited to, No Build / No Disturb Covenant, Wildfire Covenant, and ALC Conservation Covenant)	\$150	\$150	\$155	\$155

⁵ Subdivision fees are non-refundable.

Subdivision Category	Application Fee
Street / Traffic Sign (Installed by City)	The Owner is responsible for the purchase and installation costs of all signs required for their development. Costs will be determined by Development Engineering. (Third party developer to apply for) (Tax exempt)
Survey Monument Fee	\$50.00 per new lot (Tax exempt)
Survey Monument Replacements (If disturbed by Construction)	\$1200.00 (Tax exempt)
Fire Hydrant Levy	For subdivisions serviced by community water distribution systems: \$250.00 per newly created lot (Tax exempt) Note: In subdivisions where the developer is extending the water mains and installing fire hydrants this levy does not apply. The City shall accumulate the funds accrued from the hydrant levy and these funds shall be used to install fire hydrants as may be required.
Latecomer Agreement Processing Fee	\$1000.00 per agreement (No charge for agreements of one day duration)
Subdivision and Development Engineering and Inspections Fee Assessed for the Following: <ul style="list-style-type: none"> • Fee Simple Subdivision • Off-site Works 	3.5% of the total cost of off-site construction (minimum \$500.00) determined as follows: <ol style="list-style-type: none"> 1. Full cost of construction for "on-site" (new roads) and "off-site" (existing fronting roads), including clearing, grubbing, blasting, cuts and fills, gravel, compaction, pavement, concrete work, ditches, boulevard work if applicable, etc. 2. All deep utilities such as storm drainage works, sanitary sewer work if applicable and water and fire protection including water utility construction of other water irrigation districts. 3. Costs of civil works only for shallow utilities such as installation costs of ducting for power, telephone and cable TV. The cost of private utility cable work, BC Gas works, service lines, street lighting etc. is <u>not</u> included in the construction cost for administration charge calculations. 4. Consulting Engineering design fees are <u>not</u> included in the administration fee calculation. 5. Administration charge is calculated at 3.0% of the actual construction costs as determined using the above identified items, substantiated by contractor unit prices, or payment invoices, or if levied before construction costs are in, by using the consulting engineer's construction cost estimates. These figures may be adjusted up or down by the City, if in our opinion an adjustment is warranted. This may take the form of a 10% contingency added or deletion of certain items. It is incumbent on the developer to provide actual construction costs if he does not agree with the engineers estimate.