

CITY OF PITT MEADOWS
DEVELOPMENT APPLICATION FEE
AMENDMENT BYLAW NO. 2963, 2023

A bylaw to amend sections of the City of Pitt Meadows Development
Application Fee Bylaw No. 2629, 2013

WHEREAS it is deemed expedient to amend City of Pitt Meadows Development Application Fee Bylaw No. 2629, 2013;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Development Application Fee Amendment Bylaw 2963, 2023".
2. The City of Pitt Meadows Development Application Fee Bylaw No. 2629, 2013 is amended as follows:
 - a) Section 3 is amended by adding "incurred by the municipality and" after "All legal fees".
 - b) Section 4 is amended by changing the letter of credit amount from \$2,500 to \$5,000.
 - c) Section 4 is amended by adding the following sub-section:
 - 4.1 Application fees will be doubled in the case of land alteration or building construction without the necessary permits from the City.
 - d) Section 5 (b) is amended by deleting "and second".
 - e) Section 6 is amended by deleting "event".
 - f) Section 8 is deleted in its entirety.
 - g) Section A is deleted in its entirety and replaced with the Schedule A attached to and forming part of this bylaw.

READ a FIRST, SECOND and THIRD time on November 7, 2023.

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Tanya Barr
Corporate Officer

Schedule A

Application fees for the purpose of recovering the direct costs of the processing, inspecting and advertising relating to the application will be submitted at the time of application in accordance with the following schedule:

A. Official Community Plan Amendments		
A.1	OCP amendment	\$ 3,050
A.2	OCP amendment with a rezoning application	\$ 1,830
A.3	Regional Context Statement Amendment	\$ 4,270
B. Zoning Bylaw Amendments (Rezoning)		
B.1	Single Family, Duplex Residential	\$ 3,050 + \$ 500 per additional lot
B.2	Multi-Family Residential	\$4,150 + \$55 per 100 m ² site area
B.3	Mixed Use	\$4,150 + \$67 per 100 m ² site area
B.4	Commercial	\$3,050 + \$98 per 100 m ² site area for the first 20,000 m ² and \$6 per 100 m ² or portion thereafter
B.5	Industrial	\$3,050 + \$18 per 100 m ² site area for the first 20,000 m ² and \$4 per 100 m ² or portion thereafter
B.6	Comprehensive Development	\$5,750 + \$45 per 100 m ² site area
B.7	Other Zones	\$3,050 + \$30 per 100 m ² site area
B.8	Text Amendment	\$3,050
B.9	Third Reading Extension	\$765
B.10	Additional Public Hearing	\$880
C. Land Use Contract Amendments		
C.1	Discharge	\$365 or \$0 with rezoning application
C.2	Major Amendment – Single Family (use or density)	\$2,440
C.3	Minor Amendment – Single Family	\$945
C.4	Amendment – All other zones	\$3,660

D. Heritage Applications

D.1	Heritage Designation Bylaw	\$185
D.2	Heritage Revitalization Agreement Bylaw (with Public Hearing)	\$185
D.3	Heritage Revitalization Agreement Bylaw (without Public Hearing)	\$90
D.4	Heritage Alteration Permit	\$125
D.5	Heritage Alteration Permit – minor amendment	\$60

E. Development Permits

E.1	Single Family, Duplex, Garden Suite	\$500 per unit
E.2	Natural Environment, Hazardous Conditions, Farmland Protection – Single-Family	New building \$1,200; Renovation \$600. Excludes development resulting in the subdivision of land.
E.3	Natural Environment, Hazardous Conditions, Farmland Protection – Single-Family Other	\$3,050 + \$65 per unit for residential development or \$50 per 100 m ² of development site area for commercial and industrial development. Development site area is defined as the area that is proposed to be disturbed through the removal of natural vegetation, deposition of fill, removal or rock or soil, construction of impervious paved surfaces such as driveways, or the construction of buildings. Development site area does not include naturalized areas or conservation areas.
E.4	Multi-Family Residential	\$3,050 + \$65 per unit
E.5	Commercial	\$3,050 + \$50 per 100 m ² gfa
E.6	Industrial	\$3,050 + \$50 per 100 m ² gfa
E.7	Other	\$3,050 + \$75 per 100 m ² gfa
E.8	Signs	\$975
E.9	Major Amendment	\$2,440
E.10	Minor Amendment	\$975
E.11	Minor Amendments – Single-Family	\$300

E.12	Landscaping DP Compliance & Inspection	2% of estimated landscaping costs up to a maximum of \$2,440
E.13	DP Exemption Requiring Staff Review	\$50
E.14	Residential and agricultural zoned properties requiring more than one development permit: The fee for all development permits will be the fee of the highest value development permit plus \$150 for each additional development permit type. This combination fee will not apply to developments resulting in the subdivision of land.	
F. Development Variance Permits		
F.1	Single Family Residential and Agricultural	\$1,100 per unit
F.2	All Other Zones	\$2,440
F.3	Signs	\$975
G. Subdivision		
G.1	PLA Fee Simple, Bare Land Strata (5 lots or less)	\$1,830 + \$120 per additional lot
G.2	PLA Fee Simple, Bare Land Strata (more than 5 lots)	\$2,440 + \$120 per additional lot
G.3	Final Plan Approval	\$425
G.4	PLA Extension or Amendment	\$300
G.5	Strata Title Conversion	\$975
G.6	Phased Strata	\$425 per phase
G.7	Form P Approval or Amendment	\$340
H. Legal Documents		
H.1	Legal Document Discharge	\$365
H.2	Restrictive Covenant - new	\$425
H.3	Restrictive Covenant - amendment	\$275
I. Other Applications		
I.1	ALR Application	Fees as established by the ALC
I.2	Board of Variance	\$600
I.3	Secondary or Garden Suite Registration	\$50
I.4	Temporary Use Permit and Renewals	\$2,440
I.5	Radiocommunication Facility Application	\$5,000

I.6	Other Council Resolutions or Bylaw Amendments	\$2,440
I.7	Liquor License – new or permanent amendment	\$3,050
I.8	Liquor License – temporary amendment	\$1,010
I.9	Liquor License – no Council resolution	\$610
I.10	Cannabis Retail Store or Producer Retail Store Licence – new	\$3,050
I.11	Cannabis Retail Store Licence – with a Zoning Bylaw Text Amendment	\$1,000
<i>J. Miscellaneous Fees</i>		
J.1	Changes to Application	\$60
J.2	Change of Address Request	\$385
J.3	Development Information Meeting - staff attendance	\$245
J.4	Development Information Meeting - mailing labels	\$50
J.5	Independent Design Review	\$520 + recovery of actual cost
J.6	Peer review of a registered professional report or qualified professional report where it is required in the opinion of the Director. The peer reviewer will be retained by the City at the owner's expense	Recovery of actual cost
J.7	Title Search, Company Search or similar online information retrieval	\$10
J.8	Copies of a legal plan, occupancy permit, building site survey, building permit plans or other permits or licenses	No charge for property owner first ½ hour, \$18.00 for every additional ½ hour or portion thereof
J.9	Copies of Planning Studies or other documents	\$30
J.10	Copies of the Zoning Bylaw or the Official Community Plan Bylaw	\$50
J.11	Photocopies printed or digital	\$1.00 per page, \$5.00 minimum charge

J.13	Property related research for property owner	\$18.00 per ½ hour or portion thereof
J. 14	Custom GIS data requests	\$100 per hour of preparation + an additional \$10 for each additional data layer requested (charged in 15 minute increments)