

City of Chilliwack

Bylaw No. 2554

A bylaw to establish Development Fees

The Council of the *City* of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as "**Development Application Fee Bylaw 1998, No. 2554**".
2. "Development Fee Schedule Bylaw 1992, No. 1673" and amendments thereto, are hereby repealed.
3. Upon receipt of an application for development purposes required under any of the *City* of Chilliwack bylaws, the fees as set out in Schedule "A" attached hereto shall apply.

"Development Application Fee Bylaw 1998, No. 2554" adopted on the 19th day of May, 1998.

Amendment Bylaw No. 2614 adopted on the 19th day of April, 1999.

Amendment Bylaw No. 2818 adopted on the 18th day of March, 2002.

Amendment Bylaw No. 2831 adopted on the 13th day of May, 2002.

Amendment Bylaw No. 2918 adopted on the 16th day of June, 2003.

Amendment Bylaw No. 3072 adopted on the 18th day of October, 2004.

Amendment Bylaw No. 3851 adopted on the 15th day of May, 2012.

Amendment Bylaw No. 3937 adopted on the 2nd day of July, 2013.

Amendment Bylaw No. 3973 adopted on the 17th day of December, 2013.

Amendment Bylaw No. 4050 adopted on the 2nd day of September, 2014.

Amendment Bylaw No. 4106 adopted on the 13th day of April, 2015.

Amendment Bylaw No. 4202 adopted on the 9th day of May, 2016.

Amendment Bylaw No. 4386 adopted on the 18th day of July, 2017.

Amendment Bylaw No. 4536 adopted on the 5th day of June, 2018.

Amendment Bylaw No. 4713 adopted on the 8th day of July, 2019.

Amendment Bylaw No. 4749 adopted on the 1st day of October, 2019.

Amendment Bylaw No. 5051 adopted on the 16th day of March, 2021.

Amendment Bylaw No. 5241 adopted on the 20th day of September, 2022.

Amendment Bylaw No. 5403 adopted on the 16th day of July, 2024.

Amendment Bylaw No. 5507 adopted on the 21st day of October, 2025.

“John Les”

Mayor

“E.J. Tisdale”

A/Clerk

Schedule "A"

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
1. Zoning Amendment		
(a) Residential: (All lot and unit calculations are based on maximum allowable density.)		
(i) One/two unit	\$ 2,000.00*	\$25 per lot or \$125 per ha of site area, whichever is greater.
(ii) Townhouse (including stacked-townhouse)	\$ 2,000.00 *	\$25 per unit or \$300 per ha of site area, whichever is greater.
(iii) Apartment	\$ 2,000.00 *	\$25 per unit or \$625 per ha of site area, whichever is greater.
(b) Commercial	\$ 2,000.00 *	\$20 per 100 m ² of site area.
(c) Mixed-use (Commercial & Residential)	\$ 2,000.00 *	\$25 per unit plus \$20 per 100m ² of site area.
(d) Industrial	\$ 2,000.00 *	\$5 per 100 m ² of site area.
(e) Institutional	\$ 2,000.00 *	\$8 per 100 m ² of site area.
(f) Agricultural/Rural	\$ 2,000.00 *	Nil
(g) Text amendment only	\$ 2,500.00 *	Nil
(h) CD Zone creation incremental fee	\$ 1,000.00	Nil
2. Official Community Plan Amendment		
(a) With rezoning	\$ 600.00	Nil
(b) Without rezoning	\$ 1,200.00	Nil

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
3. Development Variance Permit		
(a) Cost per variance, no pre-construction	\$ 1,100.00	More than 2 variances: \$150 per additional variance.
(b) Incremental cost per variance for constructing without building permit	\$ 500.00	Nil
(c) Cost per minor variance	\$ 250.00	Nil
4. Development Permit		
(a) One/two unit residential	\$ 500.00	\$100 per ha of site area up to \$800
(b) Multi-unit residential	\$ 700.00	\$100 per ha of site area
(c) Commercial, Mixed-use (Commercial & Residential), Industrial and Institutional	\$ 900.00	\$100 per ha of site area
(d) Commercial, Industrial and Residential applications in Development Permit Area 6, 7, 8, 9 and 10 with a construction value of \$150,000.00 or less	\$ 250.00	Nil
(e) Amendment to issued and approved Development Permits for: Residential, Mixed Use, Commercial and Industrial as approved by Director of Planning	\$ 250.00	Nil
(f) Residential Uses in Development Permit Area No. 4 – Farm Home Plate, Development Permit Area No. 8 – Residential Limited to Coach Houses or Garden Suites, and small-scale, multi-unit housing:		
(i) as approved by the Director of Planning	\$ 250.00	Nil
(ii) that require Council approval	\$ 500.00	Nil

