Development Applications (Effective January 01, 2025)

Standard Projects (Applies to: A, RS, RT, RTM, RMH, RM-1, RM-2, RM-3, C-1, C-2, C-3, CS, SS,

M, B, P zones and CD zones based on any of these parent zones)

Official Community Plan Agnamendment Third Reading Time Extension \$640.77 Official Community Plan Bylaw Amendment Third Reading Time Extension \$640.77 Master Development Plan Rezoning - Basic Fee \$26,398.00 Plus Zone Fee per 100 sq. metres of land: \$351.44 Rezoning - Base Fee \$5,568.90 Plus Zone Fee per 100 m° of land: \$375.44 A, RS, RMH, M, Por (CD based on these zones) \$375.64 A, RS, RMH, M, Por (CD based on these zones) \$5,790.00 Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.86 Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.86 Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.86 Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.86 Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.86 Council) Non-Delegated Zoning Bylaw Amendment Site Configuration, and Bare Land Strata (three or fewer lots) \$5,568.90 Plus Lot Fee for every lot created beyond three (3) \$2025.00 Plus Lot Fee for every parcel created beyond two \$401.44 Strata Title Conversion (two units or less) \$4,6752.27 Strata Title Conversion (two units or less)<	M, B, P zones and CD zones based on any of these parent zones)	
Official Community Plan Bylaw Amendment Third Reading Time Extension \$640.70 Master Development Plan Rezoning - Basic Fee \$26,398.00 Plus Zone Fee per 100 sq. metres of land: \$351.40 Rezoning - Base Fee \$5,568.90 Plus Zone Fee per 100 m ² of land: \$37.60 A, RS, RMH, M, P or (CD based on these zones) \$37.60 RT, RTM, RM-1, RM-2, RM-3, C. 1, C-2, C-3, CS, SS, B, or (CD based on these zones) \$95.50 Zoning Bylaw Text Amendment (for any text amendment including new CD Zones) \$57.90.00 (Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2.784.50 Vublic Hearing Fee \$1.472.52 Regional Growth Strategy Amendments \$5.124.60 Subdivisions \$5.68.90 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5.568.90 Plus Lot <i>Fee for every lot created beyond three (3)</i> \$2.055.00 Air Space Parcel (Basic Fee - two parcels or less) \$4.672.20 Plus Lot <i>fee for every parcel created beyond two</i> \$401.44 Strata Title Conversion (more than two units) \$6.685.10 Plus Lot <i>fee for every phase beyond two</i> (2) \$4.862.20 Phased Strata Title Subdivision (Phased Strata Plan) \$5.568.90 <	Pre-Application Review	\$1,403.80
Master Development Plan Rezoning - Basic Fee \$26,398.00 Plus Zone Fee per 100 sq. metres of land: \$351.44 Rezoning - Base Fee \$5,668.90 Plus Zone Fee per 100 m² of land: \$37.60 A, RS, RMH, M, P or (CD based on these zones) \$37.60 RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, C-3, C-5, SS, B, or (CD based on these zones) \$95.55 Coning Bylaw Text Amendment Ifor any text amendment Including new CD Zones) \$57.920.00 (Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2.784.56 Public Hearing Fee \$1.472.50 Regional Growth Strategy Amendments \$5.568.90 Subdivisions \$5.50.00 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5.568.90 Plus Lot Fee for every lacreated beyond three (3) \$205.00 Air Space Parcel (Basic Fee - two parcels or less) \$6.686.10 Plus Lot fee for every lacreated beyond two \$4.01.44 Strata Title Conversion (two units or less) \$4.752.20 Phased Strata Title Subdivision (Phased Strata Plan) \$5.568.90 Plus Phase Fee for every phase beyond two (2) \$4486.20 Phased Strata Title Subdivision (PLA Extension) \$5.752.70 Subdivision	Official Community Plan Amendment (map or text)	\$10,007.70
Plus Zone Fee per 100 sq. metres of land: \$351.44 Rezoning - Base Fee \$5,568.90 Plus Zone Fee per 100 m² of land: \$37.66 A, RS, RMH, M, Por (CD based on these zones) \$37.66 RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, C-3, CS, SS, B, or (CD based on these zones) \$95.50 Zoning Bylaw Text Amendment (for any text amendment including new CD Zones) \$5.790.000 (\$taff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.80 (Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2.784.50 Yublic Hearing Fee \$1.472.50 Subdivisions \$5.568.90 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5.568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee - two parcels or less) \$40.752.20 Plus Lot Fee for every narcel created beyond two \$40.14 Value Conversion (more than two units) \$6,552.90 Plus Lot Fee for every phase beyond two (2) \$4486.20 Form "P* Amendment \$4775.40 Road cancellation \$5,227.60 Lot line adjustment, Consolidation \$5,227.60 Value Advision Re-approval Application (PLA Extensi	Official Community Plan Bylaw Amendment Third Reading Time Extension	\$640.70
