

District of Squamish
BYLAW NO. 2665, 2019

A bylaw to amend the District of Squamish Fees and Charges Bylaw No. 2012, 2007

WHEREAS the District of Squamish deems it necessary and appropriate to amend Fees and Charges Bylaw No. 2012, 2007;

NOW THEREFORE the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “District of Squamish Fees and Charges Bylaw No. 2012, 2007, Amendment Bylaw (OCP Integration) No. 2665, 2019”.
2. District of Squamish Fees and Charges Bylaw No. 2012, 2007, as amended, is further amended as follows:
 - (a) By deleting Schedule 13 and replacing with the schedule attached to this bylaw as “Schedule A— Planning, Land Development Permits and Services”.
3. Fees and Charges Bylaw No. 2012, 2007 is amended so that the numerical and alphabetical ordering of its provisions, and any and all references to those numbers and letters that appear in any provisions of the bylaw, are revised to be consistent with the amendments of this bylaw.

READ A FIRST, SECOND and THIRD TIME this day of , .

ADOPTED this day of , .

Mayor

Corporate Officer

Schedule 13 – Planning, Land Development Permits and Services
 Fees and Charges Bylaw 2012, 2007
 (As amended by Bylaw 2438, 2493, 2510, 2591, 2643, 2665)

13.1 Official Community Plan (OCP) Amendment Application	
Type	Fee per application
Application without Sub Area Plan	\$5,000
Application including Sub Area Plan	\$22,000
Advertising Fee (amended as per Bylaw 2591)	\$1,000
13.2 Zoning Amendment Application	
Type	Fee per application
Residential	\$1,500 plus \$300 per unit/lot over the first 3 units/lots, \$100 per unit/lot for additional units/lots above 50
Commercial/Industrial/ Institutional	\$1,500 for the first 930 m ² of gross floor area plus \$300 for each additional 100 m ²
Advertising Fee (amended as per Bylaw 2591)	\$1,000
OCP without SAP/Zoning combo	Where both the OCP and Zoning Amendment run concurrently, a 25% discount will be applied to the OCP Amendment fee. Full Rezoning Fees will apply.
Housing Agreement Amendment	\$500
13.3 Development Permit Application	
Type	Fee per application
Development Permit (Major) DP Areas 1-13	\$1500 plus
Residential	\$300 per unit/lot over the first 3 units/lots, and \$100 per unit/lot for additional units/lots above 50
Commercial / Industrial / Institutional	\$300 for each additional 100 m ² over the first 930 m ² of gross floor area
Plus \$250 Notification Fee for any proposed variances	
Development Permit (Minor*) Delegated	\$500
<i>Per the District of Squamish Land Development Procedures Bylaw 2632, 2018, as may be amended - see Schedule A for Eligibility Criteria.</i>	
<i>*Includes amendments to an existing DP or a new DP for <u>minor works as outlined in Bylaw 2632, 2018 Schedule A, subsection (e).</u></i>	

Building Colour Change Review	\$75
Development Permit Area 1 (Environmental Protection):	
Separate DPA 1 Fee is not required if applying for a DPA 4-13 Permit above	
Residential (land clearing, construction or subdivision for up to 2 additional lots/units)	\$600
Commercial/Industrial/Institutional (land clearing, construction or subdivision)	\$800
Development Permit Area 2 (Flood Protection):	
Separate DPA 2 Fee is not required if applying for a DPA 1, or DPA 4-13 Permit above	
	\$500
Development Permit Extension	50% of original fee
13.4 Development Permit Variance Application	
Type	Fee per application
Residential / Commercial/ Industrial / Institutional	\$500 per variance
Unpermitted work in advance of Development Variance Permit Issuance, in addition to Development Variance Permit base application fee above	\$5,000
13.5 Temporary Use Permit Application:	
Type	Fee per application
Non-Delegated TUP	\$700
Delegated TUP*	\$500
Advertising Fee (amended as per Bylaw 2591)	\$500
TUP Amendments or Renewals	75% of original fee
<i>*Per District of Squamish Land Development Procedures Bylaw 2632, 2018, as may be amended.</i>	
13.6 Site Alteration Permit Application	
Type	Fee per application
Site Alteration Permit for soil deposit, removal or land clearing	\$250
Reconsideration by Council	\$125
Unpermitted work in advance of Site Alteration Permit Issuance in addition to Site Alteration Permit application fee (as added	\$5,000

