

CITY OF RICHMOND

DEVELOPMENT APPLICATION FEES BYLAW NO. 7276

The Council of the City of Richmond enacts as follows:

PART ONE – ESTABLISHMENT OF FEES

1.1 Council Confirmation of Fees

1.1.1 **Council** declares that the application fees established in this Part are accurate estimates of the costs to the **City**, of processing, inspecting and undertaking public notification, if applicable, in connection with the various types of applications shown.

1.2 Zoning Amendments

1.2.1 Every **applicant** for an amendment to:

- (a) the text of the **Zoning and Development Bylaw** must pay an application fee of \$1,575;
- (b) the land use designation of property shown in the **Zoning and Development Bylaw** must pay an application fee of:
 - (i) \$2,000 for 'Single-Family Housing District (R/1)' where the application is in compliance with a policy adopted under Section 702 of the **Zoning and Development Bylaw**, or where no such policy exists;
 - (ii) \$2,500 for 'Single-Family Housing District (R/1)' where the application requires a new or amended policy adopted under Section 702 of the **Zoning and Development Bylaw**;
 - (iii) \$3,000 for 'Comprehensive Development Districts', plus in the case of new residential development, \$40 per dwelling unit for the first 20 dwelling units and \$20 per dwelling unit for each subsequent dwelling unit, and in the case of new non-residential building area, \$25 per 100 square metres for the first 1,000 square metres and \$15 per 100 square metres thereafter; and
 - (iv) \$2,000 for all other zoning districts, plus in the case of new residential development, \$20 per dwelling unit for the first 20 dwelling units and \$10 per dwelling unit for each subsequent dwelling unit, and in the case of new non-residential building area, \$15 per 100 square metres for the first 1,000 square metres and \$5 per 100 square metres thereafter.

1.2.2 The application fee specified in subsection 1.2.1 includes any required amendment to the **Official Community Plan** if such applications are submitted simultaneously.

1.2.3 Where an application for an amendment to the **Zoning and Development Bylaw** must be submitted to a second or subsequent **public hearing** because of:

- (a) a failure by the **applicant** to comply with a requirement of the **City**; or
- (b) other actions on the part of the **applicant**,

in connection with the application, such **applicant** must pay a fee of \$750 for a second and each subsequent **public hearing** required.

1.2.4 An **applicant** is entitled to a refund of 50% of the application fee if:

- (a) the application is withdrawn prior to being submitted to a **public hearing**; and
- (b) the **City** does not incur any costs associated with such **public hearing**.

1.3 Official Community Plan Amendments

1.3.1 Every **applicant** for an amendment to the **Official Community Plan** must pay an application fee of \$3,000 where an application for an amendment to the **Zoning and Development Bylaw** is either not required, or not submitted at the same time.

1.3.2 Where an application for an amendment to the **Official Community Plan** must be submitted to a second or subsequent **public hearing** because of:

- (a) a failure by the **applicant** to comply with a requirement of the **City**; or
- (b) other actions on the part of the **applicant**,

in connection with the application, such **applicant** must pay a fee of \$750 for a second and each subsequent **public hearing** required.

1.3.3 Notwithstanding the provisions of subsection 1.3.1, an **applicant** is entitled to a refund of 50% of the application fee if:

- (a) the application is withdrawn prior to being submitted to a **public hearing**; and
- (b) the **City** does not incur any costs associated with such **public hearing**.

1.4 Development Permits

1.4.1 Every **applicant** for a **Development Permit** which does not include property:

- (a) designated in the **Official Community Plan** as an Environmentally Sensitive Area (ESA); or **373**
- (b) located within, or adjacent to, the Agricultural Land Reserve (ALR),

must pay an application fee of \$1,500, plus a fee of \$525 for up to 464.5 square metres of gross floor area:

- (i) plus \$105 for each additional 92.9 square metres or portion of 92.9 square metres of gross floor area up to 9,290 square metres;
- (ii) plus \$20 for each additional 92.9 square metres or portion of 92.9 square metres of gross floor area over 9,290 square metres,

up to a maximum fee of \$15,750.

1.4.2 Where an application for a **Development Permit** includes property:

- (a) designated in the **Official Community Plan** as an Environmentally Sensitive Area (ESA); or
- (b) located within, or adjacent to, the Agricultural Land Reserve (ALR),

a fee of \$1,500 must be paid, in addition to the application fee specified in subsection 1.4.1.

1.4.3 Every **Development Permit** holder requesting a General Compliance Ruling on a **Development Permit** must pay a fee of \$500.

1.5 Development Variance Permits

1.5.1 Every applicant for a **Development Variance Permit** must pay an application fee of \$1,500.

1.6 Temporary Use Permits

1.6.1 Every applicant for a **Temporary Use Permit** must pay an application fee of \$2,000, and a fee of \$1,000 for the renewal of such permit.