Rezoning - Base Fee \$5,568.90 Plus Zone Fee per 100 m² of land: \$37.60 A, RS, RMH, M, P or (CD based on these zones) \$37.60 RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, C-3, CS, SS, B, or (CD based on these zones) \$95.50 Zoning Bylaw Text Amendment (for any text amendment including new CD Zones) \$5,790.00 (Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 (Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 (Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 (Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 (Council) Non-Delegated Zoning Bylaw Amendments \$5,124.60 Subdivisions \$2,784.50 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5,568.90 Plus Lot Fee for every lac created beyond three (3) \$2005.00 Air Space Parcel (Basic Fee - two parcels or less) \$6,652.21 Strata Title Conversion (two units or less) \$4,752.22 Strata Title Conversion (two units or less) \$4,752.22 Phuse de Strata Title Subdivision (Phased Strata Plan) \$5,568.90 Plus Phase Fee for every phase beyond two (2) \$486.20 <td>Master Development Plan Rezoning - Basic Fee</td> <td>\$26,398.00</td>	Master Development Plan Rezoning - Basic Fee	\$26,398.00
Plus Zone Fee per 100 m² of land: 911 A, RS, RMH, M, P or (CD based on these zones) \$37.60 RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, C-3, CS, SS, B, or (CD based on these zones) \$95.57.90.00 Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.80 (Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 Regional Growth Strategy Amendments \$5,124.60 Subdivisions \$5,588.90 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5,568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Ari Space Parcel (Basic Fee - two parcels or less) \$6,686.11 Plus Lot Fee for every parcel created beyond two \$401.40 Strata Title Conversion (two units or less) \$4,752.20 Phased Strata Title Subdivision (Phased Strata Plan) \$5,588.90 Plus Phase Fee for every parcel created beyond two (2) \$448.20 Form "P" Amendment \$4,752.40 Phased Strata Title Subdivision (Phased Strata Plan) \$5,588.90 Plus Phase Fee for every phase beyond two (2) \$448.20 Form "P" Amendment \$4,752.40 Road cancellation \$949.80 Subdivision Re-appro	Plus Zone Fee per 100 sq. metres of land:	\$351.40
A, RS, RMH, M, P or (CD based on these zones) \$37.60 RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, C-3, CS, SS, B, or (CD based on these zones) \$95.50 Zoning Bylaw Text Amendment (for any text amendment including new CD Zones) \$5,790.00 (Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.88 (Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 Public Hearing Fee \$1,472.50 Regional Growth Strategy Amendments \$5,124.66 Subdivisions \$2,780.00 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5,568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee - two parcels or less) \$6,688.01 Plus lot fee for every parcel created beyond two \$401.44 Strata Title Conversion (more than two units) \$6,652.90 Plus Phase Fee for every phase beyond two (2) \$445.52.27 Form "P" Amendment \$475.42 Road cancellation \$5,227.66 Lot line adjustment, Consolidation \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$751.30 First PLA Extension \$22,175.40 Subs	Rezoning - Base Fee	\$5,568.90
RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, C-3, CS, SS, B, or (CD based on these zones) \$95.50 Zoning Bylaw Text Amendment (for any text amendment including new CD Zones) \$5.790.00 (Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.80 (Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2.784.55 Public Hearing Fee \$1.472.50 Regional Growth Strategy Amendments \$5.124.60 Subdivisions \$5.568.90 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5.568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee - two parcels or less) \$6.686.10 Plus Lot Fee for every parcel created beyond two \$401.44 Strata Title Conversion (more than two units) \$6.652.90 Phased Strata Title Subdivision (Phased Strata Plan) \$5.568.90 Plus Phase Fee for every phase beyond two (2) \$4486.22 Form "P" Amendment \$47.54 Rta Title Conversion (more than two units) \$5.568.90 Plus Phase Fee for every phase beyond two (2) \$4486.22 Form "P" Amendment \$47.54 Rta Title Configuration \$949.80 Subdivision Re-approva	Plus Zone Fee per 100 m ² of land:	
Zoning Bylaw Text Amendment (for any text amendment including new CD Zones)\$5,790.00(\$taff) Delegated Zoning Bylaw Amendment Third Reading Time Extension\$847.80(Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension\$2,784.50Public Hearing Fee\$1,472.50Regional Growth Strategy Amendments\$5,124.60Subdivisions\$5,568.90Plus Lot Fee for every lot created beyond three (3)\$205.00Air Space Parcel (Basic Fee - two parcels or less)\$6,686.10Plus lot fee for every parcel created beyond two\$401.44Strata Title Conversion (two units or less)\$4,552.90Phased Strata Title Subdivision (Phased Strata Plan)\$6,6852.90Plus Phase Fee for every parcel created beyond two (2)\$486.20Form "P" Amendment\$475.44Road cancellation\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$0% of relevanFirst PLA Extension\$0% of relevanSubdivision Re-approval Application (PLA Extension)\$4,713.40Pue additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GA):\$10.56Delegated DPs\$2,210.80DP amendment (Minor)\$2,210.80DP amendment PLA Extension PLA Extension\$2,21.94.20Strata Title Configuration\$2,21.94.20Subdivision Re-approval Application (PLA Extension)\$2,21.75.40Subdivision Re-approval Application\$2,21.75.40Subsequent PLA Extension\$2,21.75.40Subdivision Re-approval Application	A, RS, RMH, M, P or (CD based on these zones)	\$37.60
(Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension \$847.80 (Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 Public Hearing Fee \$1,472.50 Regional Growth Strategy Amendments \$5,124.60 Subdivisions Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5,568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee – two parcels or less) \$6,686.10 Plus Lot Fee for every lot created beyond two \$401.40 Strata Title Conversion (two units or less) \$4,752.20 Phased Strata Title Subdivision (Phased Strata Plan) \$5,568.90 Plus Phase Fee for every parce beyond two (2) \$486.20 Form "P" Amendment \$475.40 Road cancellation \$5,227.60 Lot line adjustment, Consolidation \$949.80 RT - 1 Site Configuration \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$2175.40 First PLA Extension \$22.775.40 Subsequent PLA Extension \$24.775.43 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$751.30 First PLA Extensio	RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, C-3, CS, SS, B, or (CD based on these zones)	\$95.50
(Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension \$2,784.50 Public Hearing Fee \$1,472.50 Regional Growth Strategy Amendments \$5,124.60 Subdivisions \$5,568.90 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$2,568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee - two parcels or less) \$6,668.10 Plus Lot fee for every parcel created beyond two \$401.44 Strata Title Conversion (two units or less) \$4,652.20 Phased Strata Title Subdivision (Phased Strata Plan) \$5,568.90 Plus Phase Fee for every parcel created beyond two (2) \$486.20 Form "P" Amendment \$475.40 Road cancellation \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$75.13.00 First PLA Extension \$20% of relevand Subdivision Re-approval Application (PLA Extension) \$75.13.00 Development Permit (DP) \$75.13.00 Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$10.50 De	Zoning Bylaw Text Amendment (for any text amendment including new CD Zones)	\$5,790.00
Public Hearing Fee \$1,472.50 Regional Growth Strategy Amendments \$5,124.60 Subdivisions \$5,568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee – two parcels or less) \$6,686.10 Plus lot fee for every parcel created beyond two \$401.44 Strata Title Conversion (two units or less) \$4,752.20 Strata Title Conversion (more than two units) \$6,6652.90 Phased Strata Title Subdivision (Phased Strata Plan) \$5,568.90 Plus Phase Fee for every phase beyond two (2) \$4486.20 Form "P" Amendment \$4475.40 Road cancellation \$5,277.60 Lot line adjustment, Consolidation \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$175.130 First PLA Extension \$0% of relevan subdivision ferevan subdivision for elegated DPs (requires City Council authorization) \$4,315.40 Development Permit (DP) \$2,475.40 \$2,475.40 Non-delegated DPs (requires City Council authorization) \$4,315.40 \$2,475.40 Delegated DPs (requires City Council authorization)	(Staff) Delegated Zoning Bylaw Amendment Third Reading Time Extension	\$847.80
Regional Growth Strategy Amendments \$5,124.60 Subdivisions \$5,568.90 Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5,568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee - two parcels or less) \$6,668.10 Plus lot fee for every parcel created beyond two \$401.40 Strata Title Conversion (two units or less) \$4,752.20 Strata Title Subdivision (Phased Strata Plan) \$5,568.90 Plus Phase Fee for every phase beyond two (2) \$486.20 Form "P" Amendment \$4475.40 Road cancellation \$5,277.64 Road cancellation \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$100.50% of relevant subdivision fee levant	(Council) Non-Delegated Zoning Bylaw Amendment Third Reading Time Extension	\$2,784.50
Subdivisions Subdivisions Conventional, Site Configuration, and Bare Land Strata (three or fewer lots) \$5,568.90 Plus Lot Fee for every lot created beyond three (3) \$205.00 Air Space Parcel (Basic Fee - two parcels or less) \$6,686.11 Plus lot fee for every parcel created beyond two \$401.44 Strata Title Conversion (two units or less) \$4,752.20 Strata Title Conversion (more than two units) \$6,652.90 Phased Strata Title Subdivision (Phased Strata Plan) \$5,568.90 Plus Phase Fee for every phase beyond two (2) \$486.20 Form "P" Amendment \$475.40 Road cancellation \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$71.30 First PLA Extension \$20,71.40 Subsequent PLA Extension \$0% of relevan subdivision fee City Land Valuation (Cash-in-Lieu Option) \$75.13 Development Permit (DP) \$4,315.40 Non-delegated DPs (requires City Council authorization) \$4,215.40 Pus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$110.50 Delegated DPs \$2,2947.00 DP amendment (Major) \$2,2,210.80	Public Hearing Fee	\$1,472.50
