

# CITY OF KELOWNA

## BYLAW NO. 11445

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

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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 14<sup>th</sup> day of August, 2017.

Amended at third reading this 16<sup>th</sup> day of October, 2017.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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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 <sup>1</sup>                  | 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 | \$1400 base + \$15/lot | \$1425 base + \$15/lot | \$1450 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                   |

<sup>1</sup> 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 <sup>2</sup>               | 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                             |

<sup>2</sup> 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 Fee <sup>3</sup><br>*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 <sup>4</sup>  | \$1,050  | \$1,070  | \$1,090  | \$1,110  |

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

<sup>4</sup> 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 <sup>5</sup>   | 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                             |

<sup>5</sup> Subdivision fees are non-refundable.

| Subdivision Category   | Application Fee   |
|--|---|
| Street / Traffic Sign<br>(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.<br>(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  | <p>For subdivisions serviced by community water distribution systems:</p> <p>\$250.00 per newly created lot (Tax exempt)</p> <p>Note: In subdivisions where the developer is extending the water mains and installing fire hydrants this levy does not apply.</p> <p>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.</p>   |
| Latecomer Agreement Processing Fee   | \$1000.00 per agreement<br>(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"> <li>Fee Simple Subdivision</li> <li>Off-site Works</li> </ul> | 3.5% of the total cost of off-site construction<br><br>(minimum \$500.00) determined as follows: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> |

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|  | <ol style="list-style-type: none"><li>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.</li><li>4. Consulting Engineering design fees are <u>not</u> included in the administration fee calculation.</li><li>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.</li></ol> |
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