



Development Permits

Residential	Development Permit Fee	Lot Grading Inspection Fee (Bylaw 18093)	Total
-------------	------------------------	--	-------

Home Improvement

Swimming Pool, Hot Tub, Pond Uncovered Deck Wheelchair Ramp Accessory Building Solar Panels or Renewable Energy	\$125	--	\$125
Additions to Mobile Home Additions to Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height Exterior Alterations to Single Detached, Duplex, or Semi-Detached, including Site Access Housing with NO increase in floor area or height Driveway Extension Fireplace Overheight Fence	\$180	--	\$180
Additions to Single Detached, Duplex, or Semi-Detached Housing with increase in floor area or height, Secondary Suites, Conversion of Accessory Building to Garden Suite, Exterior Alterations to Existing Multi-dwelling Residential Building (up to 4 units), including Site Access	\$335	--	\$335

New Residential Dwellings

Single Detached Housing, Residential Sales Centres, Garden Suites ³	\$515	+ \$150	= \$665
Duplex, Semi-Detached ³	\$515	+ \$300	= \$815
Multi-unit Housing Building, up to 4 dwelling units (eg: Apartment, Row Housing, Supportive Housing, etc) ³	\$880	+ \$460	= \$1340
Each Additional Multi-unit Housing, dwelling after the first 4 units	\$79 x ___ dwelling units	+ (\$61 x ___ for each dwelling unit on the first level)	= \$ _____

Residential Related and Move On Applications

Supportive Housing Use Class - (conversions of dwellings to)	\$360	--	\$360
Major Home Occupation	\$335	--	\$335
Minor Home Occupation	\$130	--	\$130

Development Permit and Compliance Certificate FEE SCHEDULE

Mobile Home Move On, Residential Move On, Recreational Vehicle Parking	\$180	--	\$180
Residential Demolition	\$91	--	\$91

Commercial, Industrial, Institutional, Mixed Use Applications	Development Permit Fee	Lot Grading Inspection Fee (Bylaw 18093)	Total
--	-------------------------------	---	--------------

New or Additions to Existing Buildings (including mixed use)

Commercial Gross Floor Area (GFA) up to 500 square meters (5,381.95 sq. ft.) and up to 4 dwelling units in residential portion per building	\$1,145	+ \$460	= \$1605
Additional Commercial Gross Floor Areas above 500 m ² (5,381.95 sq. ft.)	\$1.12 x ___ m ²		= \$ ___
Each additional dwelling unit in residential portion above the first 4 units	\$79 x ___ dwelling units	+ (\$61 x ___ each dwelling unit on the first level)	= \$ ___

Change of Use

Discretionary Use or Uses in Direct Control Districts	\$540	--	\$540
---	-------	----	--------------

Commercial Related Applications

Permitted Use or Child Care Services	\$385	--	\$385
Vehicle Parking	\$880	--	\$880
Carnival, Christmas Tree Lot	\$285	--	\$285
Commercial Demolition	\$91	--	\$91
Exterior alterations or renovations to existing commercial buildings/site	\$385	--	\$385
Outdoor Patio (on site), Special Events, Temporary Garden Greenhouse, Garden Centre, Solar Panels	\$385	--	\$385
Satellite Signal Receiving Antenna, Satellite Dish, Amateur Radio Antennae and Support Structures	\$200	--	\$200
Sidewalk Cafe (5 years)	\$540	--	\$540

Development Permit and Compliance Certificate
FEE SCHEDULE

Other Development Permits & Supporting Services

Encroachment Applications - Bylaw 12513	Fee
---	-----

Application Fee

Encroachments under 0.05 meters	No charge
Applications that do not require circulation	\$300
Applications that require circulation	\$500

Encroachment Fee

Encroachments onto easements; aerial, canopy or projecting signs encroachments	\$50
Encroachments under 0.05 meters	\$100
Encroachments under 0.3 meters and under 2 square meters in area	\$100
Encroachments under 0.3 meters and under 5 square meters in area	\$350
Encroachments over 0.3 meters and/or over 5 square meters in area	Assessed Value of the Owner's Land, divided by the Area of the Owner's Land, times the Area of the Encroachment