Conventional, Site Configuration, and Bare Land Strata (three or fewer lots)\$5,568.90Plus Lot Fee for every lot created beyond three (3)\$205.00Air Space Parcel (Basic Fee – two parcels or less)\$6,686.10Plus lot fee for every parcel created beyond two\$401.40Strata Title Conversion (two units or less)\$4,752.20Strata Title Conversion (more than two units)\$6,652.90Phased Strata Title Subdivision (Phased Strata Plan)\$5,568.90Plus Phase Fee for every phase beyond two (2)\$4486.20Form "P" Amendment\$475.40Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$751.30First PLA Extension\$2,175.40Subsequent PLA Extension\$0% of relevan subdivision feeCity Land Valuation (Cash-in-Lieu Option)\$751.30Development Permit (DP)\$10.50Non-delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50Delegated DPs\$2,2947.00DP amendment (Miajor)\$2,210.80DP amendment (Minor)\$763.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Regional Growth Strategy Amendments	\$5,124.60
Plus Lot Fee for every lot created beyond three (3)\$205.00Air Space Parcel (Basic Fee - two parcels or less)\$6,686.10Plus lot fee for every parcel created beyond two\$401.40Strata Title Conversion (two units or less)\$4,752.20Strata Title Conversion (more than two units)\$6,652.90Phased Strata Title Subdivision (Phased Strata Plan)\$5,568.90Plus Phase Fee for every phase beyond two (2)\$4486.20Form "P" Amendment\$475.40Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$22,175.40First PLA Extension\$22,175.40Subsequent PLA Extension\$0% of relevan subdivision feeCity Land Valuation (Cash-in-Lieu Option)\$75.130Development Permit (DP)\$4.315.40Non-delegated DPs (requires City Council authorization)\$4.315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50De legated DPs\$2,2947.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Subdivisions	
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Plus lot fee for every parcel created beyond two \$401.40 Strata Title Conversion (two units or less) \$4,752.20 Strata Title Conversion (more than two units) \$6,652.90 Phased Strata Title Subdivision (Phased Strata Plan) \$5,568.90 Plus Phase Fee for every phase beyond two (2) \$486.20 Form "P" Amendment \$475.40 Road cancellation \$5,227.60 Lot line adjustment, Consolidation \$949.80 RT-1 Site Configuration \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$2,175.40 First PLA Extension \$2,175.40 Subsequent PLA Extension \$2,175.40 Subsequent PLA Extension \$2,175.40 Subsequent PLA Extension \$2,175.40 Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$110.50 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	Plus Lot Fee for every lot created beyond three (3)	\$205.00
Strata Title Conversion (two units or less)\$4,752.20Strata Title Conversion (more than two units)\$6,652.90Phased Strata Title Subdivision (Phased Strata Plan)\$5,568.90Plus Phase Fee for every phase beyond two (2)\$4486.20Form "P" Amendment\$475.40Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80RT-1 Site Configuration\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$2,175.40First PLA Extension\$2,217.5.40Subsequent PLA Extension\$20% of relevan subdivision feeCity Land Valuation (Cash-in-Lieu Option)\$751.30Development Permit (DP)\$4,315.40Non-delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50Delegated DPs\$2,217.80De amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Air Space Parcel (Basic Fee – two parcels or less)	\$6,686.10
Strata Title Conversion (more than two units)\$6,652.90Phased Strata Title Subdivision (Phased Strata Plan)\$5,568.90Plus Phase Fee for every phase beyond two (2)\$448.20Form "P" Amendment\$475.40Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80RT-1 Site Configuration\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$2,175.40First PLA Extension\$2,175.40Subsequent PLA Extension\$2,175.40Subsequent PLA Extension\$2,175.40Subsequent PLA Extension\$2,175.40Subsequent PLA Extension\$2,175.40Subsequent PLA Extension\$2,175.40Subsequent PLA Extension\$2,175.40Subdivision fee\$100 m² of non-residential gross floorarea (GFA):\$110.50Delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floorarea (GFA):\$110.50Delegated DPs\$2,247.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Plus lot fee for every parcel created beyond two	\$401.40
Phased Strata Title Subdivision (Phased Strata Plan)\$5,568.90Plus Phase Fee for every phase beyond two (2)\$486.20Form "P" Amendment\$475.40Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80RT-1 Site Configuration\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$2,175.40First PLA Extension\$0% of relevant subdivision feedomSubsequent PLA Extension\$0% of relevant subdivision feedomCity Land Valuation (Cash-in-Lieu Option)\$751.30Development Permit (DP)\$4,315.40Non-delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50Delegated DPs\$2,247.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Strata Title Conversion (two units or less)	\$4,752.20
Plus Phase Fee for every phase beyond two (2)\$486.20Form "P" Amendment\$475.40Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80RT-1 Site Configuration\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$2,175.40First PLA Extension\$0% of relevant subdivision feeSubsequent PLA Extension\$0% of relevant subdivision feeCity Land Valuation (Cash-in-Lieu Option)\$751.33Development Permit (DP)\$4,315.40Non-delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50Delegated DPs\$2,2947.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Strata Title Conversion (more than two units)	\$6,652.90
