



City of Port Moody

Bylaw No. 3313

A Bylaw to amend the Fees Bylaw to update Planning and Development Fees.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Fees Bylaw, 2020, No. 3278, Amendment Bylaw No. 3, 2021, No. 3313”.

2. Amendments

- 2.1 City of Port Moody Fees Bylaw, 2020, No. 3278 is amended by replacing the Planning and Development Fees in Schedule “A” with the Planning and Developments Fees in “Schedule A – Planning and Development Fees” attached to and forming part of this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Planning and Development Fees

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3313 of the City of Port Moody.

D. Shermer
Corporate Officer

Schedule A – Planning and Development Fees

Planning and Development

Planning and Development Miscellaneous		\$
Printing of Heritage Register		50.00
Address Changes (where possible)		525.00
Comfort letters related to zoning, building requirements, and other matters related to building or property use, including Fire Department records		357.00
Contaminated Site Profile Reviews		91.00
Restrictive Covenant Preparations or Modification (exclusive of legal and survey costs)		At cost
Discharge processing of Restrictive covenants		325.00
Liquor Licence Application or Amendment – Staff Review Only		51.00
Liquor Licence Application or Amendment – Report to Council		132.00
Liquor Licence Application or Amendment – Processing Fee		2,270.00
Staff Attendance at Developer Information Meetings		242.00
Development Application Signs		At cost
Public Hearing Refund		1,050.00
Additional Public Hearing Fee		1,050.00
Street Name Changes (not on approved list)		442.00
Survey Certificate (copies)		27.00
Board of Variance Applications		510.00
Miscellaneous Bylaws or Documents per page		2.10
Land Title Searches		34.00
Digital Transfer of Documents or Plans		25.00
Scan Document Reproduction Fees (plans per text page)		7.30
Plans – first page (full size)		35.00
Subsequent pages		16.50
Architectural Review Fee, per review (for OCP, Zoning, Land Use Contract and form and character Development Permit, Heritage Alteration Permits)		\$102 per proposed residential unit up to a maximum of \$1,200
Landscape Review Fee, per review (for OCP, Zoning, Land Use Contract and form and character Development Permit, Heritage Alteration Permits)		\$102 per proposed residential unit up to a maximum of \$1,200
Scanning Fee – Rezoning, Land Use Contract Amendments, OCP Amendments, Development Permits, Temporary Use Permits, Subdivisions		204.00

Schedule A – Planning and Development Fees
Planning and Development

Tree Removal Permits		\$
Tree Removal Permit (for single-family residential)		220.00
Tree Removal Permit (all categories other than single-family residential)		589.00
Tree Replacement Security (per tree)		612.00
Tree Removal Review		115.00
Planning Miscellaneous		\$
Temporary Use Permit		4,070.00
Site Alteration Permit		547.00 + 0.50 per m ³
Wireless Communication Facility Proposal Review		4,733.00
Property Information Requests		
	Under ½ hour	56.00
	For every additional hour	112.00
Pre-application Review		1,020.00
Heritage Applications		\$
Heritage Revitalization Agreement		5,916.00
Heritage Alteration Permit		
	Council Authorized	3,284.00
	Staff Authorized	483.00
Heritage Revitalization Tax Exemption Applications		
	Heritage Register Properties	110.00
	Non-Heritage Register Properties	567.00
OCP Amendment Applications		\$
OCP Amendment	Base Fee	5,192.00
	Plus	90.00/100m ² of gross site area
OCP Amendment (when applied for in connection with a Rezoning or Land Use Contract Amendment)	Base Fee	1,570.00
	Plus	90.00/100m ² of gross site area
Regional Growth Strategy Amendment		4,500.00
Extension Fee (if bylaw defeated at first or second reading, and waiting period waived)		50% of the full application fee
Rezoning, LUC Amendment Applications		\$
	Base Fee	5,192.00
	Plus	
Residential Use		90.00/unit
Commercial Use, Industrial Use, Institutional Use		90.00/100m ² Gross Floor Area
Zoning Bylaw Text Amendment		5,192.00
Extension Fee (if bylaw defeated at first or second reading, and waiting period waived)		50% of the full application fee

Schedule A – Planning and Development Fees
Planning and Development

Development Permit, Development Variance Permit		\$
Minor Amendment to a Development Permit or Minor Development Permit		547.00
Minor Development Permit – Environmentally Sensitive Areas, Hazardous Lands (1 single-family lot)		547.00
Development Permit – Environmentally Sensitive Areas, Hazardous Lands (more than 1 single-family residential lot)		4,274.00
Form and Character Development Permits:		\$
Base Fee:		4,274.00
Plus:		
Residential Use		90.00/unit
Commercial Use, Industrial Use, Institutional Use		90.00/100 m ² Gross Floor Area
Development Variance Permit		3,091.00
Minor Development Permit Application Fee for Intensive Residential Development (RS1-S)		547.00
Subdivision Applications		\$
Fee Simple Subdivisions (Base Fee)		3,315.00
		plus 173.00 for each new lot
Bare Land Strata Subdivision (Base Fee)		3,315.00
		plus 173.00 for each new lot
Lot Line Adjustment/Lot Consolidation (no new titles created)		483.00
Air Space Parcel Subdivision (Base Fee)		3,315.00
		plus 173.00 for each new lot
Legal Review of Air Space Parcel Subdivision		At cost
Phased Strata Plan Approval		500.00
Non Phased Strata Plan City Covenant Sign Off		252.00
Form P Approval/Amendment		504.00
Strata Title Conversions		2,732.00
Preliminary Layout Review Extension Request		252.00

Schedule A – Planning and Development Fees
Planning and Development

Pre-Construction Review and Inspection Fees	
Prior to construction, for Development Permit, Development Variance Permit, Development Authorization, Subdivision, or Building Permit applications as applicable, the following Fees are payable:	
Off-Site Engineering Review and Inspection Fee (Section 215A AND elsewhere in the City)	4% of estimated construction costs <i>(at time of Servicing Agreement)</i>
On-Site Engineering Review Fee	2% of estimated on-site construction costs <i>(at time of Servicing Agreement)</i>
Landscaping Review and Inspection Fee	4% of estimated off-site construction costs 2% of estimated on-site construction costs <i>(at time of Building Permit)</i>
Environmental Compensation/Enhancement Review and Inspection Fee	2% of estimated on-site construction costs <i>(at time of Development Permit)</i>
Environmental Compensation/Enhancement Review and Inspection Fee	4% of estimated off-site construction costs <i>(at time of Development Permit)</i>