Coquitlam

City of Coquitlam

2013 Fee Schedule

Development Applications (Effective Jan. 2, 2013)	
Pre-Application Review	$500.00
Rezoning - Basic Fee	$2,500.00
Plus Zone Fee per 100 m² of land or portion thereof:	
RS-2 or A-3 Zone	$5.00
RS (other than RS-2), RTM, RT, or RMH-1 Zone	$15.00
RM Zone	$35.00
P Zone	$10.00
M Zone	$15.00
C, CS, CD, or SS Zone	$75.00
Zoning Bylaw Amendment Third Reading Time Extension	$500.00
Zoning Bylaw Text Amendment	$3000.00
Zoning Bylaw Text Bylaw Amendment Third Reading Time Extension	$500.00
Official Community Plan Amendment (map or text)	$4,000.00
Official Community Plan Bylaw Amendment Third Reading Time Extension	$500.00
Additional Public Hearing Fee	$1000.00
Subdivisions	
Fee Simple, Air Space Parcel and Bare Land Strata (three or fewer lots)	$2,500.00
Plus Lot Fee for every lot created beyond three (3)	$100.00
Strata Title Conversion (two units or less)	$2,500.00
Strata Title Conversion (more than two units)	$3,500.00
Phased Strata Title Subdivision (Phased Strata Plan)	$2,500.00
Plus Phase Fee for every phase beyond two (2)	$250.00
Form "P" Amendment	$250.00
Non-Phased Strata Plan City Covenant Sign-off	$250.00
Road cancellation	$2,500.00
Final site configuration/Lot line adjustment/Consolidation	$500.00
Subdivision Re-approval Application (any type)	$300.00
Land Use Contract Amendments	
Land Use Contract Discharge/Cancellation	$200.00
Major Amendment	$2,500.00
Minor Amendment	$800.00
Temporary Use Permit	$2,500.00
Temporary Use Permit Renewal	$1,250.00
Development Permit (DP)	
Non-delegated DPs (requires City Council authorization)	$2,500.00
Plus additional Unit Fee per dwelling unit and GFA fee per 100 m² of non-residential gross floor area (GFA):	
C, CS, CD, SS, RT, RTM, or RM Zone	$75.00
All other zones	$65.00
Delegated DPs (i.e., Watercourse Protection DP – See Note 1)	$1,000.00
DP amendment (Major)	$1,500.00
DP amendment (Minor)	$500.00
Development Variance Permit – See Note 2	
Variances to Zoning Bylaw:	
A-3 or RS Zones	$1500.00
All other zones	$2,750.00
Variances to the *Sign Bylaw* or *Subdivision and Development Servicing Bylaw*	$1,500.00
Heritage Revitalization Agreement	$2,500.00
Heritage Revitalization Agreement Amendment	$1000.00
Heritage Alteration Permit (HAP)	$800.00
Development Agreement	At cost
Development Agreement Amendment	$2,000.00

Notes:

1. Watercourse Protection Development Permit Application Fee is initially 50% of the Fee set out above with the balance to be paid if a Development Permit is required.
2. The Development Variance Permit application fee shall be applied to each lot subject to the requested variance up to a maximum of five (5) lots.
3. All application fees are exempt from HST.

Rezoning

$2,500.00 + _____ X _____ = _____
(Basic Fee) (Zone Fee) (Area of Lot/100 m^2) (Application Fee)

Sample Fee Calculation
Zone: C-4
Land Area: 699.4 m^2 = 700 m^2
Zone Fee: $75 per 100 m^2 of land or portion thereof

$2,500.00 + ($75.00 X 700 m^2/100 m^2)= $3,025.00

Subdivision - Fee Simple, Bare Land Strata and Strata Conversion

Note: Fee for three (3) or fewer lots is $2,500.00. This calculation is for more than three (3) lots.

$2,500.00 + $100.00 X _____ = _____
(Basic Fee) (Lot Fee) (Number of lots beyond 3) (Application Fee)

Sample Fee Calculation
Number of Lots: 7
Lot Fee: $100 for every lot created beyond three (3)
Number of Lots subject to Lot Fee: 7-3 = 4

$2,500.00 + $100.00 X 4 = $2,900.00

Subdivision - Phased Strata Title

Note: Fee for two (2) or less phases is $2,500.00. This calculation is for more than two (2) phases.

$2,500.00 + $250.00 X _____ = _____
(Basic Fee) (Phase Fee) (Number of phases beyond 2) (Application Fee)

Sample Fee Calculation
Number of Phases: 4
Phase Fee: $250 for every phase created beyond two (2)
Number of Phases subject to Phase Fee: 4-2 = 2

$2,500.00 + $250.00 X 2 = $3,000.00

Development Permit (DP)

Non-Delegated DP

$2,500.00 + (_____ X _____) + (_____X_____) = _____
(Basic Fee) (GFA Fee) (Gross floor area /100 m^2) (Unit Fee) (No. of residential units) (Application Fee)

Sample Fee Calculation
Zone: C-4
Gross Floor Area: 1,500 m^2 (commercial) GFA
Dwelling Units: 150 (residential) units
GFA Fee: $75 per 100 m^2 of (commercial) GFA, and Unit Fee: $70 per (residential) unit.

$2,500.00 + ($75.00 X 1,500 m^2/ 100 m^2) + ($75 X 150) = $14,875.00

Sample Fee Calculation
Zone: M-1
Gross Floor Area: 425 m^2
GFA Fee: $65 per 100 m^2 of GFA

$2,500.00 + ($65.00 X 425 m^2/ 100 m^2) = $2,776.25

REFUND POLICY:
Where an application for an amendment to the Zoning Bylaw or the OCP Bylaw is withdrawn by the applicant prior to Council's First Reading, or if Council declines the application prior to referral to the Public Hearing, $1,000.00 of the application fee paid by the applicant shall be refunded within 90 days of receipt of the applicants written request for such a refund.

Where an application for a Development Permit or Development Variance Permit is withdrawn by an applicant prior to the application being referred to other departments for comment, a refund of the DP and DVP fees paid by the applicant, less 20% shall be provided within 90 days of receipt of the applicants written request for such refund.

Information provided has been consolidated for convenience; to verify fees please refer to the City's Fees & Charges Bylaw No. 4338, 2012 as amended.

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CEDMS#1083297 (Revised: 02 Jan 2013)