Form "P" Amendment\$475.40Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80RT-1 Site Configuration\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$2,175.40First PLA Extension\$2,175.40Subsequent PLA Extension\$0% of relevant subdivision feeCity Land Valuation (Cash-in-Lieu Option)\$751.30Development Permit (DP)\$4,315.40Non-delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50Delegated DPs\$2,247.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.40	Phased Strata Title Subdivision (Phased Strata Plan)	\$5,568.90
Road cancellation\$5,227.60Lot line adjustment, Consolidation\$949.80RT-1 Site Configuration\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$949.80First PLA Extension\$2,175.40Subsequent PLA Extension\$0% of relevan subdivision feetSubsequent PLA Extension\$0% of relevan subdivision feetCity Land Valuation (Cash-in-Lieu Option)\$751.30Development Permit (DP)\$4,315.40Non-delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50Delegated DPs\$2,947.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Plus Phase Fee for every phase beyond two (2)	\$486.20
Lot line adjustment, Consolidation\$949.80RT-1 Site Configuration\$949.80Subdivision Re-approval Application (PLA Extension) (any subdivision type)\$949.80First PLA Extension\$2,175.40Subsequent PLA Extension\$0% of relevant subdivision feetCity Land Valuation (Cash-in-Lieu Option)\$751.30Development Permit (DP)\$4,315.40Non-delegated DPs (requires City Council authorization)\$4,315.40Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):\$110.50Delegated DPs\$2,247.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$7736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Form "P" Amendment	\$475.40
RT-1 Site Configuration \$949.80 Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$2,175.40 First PLA Extension \$2,175.40 Subsequent PLA Extension 50% of relevant subdivision fee Subsequent PLA Extension \$0% of relevant subdivision fee City Land Valuation (Cash-in-Lieu Option) \$751.30 Development Permit (DP) \$4,315.40 Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$110.50 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	Road cancellation	\$5,227.60
Subdivision Re-approval Application (PLA Extension) (any subdivision type) \$2,175.40 First PLA Extension \$2,175.40 Subsequent PLA Extension \$0% of relevant subdivision fee Subsequent PLA Extension \$0% of relevant subdivision fee City Land Valuation (Cash-in-Lieu Option) \$751.30 Development Permit (DP) \$4,315.40 Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$110.50 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	Lot line adjustment, Consolidation	\$949.80
First PLA Extension \$2,175.40 Subsequent PLA Extension 50% of relevant subdivision fee City Land Valuation (Cash-in-Lieu Option) \$751.30 Development Permit (DP) \$4,315.40 Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$110.50 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	RT-1 Site Configuration	\$949.80
Subsequent PLA Extension 50% of relevant subdivision fee Subsequent PLA Extension \$751.30 City Land Valuation (Cash-in-Lieu Option) \$751.30 Development Permit (DP) \$4,315.40 Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$110.50 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	Subdivision Re-approval Application (PLA Extension) (any subdivision type)	
Subsequent PLA Extension subdivision fee City Land Valuation (Cash-in-Lieu Option) \$751.30 Development Permit (DP) Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor \$110.50 Delegated DPs \$2,947.00 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	First PLA Extension	\$2,175.40
City Land Valuation (Cash-in-Lieu Option) \$751.30 Development Permit (DP) \$4,315.40 Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): \$110.50 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	Subsequent DLA Extension	50% of relevant
Development Permit (DP) Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor \$110.50 area (GFA): \$12,947.00 Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10		subdivision fee
Non-delegated DPs (requires City Council authorization) \$4,315.40 Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor \$110.50 area (GFA): \$2,947.00 Delegated DPs \$2,210.80 DP amendment (Major) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	City Land Valuation (Cash-in-Lieu Option)	\$751.30
Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA): Delegated DPs \$2,947.00 DP amendment (Major) \$2,210.80 DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10	Development Permit (DP)	
area (GFA):\$110.50Delegated DPs\$2,947.00DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Non-delegated DPs (requires City Council authorization)	\$4,315.40
DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10		\$110.50
DP amendment (Major)\$2,210.80DP amendment (Minor)\$736.20Watercourse Protection DP – Developments other than single family (see Note 1)\$1,867.10	Delegated DPs	\$2,947.00
DP amendment (Minor) \$736.20 Watercourse Protection DP – Developments other than single family (see Note 1) \$1,867.10		\$2,210.80
		\$736.20
	Watercourse Protection DP – Developments other than single family (see Note 1)	\$1,867.10
		\$665.50



