

Bulletin: Calculation of 2026 Development Application Fees

Created: July 2026

This bulletin provides a consolidated reference of the current development application fees effective January 1, 2026, reflecting the annual fee adjustments established under Section 2.2 of Development Application Fees Bylaw No. 12552.

This guide has been prepared to provide convenient information only. It is neither a bylaw nor a legal document.

If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall be the legal authority.

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Table 1: OCP Amendments, Rezoning, & Development Variance Permits

Application Type	Base Fee 2026	Additional Fees 2026
Pre-Application Meeting Major	\$ 435.00	Fee applies to first meeting only, additional meetings are free.
Pre-Application Meeting Minor	\$ 265.00	Fee applies to first meeting only, additional meetings are free.
Area Structure, Redevelopment, and Neighbourhood Plans	\$ 149,060.00	Additional fees may be required based on complexity and technical analysis as per Council Policy #247.
Master Development Agreement	\$ 11,465.00	-
OCP Amendment		
OCP Major (ex. FLU change)	\$ 4,805.00	\$275 per additional hectare over 1 ha
OCP Minor (ex. Text Amendment)	\$ 3,060.00	-
Zoning Bylaw Amendment		
RU, RR, A, MH1	\$ 1,745.00	-
MF1	\$ 2,610.00	-
MF2	\$ 3,200.00	-
MF3, MF4, CA1	\$ 3,865.00	-
C, I	\$ 4,000.00	-
P, W, U	\$ 3,600.00	-
UC, VC	\$ 4,830.00	-
c for Carriage House, cc for Child Care Major	\$ 1,035.00	-
r for Rental Only	\$ 2,000.00	-
a for Arena, fg for Fueling Station, dt for Drive Through str for Short-Term Rental, Major	\$ 4,830.00	-
r for Retail Cannabis Sales, gg for Gambling Facility	\$ 4,005.00	-
Comprehensive Development Zone	\$ 22,855.00	-
Rezoning Extension	\$ 650.00	-
Text Amendments	\$ 4,000.00	-
Temporary Use Permit & Extension	\$ 3,295.00	-
Development Variance Permit		
Development Variance Permit (Council)	\$ 2,470.00	\$265 each additional variance
Development Variance Permit (Direct Delegated)	\$ 1,480.00	\$105 each additional variance

Table 2: Development Permits & Heritage Permits

Application Type	Base Fee 2026	Additional Fees 2026
Development Permit (Form & Character)		
Development Permit (Direct Delegated)	\$ 1,385.00	-
Multi-Family and Mixed-Use	-	<i>For fee calculations that are based on per 100 m², the m² will be rounded down to the nearest multiple of 100 (ex: 375 m² of commercial space will be rounded down to 300 m²).</i>
7-50 residential units	\$ 3,225.00	\$170 per 100 m ² of Commercial/Institutional Use Net Floor Area
51-100 residential units	\$ 3,470.00	\$170 per 100 m ² of Commercial/Institutional Use Net Floor Area
101-200 residential units	\$ 3,715.00	\$170 per 100 m ² of Commercial/Institutional Use Net Floor Area
201-300 residential units	\$ 3,930.00	\$170 per 100 m ² of Commercial/Institutional Use Net Floor Area
301+ residential units	\$ 4,180.00	\$170 per 100 m ² of Commercial/Institutional Use Net Floor Area
Commercial / Industrial / Institutional	\$ 1,385.00	\$85 per 100 m ² of Net Floor Area
Amended Development Permit		
Amended Direct Development Permit (Delegated)	\$ 495.00	For amendments on Direct DPs that do not negatively impact form and character.
Amended Council Development Permit (Delegated)	\$ 985.00	For amendments on Council Issued DPs that do not negatively impact form and character.
Amended Development Permit (Council)	\$ 1,845.00	For amendments on DPs that negatively impact form and character and require Council consideration.
Heritage		
Heritage Alteration Permit (Council)	\$ 2,965.00	-
Heritage Alteration Permit (Direct Delegated)	\$ 1,385.00	\$105 each variance
Under 50 m ² of construction (Direct Delegated)	\$ 535.00	-
Heritage Revitalization Agreement	\$ 2,800.00	-
Heritage Designation Bylaw	\$ 325.00	-
Heritage Conservation Covenant	\$ 325.00	-
Heritage Register Removal	\$ 325.00	-
Natural Environment & Hazardous Condition		
Under 50 m ² of construction	\$ 535.00	-
Single Lot Delegated Permit	\$ 2,010.00	-
Council Review and/or Multiple Lot	\$ 3,060.00	-