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
5. Heritage Conservation		
(a) Heritage Designation Application	\$ 320.00	Nil
(b) Heritage Alteration Permit	\$ 320.00	Nil
6. Agricultural Land Reserve		
(a) Inclusion	No Fee	<i>The local government portion of Agricultural Land Reserve application fees are set in accordance with the Agricultural Land Commission Fee Table. Should the application be forwarded to the Agricultural Land Commission, applicants/agents are responsible for paying the remainder of the fee directly to the ALC.</i>
(b) Subdivision	\$ 750.00	
(c) Non-farm use	\$ 750.00	
(d) Non-adhering Residential Use	\$ 450.00	
(e) Exclusion	\$ 750.00	
(f) Soil Use to Place Fill and/or Remove Soil	\$ 750.00	
7. Subdivision		
(a) Fee simple - 3 or less lots	\$1,250.00 **	plus \$75 per lot
(b) Fee simple - 4 or more lots	\$1,450.00 **	plus \$75 per lot
(c) Bareland strata - 3 or less lots	\$ 1,250.00	plus \$75 per lot + \$100 per phase
(d) Bareland strata - 4 or more lots	\$ 1,450.00	plus \$75 per lot + \$100 per phase
(e) Strata Phase	\$ 1,250.00	plus \$75 per unit + \$100 per phase
(f) Strata Conversion	\$ 650.00	plus \$75 per unit
(g) Other Administrative Charges:		
(i) Boundary Adjustment in ALR	\$ 900.00	
(ii) Form “P” Signing/Approval	\$ 200.00	

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
(g) Other Administrative Charges:	(continued)	
(iii) Discharge Admin Fee	\$ 100.00	
(iv) Strata Plan Amendment	\$ 50.00	Nil
(v) Form “P” Amendment	\$ 100.00	Nil
(vi) PLA Extension Fee	\$ 200.00	Nil
(vii) Subdivision Plan Signing	\$ 100.00	Nil
(viii) Admin Change to Application	\$ 100.00	Nil

(h) Administration Fees for Servicing Agreements shall be paid on the value of the engineering works according to the following table:

Value of Engineering Works	Administration Fee
Up to \$500,000.00	Value times 2.25%
In excess of \$500,000.00	Value times 0.75%

8. Administration Fees for Latecomer Agreements

Construction	Administration Fee
Up to \$500,000.00	Basic Fee: \$1,000.00
In excess of \$500,000.00	Plus incremental fee of \$100.00 for every \$100,000.00

9. Temporary Use Permit

(a) Permit Fee	\$ 1,000.00	Nil
(b) Renewal	\$ 500.00	Nil

10. Temporary Use Permit in the Agricultural Land Reserve Director Sign Off

\$ 250.00	Nil
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<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
11. Land Title and Survey Fees:		
(a) General Filing, Amendment, Address	\$ 35.00	Nil
(b) Cancellation of Charge	\$ 35.00	Nil
(c) Retrieval of Images	\$ 20.00	Nil
(d) Searches	\$ 15.00	Nil
(e) Manual Retrieval of Records	\$ 40.00	Nil
12. Miscellaneous		
(a) Application under Soil Conservation Act	\$ 550.00	Nil
(b) Liquor Licences: New Licence or Permanent Licence Amendment Application Processing Fee	\$ 500.00	Nil
(c) Temporary Licence Amendment Application	\$ 100.00	Nil
(d) Liquor Licencing Public Information Meeting per Public Information Meeting for new Licence or Permanent Amendment	\$2,500.00 up *** to 500 notices	\$500 for each additional 250 notices or part thereof
(e) Liquor Licencing Public Information Meeting per Public Information Meeting for Temporary Licence Amendment	\$ 900.00	Nil
(f) Highway Closure Application	\$ 800.00	Nil
(g) Highway Exchange Application	\$ 800.00	Nil

<u>Application Type</u>	<u>Basic Fee</u>	<u>Incremental Fee</u>
(h) Telecommunication Antenna Structures Application:		
(i) as approved by the Director of Planning	\$ 250.00	Nil
(ii) that require Council approval	\$ 500.00	Nil

(*) A refund of \$325.00 shall be made if application does not proceed to a public hearing.

(**) A refund may be credited against Servicing Agreement Administrative Fees, subject to the Subdivision and Land Development Bylaw in force from time to time.

(***) Payable at the time that the application is acknowledged. This fee will be refunded if Council declines comment on the application.