City of Coquitlam

2025 Fee Calculation Guide

Watercourse Protection DP – Single Family Developments	\$793.90
Non-Delegated Development Variance Permit (see Note 2)	
Variances to Zoning Bylaw:	
A-3 or RS Zones	\$1,922.10
All other zones	
(RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, CS, SS, M, B and P zones.)	\$4,050.30
Variances to the Sign Bylaw or Subdivision and Development Servicing Bylaw	\$1,922.10
Delegated Development Variance Permit	
Variances to Zoning Bylaw:	
A-3 or RS Zones	\$1,922.10
All other Zones	
(RT, RTM, RM-1, RM-2, RM-3, C-1, C-2, CS, SS, M, B, and P zones.)	\$2,310.80
Variances to the Sign Bylaw or Subdivision and Development Servicing Bylaw	\$1,922.10
Housing Agreement (including amendments)	\$1,500.00
Temporary Use Permit	\$3,124.1
Temporary Use Permit Renewal	\$1,562.60
Board of Variance application	\$522.50
Agricultural Land Commission Application	
Non-Adhering Residential Use	\$450.00
Soil Use to Place Fill and/or Remove Soil	\$750.00
Non-Farm Use	\$750.00
Subdivision	\$750.0
Exclusion	\$750.0
Inclusion	
Transportation, Utility and Recreational Uses	
Heritage Revitalization Agreement	\$3,753.0
Heritage Revitalization Agreement Amendment	\$1,281.4
Heritage Alteration Permit (HAP)	\$1,024.9
Development Agreement	At cos
Development Agreement Amendment	\$2,561.8

Notes for all Development Applications:

The initial Watercourse Protection DP application fee is 50% of the fee with the balance due if a DP is required. The initial 50% of the application fee is non-refundable if through the review process a Development Permit is not required.
 The DVP application fee shall be applied to each lot subject to the requested variance up to a maximum of five lots.
 Text Amendment application fee is for all text amendments to the Zoning Bylaw, including creating a new CD zone.
 If the Development Application is proposing mixed zones, the application fee will be based on the highest proposed zone.
 All application fees are exempt from GST.

Development Applications (Effective January 01, 2021)	
Major Projects (Applies to: RM-4, RM-5, RM-6, C-5, C-6, C-7 zones and CD zones based on	
any of these parent zones)	
Pre-Application Review	\$2,506.00
Dfficial Community Plan Amendment (map or text)	\$17,862.60
Official Community Plan Bylaw Amendment Third Reading Time Extension	\$1,144.00
Master Development Plan Rezoning - Basic Fee	\$38,329.80
Plus Zone Fee per 100 sq. metres of land:	\$499.40
Rezoning - Base Fee	\$11,800.00
Plus Zone Fee per 100 m ² of land:	
All zones in Major Projects	\$221.10
Delegated Zoning Bylaw Amendment Time Extension	\$1,512.20
Non-Delegated Zoning Amendment Time Extension	\$5,900.00
Zoning Bylaw Text Amendment (for any text amendment including new CD Zones)	\$10,335.10
Cannabis Retail Zoning Bylaw Text Amendment	\$9,047.20
Public Hearing Fee & Additional Public Hearings	\$1,472.50
Regional Growth Strategy Amendments	\$5,853.30
iubdivisions	
Conventional, Site Configuration, and Bare Land Strata (three or fewer lots)	\$9,939.00
Plus Lot Fee for every lot created beyond three (3)	\$364.9
Air Space Parcel (Basic Fee – two parcels or less)	\$11,934.20
Plus lot fee for every parcel created beyond two	\$715.80
Strata Title Conversion (two units or less)	\$8,481.60
Strata Title Conversion (more than two units)	\$11,875.10
Phased Strata Title Subdivision (Phased Strata Plan)	\$9,939.00
Plus Phase Fee for every phase beyond two (2)	\$868.00
Form "P" Amendment	\$847.80
Road cancellation	\$5,971.40
Lot line adjustment, Consolidation	\$1,696.80
ubdivision Re-approval Application (PLA Extension) (any subdivision type)	
First PLA Extension	\$2,484.50
Subsequent PLA Extensions	50% of relevan
	subdivision fee
Development Permit (DP)	
Non-delegated DPs (requires City Council authorization)	\$7,703.50
Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross flo area (GFA):	9 07 \$197.50
Delegated DPs	\$5,258.80
DP amendment (Major)	\$3,944.10
	\$1,313.60
DP amendment (Minor)	
DP amendment (Minor) Watercourse Protection DP (see Note 1)	\$1,867.10
	\$1,867.10 \$665.50