1.7 Land Use Contract Amendments

1.7.1 Every applicant for an amendment to a Land Use Contract must pay an application fee of \$2,000.

1.8 Neighbourhood Public House and Cold Beer and Wine Store Approvals

1.8.1 Every applicant seeking approval from **Council** in connection with a liquor licence for a neighbourhood public house or cold beer and wine store must pay an application fee of:

- (a) \$1,050 where an amendment to the **Zoning and Development Bylaw** is not required; and
- (b) \$4,525 where an amendment to the **Zoning and Development Bylaw** is required.

1.8.2 Where an application fee has been paid in accordance with clause (b) of subsection 1.8.1:

- (a) the **applicant** is not required to pay a separate zoning amendment fee under the provisions of clause (b) of subsection 1.2.1; and
- (b) the application fee includes the costs associated with conducting a neighbourhood survey.

1.9 Subdivision and Consolidation of Property

1.9.1 Every **applicant** for the subdivision of property which does not include an air space subdivision or the consolidation of property, must pay an application fee of \$750 for the first new parcel created, plus \$105 for the second and each additional parcel created.

1.9.2 Where an **applicant** requests an extension of a preliminary approval for the subdivision of property, an additional fee of \$250 must be paid.

1.9.3 Where a road closure or road exchange is required as the result of the subdivision of property, a fee of \$750 must be paid in addition to the application fee specified in subsection 1.9.1.

1.9.4 Every **applicant** for an air space subdivision must pay an application fee of \$2,000 plus \$125 for each air space parcel created.

1.9.5 Every **applicant** for the consolidation of property, where no further subdivision of such property is undertaken, must pay an application fee of \$100.

1.10 Strata Title Conversion of Existing Buildings

1.10.1 Every **applicant** for a Strata Title Conversion of an existing building must pay an application fee of:

- (a) \$2,000 for a **two-family dwelling**; and
- (b) \$3,000 for **multi-family dwellings**, and commercial and industrial buildings.

1.11 Phased Strata Title Subdivision Applications

1.11.1 Every **applicant** for a phased strata title subdivision must pay an application fee of \$500.

1.12 Servicing Agreements for Off-site Engineering Works & Services

1.12.1 Every **applicant** for a servicing agreement for off-site engineering works and services must pay a processing fee of \$1,000 plus an inspection fee of 4% of the estimated value of the approved off-site works and services.

- 1.12.2 Notwithstanding the provisions of subsection 1.12.1, where the inspection fee specified in subsection 1.12.1 exceeds an amount of \$2,000, the processing fee of \$1,000 specified in that subsection will be applied as a credit towards any amount over \$2,000.

1.13 Civic Address Changes

1.13.1 Every **applicant** for a civic address change must pay an application fee of:

- (a) \$250 where the civic address changes because of the subdivision or consolidation of property; and
- (b) \$1,000 where the civic address change is as a result of a personal preference on the part of the **applicant**.

PART TWO: INTERPRETATION

2.1 In this bylaw, unless the context otherwise requires:

APPLICANT	means a person who is an owner of the property which is the subject of an application, or a person acting with the written consent of the owner.
CITY	means the City of Richmond.
COUNCIL	means the Council of the City .
DEVELOPMENT PERMIT	means a development permit authorized under Section 920 of the <i>Local Government Act</i> .
DEVELOPMENT VARIANCE PERMIT	means a development variance permit authorized under Section 922 of the <i>Local Government Act</i> .
MULTI-FAMILY DWELLING	means a detached, multi-floor building containing three or more residential dwelling units;
OFFICIAL COMMUNITY PLAN	means the current Official Community Plan of the City .
PUBLIC HEARING	means a Regular Council meeting for public hearings specified under Section 1.2 of the Council Procedure Bylaw .
TEMPORARY USE PERMIT	means a temporary commercial or industrial use permit authorized under Section 921 of the <i>Local Government Act</i> .

TWO-FAMILY DWELLING

means a detached building used exclusively for residential purposes containing two dwelling units only, which building is not readily convertible into additional dwelling units and the plans for which have been filed with the Building inspector showing all areas of the building finished, the design of the building conforming to one of the following classifications:

- (a) Each dwelling unit consisting of one storey only, not set upon another storey or upon a basement; or
- (b) Each dwelling unit consisting of two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement; or
- (c) Each dwelling unit consisting of a split level arrangement of two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement.

ZONING AND DEVELOPMENT BYLAW

means the current Zoning and Development Bylaw of the City.

PART THREE: PREVIOUS BYLAW REPEAL

- 3.1 Application and Approval Fees Bylaw No. 6710 (adopted January 1997) is repealed.

PART FOUR: SEVERABILITY AND CITATION

- 4.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 4.2 This bylaw is cited as "**Development Application Fees Bylaw No. 7276**", and comes into force and effect on October 1st, 2002.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

JUN 10 2002

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CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

377

CITY CLERK