Table 3: General & Subdivision

Application Type	Base Fee 2026	Additional Fees 2026
General		
Public Hearing or Regular Meeting Re-Advertising	\$ 650.00	-
Document Administration Fee Minor (ex. Change of Owner, Register Easement, etc.)	\$ 275.00	-
Covenant (registration, discharge, etc.)	\$ 650.00	-
Legal Document Review	\$ 865.00	\$360 per hour over 3 hours
Site Profile Fees	\$ 275.00	-
Soil Deposit/Removal	\$ 735.00	-
Overheight Retaining Wall	\$ 735.00	-
Board of Variance Application	\$ 1,695.00	-
Revitalization Tax Exemption	\$ 410.00	-
Landscape Re-Inspection Fee	\$ 500.00	-
Subdivision		
Fee Simple (PLR) Bare Land	\$ 2,825.00	\$195 per lot over 2 lots
Technical Subdivision	\$ 565.00	-
Phased Strata Development	\$ 275.00	-
Form P	\$ 565.00	-
PLR Renewal	\$ 410.00	-
Final Approval Fee	\$ 275.00	-
Building Strata Conversion	\$ 3,615.00	-
Road Renaming	\$ 1,410.00	-
Airspace Parcel	\$ 24,570.00	-

Table 4: Agriculture & Liquor Licences

Application Type	Base Fee 2026	Additional Fees 2026
Temporary Farm Worker Housing		
Temporary Farm Worker Housing (Council)	\$ 1,410.00	-
Temporary Farm Worker Housing (Delegated)	\$ 710.00	-
Farm Protection		
Development Permit (Council)	\$ 1,410.00	-
Development Permit (Direct Delegated)	\$ 710.00	-
Farm Residential Footprint Covenant	\$ 325.00	-
ALC Applications (regulated by Province)		
Non-Adhering Residential Use	\$ 450.00	-
Soil Use to Place Fill and/or Remove Soil	\$ 750.00	-
Non-Farm Use	\$ 750.00	-
Subdivision	\$ 750.00	-
Exclusion	\$ 750.00	-
Liquor Licence (New or Change)		
No Council Consideration (Temporary Change)	\$ 275.00	-
Delegated Liquor Licence 99 Persons or less	\$ 1,035.00	-
Delegated Patron Participation Endorsement 250 Persons or less	\$ 1,035.00	-
Council Liquor Licence 100 Persons - 250 Persons	\$ 1,410.00	-
Council Liquor Licence 251 Persons or more	\$ 2,805.00	-
Council Patron Participation Endorsement 251 Persons or more	\$ 2,805.00	-

Table 5: Development Engineering Fees

Application Type	Base Fee 2026	Notes
Street/Traffic Sign	Determined by Development Engineering	The Owner is responsible for the purchase and installation costs of all signs required for their development.
Survey Monument Fee	\$ 65.00	-
Survey Monument Replacements	\$ 1,450.00	-
Latecomer Agreement	\$ 6,300.00	Per agreement. No charge for agreements of one-day duration
Development Engineering Inspection Fee	3.5% of the total cost of off-site construction plus GST	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, FortisBC Gas works, service lines, street lighting etc. is not included in the construction cost for administration charge calculations. 4. Consulting Engineering design fees are not included in the administration fee calculation. 5. Administration charge is calculated at 3.5% 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.
Water or Sanitary Sewer Network Modelling (Simple)	\$ 525.00	Simple modelling for defining boundary conditions at up to two locations.
Water or Sanitary Sewer Network Modelling (Complex)	\$ 1,575.00	Complex modelling request.

Table 6: Sign Permits

Application Type	Base Fee 2026	Notes
Temporary Portable Signs	-	-
0-30 days	\$ 90.00	-
31-60 days	\$ 180.00	-
61-90 days	\$ 270.00	-
Permanent Signs	\$ 80.00	Plus \$11 per m ²
Comprehensive Sign Plan	\$ 985.00	See Sign Bylaw No. 11530 Section 2.6. If proposed signs are included on the Development Permit Application, this fee is not required.
Comprehensive Sign Plan with Variances	\$ 2,470.00	See Sign Bylaw No. 11530 Section 2.6. If proposed signs are included on the Development Permit Application, this fee is not required.