

Schedule 6 – Development Services

Fees and Charges Bylaw No. 8386, 2024

(Subject to applicable taxes)

Description		Fees	Unit
1.	Pre-Application Meeting (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)	\$785.00	/each
2.	Rezoning Application Fees		
i	Small-Scale Residential (1-4 units)	\$4,385.00	/base
	a. Add to base, for each unit over 4 units	\$110.00	/each
ii	Multi-Unit Residential	\$6,335.00	/base
	a. Add to base, for each 100 m ² of total floor area from 1,000 m ² to 2,500 m ²	\$90.00	/each
	b. Add to base for each 100 m ² of total floor area over 2,500 m ²	\$40.00	/each
iii	Commercial	\$5,350.00	/base
	a. Add to base, for each 100 m ² of total floor area over 1,000 m ²	\$115.00	/each
iv	Industrial and Institutional	\$3,910.00	/base
	a. With Subdivision, add to base, for each new lot	\$125.00	/each
	b. Without Subdivision, add to base, for each 100 m ² of site area	\$135.00	/each
v	Mixed-Use	\$6,335.00	/base
	a. Add to base, for each additional fee as applicable to ii and iii		
vi	Agriculture	\$4,520.00	/each
vii	Comprehensive Development Zone		
	a. Surcharge for small-scale residential or agriculture related rezoning (in addition to applicable fees in i or vi)	\$1,180.00	/each
	b. Surcharge for all other rezoning types (in addition to applicable fees in ii, iii, iv, or v)	\$2,350.00	/each
viii	Any Other Standard Zone Not Listed in i through vi	\$5,885.00	/each
ix	Zoning Text Amendment	\$3,750.00	/each

3.	Official Community Plan Amendment	\$4,950.00	/each
	i Public Hearing, per day	\$1,475.00	/each

4.	Regional Growth Amendment	\$5,230.00	/each
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5.	Public Information Meeting	\$630.00	/each
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6.	Development Permit		
	i Environmental and Hazardous Conditions	\$2,970.00	/each
	ii Multi-Unit Residential		
	a With Rezoning	\$5,170.00	/base
	b Without Rezoning	\$12,940.00	/base
	Add to base of either a or b, for each 100 m ² of total gross floor area > 1,000 m ²	\$175.00	/each
	Add to base of either a or b, for each 100 m ² of total gross floor area >2,500 m ²	\$80.00	/each
	iii Commercial		
	a With Rezoning	\$2,295.00	/base
	b Without Rezoning	\$5,740.00	/base
	Add to base of either a or b, for each 100 m ² of total gross floor area > 1,000 m ²	\$120.00	/each
	iv Industrial		
	a With Rezoning	\$2,860.00	/base
	b Without Rezoning	\$4,300.00	/base
	Add to base of either a or b, for each 100 m ² of site area	\$150.00	/each
	v Mixed-Use		
	a With Rezoning	\$2,295.00	/base
	b Without Rezoning	\$5,740.00	/base
	Add to base of either a or b, applicable fees of ii and iii		
	vi Development Permit Amendment (non-delegated)	\$1,475.00	/each
	vii Development Permit Amendment (delegated)	\$490.00	/each

7.	Development Variance Permit		
	i With rezoning	\$2,135.00	/each
	ii Without rezoning (non-delegated)	\$2,375.00	/each
	iii Without rezoning (delegated)	\$1,935.00	/each

8.	Board of Variance	\$535.00	/each
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9.	Temporary Use Permit	\$2,860.00	/each
	i Temporary Use Permit Renewal	\$1,430.00	/each

10.	Sign Permit		\$835.00	/each
11.	Registered Covenant			
	i	Covenant Amendment or Discharge Processing Fee (non-delegated)	\$525.00	/each
	ii	Covenant Amendment Processing Fee (delegated)	\$505.00	/each
	iii	Covenant Discharge Processing Fee (delegated)	\$425.00	/each
12.	Heritage			
	i	Heritage Alteration Permit	No charge	
	ii	Heritage Covenant	No charge	
	iii	Municipal Heritage Designation	No charge	
	iv	Heritage Revitalization Agreement (As per rezoning for proposed use)	See section 2	
13.	Liquor Control and Licensing Act			
	i	Liquor Primary License or Food Primary License: New or Amendment (includes transfer of a license)	\$1,715.00	/each
	ii	Liquor License Occupant Load Analysis for Existing Buildings	\$985.00	/each
14.	Third Reading Tentative Letter of Approval Extension			
	i	First extension (6 months)	\$825.00	/each
	ii	For second or subsequent extensions (3 months maximum)	\$1,645.00	/each
15.	Personal Preference Address Change		\$670.00	/each
16.	Approval of Plans by Approving Officer Unrelated to a Development Application Under Review (subdivision)		\$2,350.00	/each
17.	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.			
	i	Small Scale Residential	\$335.00	/each

	ii	Commercial, Mixed-Use, Industrial, Institutional, Agriculture or Any Other Use or Application Type	\$555.00	/each
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18.	Subdivision Application				
	i	Fee Simple and bare land strata (first net new parcel)	\$3,960.00	/base	
		Add to base, for each additional net new parcel	\$165.00	/each	
	ii	Strata Title Conversion			
	a	Two Units or Less, or industrial	\$1,995.00	/each	
	b	More than Two Units	\$3,845.00	/each	
	iv	Phased Strata Plan			
	a	Form "P" Approval	\$2,180.00	/each	
	b	Form "P" Amendment	\$725.00	/each	
	c	Each Phase	\$725.00	/each	
	v	Consent to Filing of a Strata Plan	\$630.00	/each	
	vi	Air Space	\$7,350.00	/each	

19.	Delta Subdivision Standards Bylaw No. 8288, 2024				
	Cash-in-lieu amount for two-lot subdivisions (Section 5.4)				
		The fee to be charged in lieu of designing and constructing or altering works and services for two lot subdivision	\$40,000	/base	
	i	Add to base, for each meter of frontage	\$1,100	/each	
	ii	Add to base, the fee prescribed in this bylaw for servicing the two lots with water, sewer, and storm sewer			

20.	Additional Information			
	i	All application fees shall be non-refundable		
	ii	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.		
	iii	Pursuant to the Local Government Act, security may be required as a condition of permit issuance in an amount equal to 110% of the estimated cost of performing or carrying out the condition for which the security is being provided, with the form of the security to be an automatically renewing irrevocable letter of credit, bank draft or another form satisfactory to the General Manager, Development.		
	iv	Building permit fees and heritage conservation levies may be eligible for discounts. See Schedule 14 for more information.		