

DEVELOPMENT APPLICATION FEES

Development Services Division

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Hours: 8:30-4:30 (Mon-Fri)

www.pittmeadows.ca



This guide is not a bylaw. It is a guide prepared to assist you in understanding development application fees in the City of Pitt Meadows. For details and legal documents, you must consult relevant bylaws and provincial legislation.

Summary of Fees

APPLICATION TYPE	FEE
DP – Single Family, Duplex, Garden Suite	\$500 per residential unit
DP – Multi-Family	\$3,050 + \$65 /residential unit
DP – Commercial	\$3,050 + \$50 /100 m ² bldg gfa
DP – Industrial	\$3,050 + \$50 /100 m ² bldg gfa
DP – Other	\$3,050 + \$75 /100 m ² bldg gfa
DP – Signs	\$975
DP Major Amendment	\$2440
DP Minor Amendment	\$975
DP Minor Amendments – Single Family	\$300
Natural Environment, Hazardous Conditions, Farmland Protection – Single-Family	New building \$1,200; Renovation \$600. Excludes development resulting in the subdivision of land.
Natural Environment, Hazardous Conditions, Farmland Protection – Single-Family Other	\$3,050 + \$65 per unit for residential development or \$50 per 100 m ² of development site area for commercial and industrial development. Development site area is defined as the area that is proposed to be disturbed through the removal of natural vegetation, deposition of fill, removal or rock or soil, construction of impervious paved surfaces such as driveways, or the construction of buildings. Development site area does not include naturalized areas or conservation areas.
DP Exemption Requiring Staff Review	\$50
DP – Multiple Applications	Residential and agricultural zoned properties requiring more than one development permit: The fee for all development permits will be the fee of the highest value development permit plus \$150 for each additional development permit type. This combination fee will not apply to developments resulting in the subdivision of land
Landscaping DP Compliance & Inspection	2% of estimated landscaping costs up to a maximum of \$2,440

APPLICATION TYPE	FEE
Rezoning Single Family, Duplex Residential	\$3,050 + \$500 /additional lot
Rezoning Multi-Family	\$4,150 + \$55 per 100 m ² site area
Rezoning Mixed Use	\$4,150 + \$67 per 100 m ² site area
Rezoning Commercial	\$3,050 + \$98 per 100 m ² site area for the first 20,000 m ² and \$6 per 100 m ² or portion thereafter
Rezoning Industrial	\$3,050 + \$18 per 100 m ² site area for the first 20,000 m ² and \$4 per 100 m ² or portion thereafter
Rezoning Comprehensive Development	\$5,750 + \$45 per 100 m ² site area
Rezoning Other Zones	\$3,050 + \$30 /100 m ² site area
Rezoning Third Reading Extension	\$765
Rezoning Text Amendment	\$3,050
Additional Public Hearing	\$880
OCP Amendment	\$3,050
OCP Amendment with Rezoning	\$1,830
DVP – Single Family & Agricultural	\$1,100 per residential unit
DVP – All Other Zones	\$2,400
DVP – Signs	\$975
Temporary Use Permits	\$2,440
Subdivision PLA Fee Simple / Bare Land Strata (5 lots or less)	\$1,830 + \$120/ additional lot
Subdivision PLA Fee Simple / Bare Land Strata (more than 5 lots)	\$2,400 + \$120/ additional lot
PLA Amendment or PLA Extension	\$300
Strata Title Conversion	\$975
Phased Strata	\$425 /phase ‡
Final Plan Approval	\$425
Form “P” Approval or Amendment	\$340
LUC Discharge/Cancellation	\$365 *
LUC Amendment Single Family (minor)	\$945
LUC Amendment Single Family (major)	\$2,440
LUC Amendment Other	\$3,660
Liquor License New or Permanent Amendment	\$3,050
Liquor License Temp Amendment	\$1,010
Liquor License no Council resolution	\$610
Cannabis Retail Store or Producer Retail Store Licence - New	\$3,050
Cannabis Retail Store or Producer Retail Store Licence – with a Zoning Bylaw Text Amendment	\$1,000

ABBREVIATIONS

ALR: Agricultural Land Reserve
CD: Comprehensive Development
DP: Development Permit
DVP: Development Variance Permit
LUC: Land Use Contract
OCP: Official Community Plan
PH: Public Hearing
PLA: Preliminary Layout Approval

Fees and their categories are current as of July 24, 2019 and are subject to change

* no charge with a Rezoning application
‡ includes Land Title Office fee

APPLICATION TYPE	FEE
Regional Context Statement Amendment	\$4,270
ALR Application	Fees as established by the ALC
Board of Variance	\$600
Heritage Designation Bylaw	\$185
Heritage Revitalization Agreement (w/ PH)	\$185
Heritage Revitalization Agreement (no PH)	\$90
Heritage Alteration Permit	\$125
Heritage Alteration Permit (minor amendment)	\$60
Noise Control Bylaw Abeyance	\$100
Independent Design Review	\$520 + Recovery of actual cost
Radiocommunication Facility Application	\$5,000
Other Council Resolutions or Bylaw Amendments	\$2,440
Legal Document Discharge	\$365
Restrictive Covenant - New	\$425
Restrictive Covenant - Amendment	\$275
Housing Agreement Processing Fee	\$311
Annual Statutory Declaration Review	\$110
Secondary or Garden Suite Registration Fee	\$50
Policy C037 – Statutory Declaration	\$50
Development Info Meeting (staff attendance)	\$245
Development Info Meeting (mailing labels)	\$50
Peer review of a registered professional report or qualified professional report where it is required in the opinion of the Director. The peer reviewer will be retained by the City at the owner's expense	Recovery of actual cost
Change of Address Request	\$385
Changes to Application	\$60
Title/Company/Site Profile Search	\$10
Copies of Planning Studies	\$30 each
Copy of Zoning Bylaw	\$50
Copy of Official Community Plan Bylaw	\$50
Copy of legal plan, occupancy permit, building site survey, building permit plans	No charge for property owner for first ½ hour, then \$18 for every additional ½ hour or portion thereafter
Copy of Permits or Licenses	\$5 + cost /page

Digital & Hard Copy Map Data		
Hard Copy	B & W	Colour
8.5 x 11 sheet	\$2.60	\$5.30
11 x 17 sheet	\$5.30	\$10.70
23 x 34 sheet	\$13.30	\$26.60
34 x44 sheet	\$37.00	\$53.00
Standard Map (24 x 36)	\$5.30	
Digital		
Graphic Images	\$80/hr	
Custom GIS Data Requests	\$100/hr + \$10/addn'l layer	

NOTE: Digital map preparation is charged