Development Variance Permit (see Note 2)

Variances to Zoning Bylaw:	
Non-Delegated Development Variance Permit	\$4,627.70
Delegated Development Variance Permit	\$2,310.80
Variances to the Sign Bylaw or Subdivision and Development Servicing Bylaw:	
Non-Delegated Variances	\$2,195.80
Delegated Variances	\$1,922.10
Temporary Use Permit	\$3,568.40
Temporary Use Permit Renewal	\$1,784.80
Heritage Revitalization Agreement	\$4,287.50
Heritage Revitalization Agreement Amendment	\$1,463.90
Heritage Alteration Permit (HAP)	\$1,170.90
Housing Agreement (including amendments)	\$1,500.00
Development Agreement	At cost
Development Agreement Amendment	\$4,573.00

Notes for all Development Applications:

Hote	s for an Development Applications.
1	The initial Watercourse Protection DP application fee is 50% of the fee with the balance due if a DP is required. The
	initial 50% of the application fee is non-refundable if through the review process a Development Permit is not required.
2	The DVP application fee shall be applied to each lot subject to the requested variance up to a maximum of five lots.
3	Text Amendment application fee is for all text amendments to the Zoning Bylaw, including creating a new CD zone.
4	If the Development Application is proposing mixed zones, the application fee will be based on the highest proposed
	zone.
5	All application fees are exempt from GST.

REFUND POLICY:

- a. Where an application for an amendment to the Zoning Bylaw or the OCP Bylaw is withdrawn by the applicant prior to Council's First Reading, or if Council declines the application prior to referral to the Public Hearing, the public hearing fee paid by the applicant shall be refunded within 90 days of receipt of the applicant's written request for such a refund.
- b. Where a Development Project is withdrawn by the applicant prior to the application being referred to other departments for comment, a refund of the fees paid by the application, less 20%, shall be provided within 90 days of receipt of the applicant's written request for such refund.
- c. Where an application for a Cannabis Retail Zoning Bylaw Text Amendment is withdrawn by the applicant prior to Council's First Reading, a refund of 50% of the Cannabis Retail Zoning Bylaw Text Amendment fee paid at the application submission by the applicant shall be refunded within 90 days of receipt of the applicant's written request for such refund.
- d. Where an application for a Cannabis Retail Zoning Bylaw Text Amendment is withdrawn by the applicant prior to the Public Hearing or declined first reading by Council prior to referral to the Public Hearing, the Public Hearing fee paid at the application submission by the applicant shall be refunded within 90 days of receipt of the applicant's written request for such refund.
- e. Information provided has been consolidated for convenience; to verify fees, refer to the City's Fees and Charges Bylaw No. 5348, 2023 as amended.

Coquitlam

City of Coquitlam 2025 Fee Calculation Guide

Services	Fees	INCL GST 5%
Custom Work for documents, rate per hour (charged in 15 minute increments)	\$58.00	\$60.90
Survey Certificate Copies, each	\$46.10	Exempt
Photocopies, per page (plus additional cost of custom work, as required)	\$0.60	\$0.63
Comfort Letter		
Single-family/two-family	\$213.60	Exempt
Multi-family/Commercial/Industrial/Institutional	\$367.00	Exempt
Bylaw Inquiry Letter	\$122.30	\$128.42
Financial Administration Fee	\$2,547.00	Exempt
Cannabis Retail Licence Referral Fee	\$1,244.30 plus the cost of postage	Exempt
Liquor Licence Consultation Fee	\$1,129.70 plus the cost of postage	\$1,186.19
Mailing Fee	Cost Recovery	GST applicable
DP Plans review (after 2 resubmissions) - per hour	\$226.40	Exempt
Additional Site Inspection for Release of Security	\$283.30	\$297.47
Latecomer Agreements	\$3,738.00	Exempt
Latecomer Interest Rate	As per municipal Finance Authority of BC (MFABC) 15-year rate at the time of agreement	Exempt
Subdivision Bond Fee	\$2,005.80	Exempt
MOECCS - Site Profile for Contaminated Sites	\$112.70	Exempt
Change of Owner, Applicant and/or Agent	\$250.00	Exempt
Enquiry (ENQ) Meetings (Fee per meeting)	\$107.30	\$112.67
Board of Variance Application	\$536.60	Exempt
Other Services as required	Cost Recovery	Exempt

