

Form B - Development Application Fees



	APPLICATION TYPE	APPLICATION FEE
1.	REZONING	
1.1	Single Detached Residential; Duplex Residential	\$2,615 for 1-4 lots plus \$65 for each additional lot over 4
1.2	Multi-Family Residential; Multi-Unit Residential	\$3,140 plus \$45/100 m ² of total floor area in excess of 1,000 m ² and \$21/100 m ² of total gross floor area in excess of 2,500 m ²
1.3	Commercial	\$2,615 plus \$55/100 m ² of total gross floor area in excess of 1,000 m ²
1.4	Mixed Use	\$3,140 base fee plus the incremental fees that apply to 1.2, 1.3 and/or 1.5
1.5	Industrial and Institutional	
	a) With Subdivision	\$3,140 base fee plus \$110 for each new lot
	b) Without Subdivision	\$3,140 base fee plus \$110/100 m ² of site area
1.6	Agriculture, including Agriculture Golf Course	\$2,615
1.7	Any Other Standard Zone Not Listed in 1.1 through 1.6	\$2,615
1.8	Text Amendment	\$1,880
1.9	Comprehensive Development Zone	\$525 surcharge for single detached, duplex, or agriculture related rezoning (in addition to applicable fees in 1.1 or 1.6) \$1,045 surcharge for all other rezoning types (in addition to applicable fees in 1.2, 1.3, 1.4, 1.5 or 1.7)
2.	OFFICIAL COMMUNITY PLAN AMENDMENT	\$2,615 for site area less than 1 hectare \$4,180 for site area between 1 hectare and 5 hectares \$5,230 plus \$520/hectare over 5 hectares
3.	LAND USE CONTRACT DISCHARGE OR AMENDMENT	\$1,465
4.	DEVELOPMENT PERMIT	
4.1	Hazardous Conditions, Nature Preservation or Flood Proofing	\$1,570
4.2	Multi-Unit Residential	
	a) With Rezoning	\$1,045
	b) Without Rezoning	\$2,615 plus \$35/100 m ² of total gross floor area in excess of 1,000 m ² and \$16/100 m ² in excess of 2,500 m ²
4.3	Commercial	
	a) With Rezoning	\$1,045
	b) Without Rezoning	\$2,615 plus \$55/100 m ² of total gross floor area in excess of 1,000 m ²



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4.4	Mixed Use a) With Rezoning b) Without Rezoning	\$1,045 \$2,615 plus the incremental fees that apply to 4.3, 4.4 and/or 4.6
4.5	Industrial a) With Rezoning b) Without Rezoning	\$1,045 \$1,570 plus \$55/100 m ² of site area
4.6	Development Permit Amendments	\$1,255
5.	DEVELOPMENT VARIANCE PERMIT	
5.1	Single Detached Residential or Agriculture With Rezoning	\$525
5.2	Single Detached Residential or Duplex Residential or Agriculture Without Rezoning a) Minor – less than 3 variances b) Major – 3 or more variances	\$835 \$1,045
5.3	Multi-Unit Residential, Commercial, Industrial, Office, or Any Other Use (Except as listed in 5.1 or 5.2) or Combination of Above Uses With Rezoning	\$525
5.4	Multi-Unit Residential, Commercial, Industrial, Office, or Any Other Use (Except as listed in 5.1 or 5.2) or Combination of Above Uses Without Rezoning	\$1,045
5.5	Signs	\$835
6.	TEMPORARY USE PERMIT	
6.1	Temporary Use Permit	\$2,040
6.2	Temporary Use Permit Renewal	\$1,020
7.	HERITAGE	
7.1	Heritage Alteration Permit	No charge
7.2	Heritage Covenant	No charge
7.3	Municipal Heritage Designation	No charge
7.4	Heritage Revitalization Agreement	As per rezoning for proposed use



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8.	RESTRICTIVE COVENANT	
8.1	Restrictive Covenant Amendment or Discharge	\$525 processing fee (plus payment of legal fees incurred for preparation, execution and registration of any document or agreement)
8.2	Request for New Restrictive Covenant unrelated to a development application already under review	\$525 processing fee (plus payment of legal fees incurred for preparation, execution and registration of any document or agreement)
9.	LIQUOR CONTROL AND LICENSING ACT APPLICATIONS	
9.1	Liquor Primary Licence – new (includes transfer of a licence), Liquor Primary Licence Amendment, or Food Primary Licence Amendment	\$550
9.2	Liquor Licence Occupant Load Determination (for existing buildings)	\$315
10.	RESUBMISSION FEE	The development application fees in this bylaw include a staff review of the plans submitted with the application as well as a review of the first set of revised plans. Applicants will be required to pay a resubmission fee for the second revision and every subsequent revision of plans.
10.1	Single Detached Residential; Duplex Residential	\$315 for each resubmission
10.2	Commercial, Mixed-Use, Industrial, Institutional, Agriculture, or Any Other Use or Application Type	\$525 for each resubmission
11.	PUBLIC INFORMATION MEETING	\$630
12.	PUBLIC HEARING	Application fees in this table include a Public Hearing scheduled for not more than 1 calendar day. A payment of \$835 is required for each additional day of Public Hearing beyond 1 calendar day.
13.	EXTENSION TO THIRD READING AND/OR TENTATIVE LETTER OF APPROVAL	\$525 for first extension (maximum 6 months) \$1,045 for extensions longer than 6 months or for second or subsequent extensions (6 months maximum)
14.	REGIONAL GROWTH STRATEGY AMENDMENT	\$5,230
15.	ADVISORY DESIGN PANEL REVIEW	



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16.	PRE-APPLICATION MEETING	
	Pre-Application Meeting with Staff before Development Application is made	\$305 (Fee will be credited toward Development Application fees if a Development Application is submitted within 6 months of the date of the pre-application meeting)
17.	PERSONAL PREFERENCE ADDRESS CHANGE	\$315
18.	APPROVAL OF PLANS BY APPROVING OFFICER UNRELATED TO A DEVELOPMENT APPLICATION UNDER REVIEW	\$1,045
19.	SUBDIVISION	Application Fee
19.1	Fee Simple	\$1,565 for first parcel and \$65 for each additional parcel
19.2	Bare Land Strata	\$1,565 for first parcel and \$65 for each additional parcel
19.3	Strata Title Conversion	\$895 for two units or less \$1,725 for more than two units
19.4	Phased Strata Plan	\$630 for Form "P" Approval \$210 for Each Phase \$210 for Form "P" Amendment
19.5	Consent to Filing of a Strata Plan	\$630
19.6	Air Space	\$1,045

Development Application Fees Additional Information:

1. All application fees shall be **non-refundable**.
2. No fees are payable for applications made by the Director of Community Planning & Development.
3. In cases where an application is not rejected outright by Council and fine tuning is required and the application is being processed under the original application, a resubmission fee in accordance with Section 10 would be required.
4. Every applicant is responsible for paying costs associated with the preparation, execution and registration of any and all legal documents or agreements relative to their application(s). Legal documents and agreements shall be prepared by the City of Delta or their agents, unless otherwise agreed, and applicants will be required to provide payment prior to commencement of any document preparation.
5. Those properties within the triangle of land bounded by 96 Avenue, 120 Street, the railway in North Delta and 92 Avenue shall be exempt from rezoning application fees until further notice.
6. Some areas of the municipality fall within defined revitalization areas, as adopted by bylaw. In areas where a revitalization area bylaw is in effect, building permit fees, plumbing permit fees and development application fees may be waived in accordance with the requirements of said bylaws where criteria are met. Applicants should refer to those bylaws to identify eligible fee reductions.