by Bylaw 2493)	
13.7 Subdivision Application	
Type	Fee per application
Subdivide into 2 or more lots	\$1,000/lot, \$100 per lot for additional lots above 50 \$1,000 minimum charge
Subdivide Bare Land Strata	\$1,000/lot, \$100 per lot for additional lots above 50 \$1,000 minimum charge
Consolidate 2 lots or alter property line between 2 lots	\$500
Final Plan Examination	\$500 (due with final survey plan)
Preliminary Layout Review Extension	25% of original fee
Air Space Parcels	\$5,000 for up to 5 units, \$500/unit thereafter

13.8 Strata Title Conversion Application	
Type	Fee per application
Phased Strata applications (fee applies to each phase)	\$500
Strata Conversion (excluding Bare Land Strata)	\$1000 / lot \$1,000 minimum charge
All other types of subdivision, e.g. Long-term lease	\$400 / lot \$500 minimum charge
Plan Examination Fee	\$500 (due with final survey plan)

13.9 Additional Land Development / Information Fees:	
These fees apply in addition to any Land Development Application fee above.	
Type	Fee per application
Contaminated Site Profile	\$100 – required for site profiles referred to Ministry of Environment
Zoning Confirmation	\$250 per request
Deposits	May be required for specific works, landscape bonds, and riparian enhancement requirements. See applicable policy.
Landscape Inspection	\$250. District inspection to review landscape deficiencies
Flood Plain Exemption	\$2,500. In cases where hardship can be demonstrated, the Fee may be partially or entirely waived at the sole discretion of the District

Pre-Application Meeting Fee (amended as per Bylaw 2591)	\$400
Land Title Searches	\$20/title/charge
Board of Variance Application	\$500
Legal Fees	All legal fees incurred will be charged on a 100% cost recovery basis
Latecomer Agreement administration fee:	\$500
DCC Front-ender Agreement administration fee:	\$500
13.10 Special and Expedited Projects Cost Recovery	
Where an applicant seeks expedited review and decisions on a large project, the District may, by resolution of Council, enter into an agreement with the applicant to provide contracted services to provide a decision in the timeline requested by the applicant. The agreement shall ensure that all additional costs incurred by the District are covered by the applicant.	
13.11 Peer Review	
When the District requires a third party review to verify findings or conclusions within a submitted report, technical memo or development approval information required by the District, the applicant is required to cover all costs related to the third party or peer review. The terms of reference for any third party review shall be agreed upon in writing by the District and the applicant.	At Cost
13.12 Tree Management Permit Application (amended as per Bylaw 2644)	
Type	Fee per application
Tree Management Permit	\$150 plus \$5 per tree proposed to be removed
Tree Management Permit where trees have been removed prior to Tree Management Permit Issuance, in addition to base application fee above	\$5000
Non-profit Organization for the purpose of a Habitat Restoration Project in accordance with report by Qualified Professional	\$150
The definitions from the District's Trees Management Bylaw No. 2640, 2018, as it may from time to time be amended, apply to the terms used in this section.	

Work without permit: Where work has started prior to the issuance of an appropriate permit there will be a 150% surcharge for the permit.

Refunds: All fees are non-refundable except where the referral or review process has

not started. In this situation, the Advertising Fee and 25% of the Application Fee will be refunded to the Applicant.

Council may by resolution, reduce, waive or refund any of the above Schedule 13 fees when the applicant seeks approval for:

- (a) not-for-profit or affordable rental housing, including supportive living housing; or
- (b) not-for-profit or affordable equity / fee simple housing, provided that the affordability is maintained over time; or
- (c) for-profit affordable rental housing.

Council may establish what constitutes an eligible development for a fee reduction, waiving or refund, and may establish the conditions or requirements that must be met in order to obtain a waiver or reduction or refund.

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