Planning and Development 3000 Guildford Way, Coquitlam, BC V3B 7N2 Telephone: 604-927-3430 Email: <u>devinfo@coquitlam.ca</u> www.coquitlam.ca/development 1083297.v15



City of Coquitlam 2025 Fee Calculation Guide

Examples of Fee Calculations

Example 1: Standard Application Fee Calculation Applications included: OCP map and text amendment (for CD), Rezoning (map and text for CD), Subdivision to consolidate / road dedications, Non-Delegated Development Permit

Zone: CD zone based on RM-3

Land Area: $1,609.4 \text{ m}^2 = 1,609.4 \text{ m}^2$ (note – **no** rounding) 150 Residential dwelling units and 1,537m2 of nonresidential GFA (Commercial)

OCP: \$10,007.70 base

Rezoning:

\$ 5,568.90+ (______ X ____) = (Basic Fee) (Zone Fee) Area of land / 100 m²)

\$5,568.90 base fee + (\$95.50 x 16.094) = \$7,105.88 + Text amendment (CD): \$5,790.00 Total = \$12,895.88

+ **Public hearing** \$1,472.50

Subdivision (Conventional): \$5,568.90

Development Permit (Non-Delegated)

\$4,315.40 + (\$110.50 x 15.37) + (\$110.50 x 150) = \$22,588.79

\$ 4,315.40 +	(X)
(Basic Fee)	(GFA Fee)	(non-residentia	al GFA /100 m²)
+ (2	x) :	=
(Unit Fee)	(No. of res	idential units)	(Application Fee)

Example 2: Major Application Fee Calculation Applications included: OCP map and text amendment (for CD), Rezoning (map and text for CD), Subdivision to consolidate / road dedications, Non-Delegated Development Permit

Zone: CD zone based on RM-6 Land Area: 4,404 m² = 44.04 m² (note – **no** rounding) 500 Residential dwelling units and 1,537m2 of nonresidential GFA (Commercial)

OCP: \$17,862.60 base

Rezoning:

\$ 11,800.00 + (______X ____) = (Basic Fee) (Zone Fee) X _____) (Area of land / 100 m²)

\$11,800.00 base fee + (\$221.10 x 44.04) = \$21,537.24 + Text amendment (CD): \$10,335.10 Total = \$31,872.34

+ Public hearing \$1,472.50

Subdivision (Conventional): \$9,939.00

Development Permit (Non-Delegated)

\$7,703.50 + (\$197.50 x 15.37) + (\$197.50 x 500) = \$109,489.08

\$7,703.50 + ()
(Basic Fee)	(GFA Fee) ((non-residential	GFA /100 m²)
(Unit Fee)	(No. of re	sidential units)	(Application Fee)



City of Coquitlam 2025 Fee Calculation Guide

Example 3: Master Development Plan in Major Zone, going to RM-6 and RT-2 zone Applications included: Master Development Plan, Rezoning (map amendment), Subdivision to create 7 lots from 3, Non-Delegated Development Permit,

Zone: C-7, RT-2 (highest density zone to be charged) Land Area: 26,700.5 m² = (note – **no** rounding) 10 townhouse units, 1,200 C-7 dwelling units and 5,007m² of non-residential GFA (Commercial)

Master Development Plan

\$38,329.80 + (\$499.40 x 267.005) = \$171,672.10 \$______ + (_____ x ____) = _____ (Basic Fee) (RZ rate) (land /100 m²) (Application fee)

Rezoning

\$11,800.00 + (\$221.10 x 267.005) = \$70,834.81 \$______ + (_____ x _____) = _____ (Basic Fee) (RZ rate) (land /100 m²) (Application fee)

Public Hearing \$1,472.50

Subdivision (7-3 = 4 new lots, 1 more lot over 3) \$9,939.00 + (1 x \$364.90) = \$10,303.90 \$______ + (______ x ____) = _____ (Base Fee) (No. lots created beyond 3) x (new lot rate)

Development Permit (Non-Delegated)

 $7,703.50 + (197.50 \times 50.07m^2) + (197.50 \times 1,210) = 256567.33$

7,703.50 + (______ X _____) + (______ x _____) = ______ (Area of land / 100 m²) (Unit fee) (No. of residential units) (Application fee)