



**CITY OF LANGLEY  
FEES AND CHARGES BYLAW, 2010, NO. 2837,  
AMENDMENT NO. 40, 2026  
NO. 3337**

A Bylaw to update fees and charges related to planning, land and development.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. TITLE**

This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 40, 2026, No. 3337”

**2. AMENDMENTS**

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended to delete Schedule 11 – Planning, Land and Development Fees and replace it with the updated Schedule 11 – Planning, Land and Development Fees attached to and forming part of this Bylaw.

READ A FIRST, SECOND AND THIRD TIME this -- day of --, 2026.

ADOPTED this -- day of --, 2026.

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**MAYOR**

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**CORPORATE OFFICER**

**Schedule 11 – Planning, Land & Development Fees**  
 Development Application Procedures Bylaw, 2026, No. 3335

<b>Planning, Land &amp; Development Fees</b> (all fees are subject to applicable taxes)		
<b>Development Application or Service</b>	<b>Base Fee</b>	<b>Additional Fee</b>
Development Permit <sup>1</sup>	\$5,000.00	\$1.00/m <sup>2</sup> gross floor area (non-residential) \$100.00/unit (residential)
Delegated Development Permit <sup>1</sup>	\$3,000.00	\$1.00/m <sup>2</sup> gross floor area (non-residential) \$100.00/unit (residential)
Development Variance Permit <sup>1</sup>	\$5,000.00	n/a
Minor Development Variance Permit	\$500.00	n/a
Zoning Bylaw Amendment - Map	\$6,000.00*	\$0.20/m <sup>2</sup> site area
Zoning Bylaw Text Amendment	\$2,000.00	n/a
Zoning Bylaw Amendment - Master Planned Sites Up to 5 acres Up to 10 acres Over 10 acres	\$15,000.00 \$20,000.00 \$25,000.00	n/a
Tenant Relocation Policy (use of with a rezoning and/or DP application)	\$10,000.00	n/a
Official Community Plan Amendment	\$10,000.00*	0.20/m <sup>2</sup> of site area
Restrictive Covenant Discharge Fee	\$ 250.00	n/a
Restrictive Covenant Prep/Registration	Actual Cost	
Board of Variance Application	\$ 500.00	n/a
Board of Variance Application – Additional Fee If applicant fails to meet application requirements by stated deadline		\$150
Comfort Letter	\$ 190.48**	n/a
Liquor Licence Application requiring local government approval	\$2,000.00	\$2,000.00 in addition to the base fee if a public consultation process is deemed appropriate by City Council as part of the process
Subdivision Application (Standard, Bare Land Strata, Strata Conversion and Phased Strata)	\$3,000.00	\$100.00 per unit or parcel created plus \$50.00 for final approval of the plans by the Approving Officer <sup>+</sup> <i>(There is a \$100.00 credit per unit or parcel that previously existed, provided that no change in the property land usage occurs.)</i>
Telecommunications Antenna Application (where no public consultation is required under Telecommunications Antenna Policy)	\$1,000.00	n/a
Telecommunications Antenna (where public consultation is required under Telecommunications Antenna Policy)	\$2,000.00	n/a

<sup>1</sup> Maximum of \$15,000.00 total application fee for each application type.

\* ½ of total fees are refundable if application is refused/withdrawn prior to publishing or delivery of notices.

\*\*Per property or per fire incident

<sup>+</sup> pursuant to section 83 of the Land Title Act, RSBC, 1996, c. 250 and its amendments