Category	Fee
----------	-----

Compliance Certificates and Zoning Confirmation

Single Detached, Semi-Detached or Duplex	Regular Service	\$140
	Express Service	\$275
Multi-Family, Commercial, Industrial (Regular Service)	Regular Service	\$287
	Express Service	\$572
Compliance Certificate Revision		\$88
Zoning Confirmation Report (per site)		\$116
Pick-up/Mail Out of Compliance Certificates		\$26

Sign Developments

Digital Signs (per panel)	\$920
Fascia Signs	\$125
Temporary Signs - Valid for 90 days	\$98
Temporary Signs - Valid for 365 days	\$295
Permanent, Freestanding, Projecting, Roof Signs, or Comprehensive Sign Design	\$385
Urban Agriculture Urban Agriculture - Garden, Hen Enclosure, Indoor Farm, Outdoor Farm	\$57

Development Permit and Compliance Certificate FEE SCHEDULE

Category	Fee
Cell Towers Freestanding or Rooftop	\$3,275

Crossing Bylaw 13521

The Application Fee for an Access Permit for a residential property ²	\$50
The Application Fee for an Access Permit for a non-residential property ²	\$750

Lot Grading Inspection Fee - Bylaw 18093

Single Detached Housing	\$150
Semi-Detached Housing (per dwelling unit)	\$150
Multi-Family housing (per building)	\$460
Each Additional Multi-unit Housing dwelling after the first 4 units on the first level	\$61
Any other land use - Minimum fee per building, addition to building or alterations of surface drainage	\$460
Re-inspection	\$165

Additional Fees

Category	Fee
Development Permit Inspections	
Residential Development Permits (excluding Row Housing, Stacked Row Housing, and Apartment Housing) for the first two inspections	\$215
Other Development Permits for the first two inspections	\$540
Leave as Built & Existing Without Permit	
Development existing without a required Development Permit	Double regular application fee may apply
Leave As Built - Accessory Building for House/Other Residential Renovations & Additions	\$115
Leave as Built - Single Detached, Semi-Detached, Duplex	\$175
Leave As Built - Other Development Permits (Multi-Family, Commercial, Industrial)	\$400
Pre-Application Meeting ⁴	
Major Development Permits-Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling Development Applications	\$460
Minor Development Permits-New Infill Construction for Single Detached Housing, Semi	\$180

Development Permit and Compliance Certificate

FEE SCHEDULE

Detached Housing, Duplex Housing, Garden Suite Applications

Revision Fees	
Minor Amendment to Development Permit - Minor Residential Applications	\$115
Minor Amendment to Development Permit - Single Detached, Semi-Detached, Duplex and Multi-Unit Housing up to 4 Units (this includes re-examination of Plan Fee)	\$175
Minor Amendments to Development Permit - other [Commercial, Industrial, Multi-Unit Housing (5 or more units)]	\$400
Recirculation Fee (for the third and subsequent re-circulations), Extension of Development Permit Commencement Fee	50% original permit fee
Non-refundable Administrative Fee (or 20%), for permit work not yet started ¹	\$115
Re-examination of Plans Fee for Major Development Permits	\$270
Non-Sufficient Funds (NSF) Fee	\$40

Notes

This table reflects only the fees associated with the Zoning Bylaw 12800 and the Drainage Bylaw 18093. All other fees, such as those relating to Safety Code Permits or the Business Licence Bylaw 20002 are found on other fee schedules.

¹ The Development Officer may reduce or waive Development Permit Fees, including any additional fees, where payment of the fee will result in hardship or inequity.

² a) Residential property is defined as three or less self-contained dwelling units located on one site that is used for residential purposes. b) Non-Residential property is defined as, but not limited to, a multi-family unit, commercial or industrial property.

³ The Re-inspection Fee of \$165 would apply after the first two inspections as per Lot Grading Fee Bylaw 18093.

⁴ subject to GST.