

# **Development Permit and Compliance Certificate Fees**

Effective January 1, 2021

## **Residential Applications**

### **Home Improvement**

Additions to:

- Mobile Home \$176.00
- Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height \$176.00
- Single Detached, Duplex, or Semi-Detached Housing with increase in floor area or height \$433.00

Accessory Building	\$120.00
Driveway Extension	\$176.00
Fireplace	\$176.00
Overheight Fence	\$182.00
Secondary Suites	\$293.00
Solar Panels or Renewable Energy	\$120.00
Swimming Pool, Hot Tub, Pond	\$120.00
Uncovered Deck	\$120.00
Wheelchair Ramp	\$120.00

### **Exterior Alterations**

Exterior Alterations to Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height	\$176.00
Exterior Alterations to Existing Multi-dwelling Residential Building	\$375.00

### **New Dwellings**

Garden Suites	\$293.00
Single Detached Housing, Duplex, Semi-Detached, Residential Sales Centres	\$502.00
Apartment and Row Housing, and all other housing units (excluding Single Detached, Duplex, or Semi-Detached), up to 4 dwelling units	\$864.00
For each additional dwelling above 4	\$77.00

### **Residential Related and Move On Applications**

Supportive Housing Use Class - (conversions of dwellings to)	\$351.00
Major Home Occupation	\$327.00
Minor Home Occupation	\$129.00
Mobile Home Move On	\$177.00
Residential Move On	\$351.00
Residential Demolition	\$89.00
Recreational Vehicle Parking	\$182.00

## Commercial, Industrial, Institutional, Mixed Use Applications

### **New or Additions to Existing Buildings**

Gross Floor Area up to 500 square meters (5,381.95 sq. ft.)	\$1,080.00
Each additional 100 square meters (1,076.39 sq. ft.) of Gross Floor Area or part thereof in commercial portion	\$110.00
Cannabis Retail Sales and Cannabis Production and Distribution as a General Industrial Building	\$5,600.00

### **Mixed Use Buildings**

Gross Floor Area up to 500 square meters (5,381.95 sq. ft.) in commercial portion and up to 4 dwelling units in residential portion	\$1,913.00
Each additional 100 square meters of Gross Floor Area or part thereof in commercial portion	\$110.00
Each additional dwelling unit in residential portion	\$77.00

### **Change of Use**

Child Care Services	\$375.00
Discretionary Use	\$528.00
Permitted Use or Uses in Direct Control Districts	\$375.00
Cannabis Retail sales or Cannabis Production and Distribution (including ones proposed as new construction)	\$5,600.00
Non-Accessory Parking	\$864.00

### **General**

Carnival	\$280.00
Christmas Tree Lot	\$280.00
Commercial Demolition	\$89.00
Commercial Move On	\$911.00
Exterior alterations or renovations to existing commercial buildings/site	\$375.00
Outdoor Patio, Special Events, Temporary Garden Greenhouse, Garden Centre, Solar Panels	\$375.00
Satellite Signal Receiving Antenna, Satellite Dish, Amateur Radio Antennae and Support Structures	\$195.00
Sidewalk Cafe (5 years)	\$528.00

### **Cell Towers**

Freestanding	\$3,636.00
Rooftop	\$2,716.00

## Other Development Permits & Supporting Services

### ***Encroachment Applications - Bylaw 12513***

#### **Application Fee**

Encroachments under 0.05 meters	No charge
Applications that do not require circulation	\$300.00
Applications that require circulation	\$500.00

#### **Encroachment Fee**

Encroachments onto easements; aerial, canopy or projecting signs encroachments	\$50.00
Encroachments under 0.05 meters	\$100.00
Encroachments under 0.3 meters and under 2 square meters in area	\$100.00
Encroachments under 0.3 meters and under 5 square meters in area	\$350.00
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

#### **Compliance Certificates and Zoning Confirmation**

Compliance Certificate - Single Detached, Semi-Detached or Duplex (Regular Service)	\$136.00
Compliance Certificate - Single Detached, Semi-Detached or Duplex (Express Service)	\$269.00
Compliance Certificate - Multi-Family, Commercial, Industrial (Regular Service)	\$281.00
Compliance Certificate - Multi-Family, Commercial, Industrial (Express Service)	\$560.00
Compliance Certificate Revision	\$86.00
Zoning Confirmation Letter (per site)	\$114.00
Pick-up/Mail Out of Compliance Certificates	\$25.00

#### **Lot Grading Fee - Bylaw 18093**

Single Detached Housing	\$148.00
Semi-Detached Housing (per dwelling unit)	\$148.00
Multi-Family housing ***	\$240.00
*** Additional fee for each dwelling unit on the first level that contains dwelling units	\$60.00
Any other land use - Minimum fee per hectare	\$240.00
Re-inspection	\$160.00

### **Sign Developments**

Digital Signs	\$900.00
Fascia Signs	\$120.00
Permanent, Freestanding, Projecting or Roof Signs	\$375.00
Temporary Signs - Valid for 90 days	\$96.00
Temporary Signs - Valid for 365 days	\$287.00
Comprehensive Sign Design	\$380.00

### **Urban Agriculture**

Urban Garden	\$56.00
Urban Hen Enclosure	\$56.00
Urban Indoor Farm	\$280.00
Urban Outdoor Farm	\$56.00

## **Additional Fees**

### **Development Permit Inspections**

Residential Development Permits (excluding Row Housing, Stacked Row Housing, and Apartment Housing) for the first two inspections	\$211.00
Other Development Permits for the first two inspections	\$528.00

### **Leave as Built & Existing Without Permit**

Development existing without a required Development Permit	Double regular application fee
Leave As Built - Accessory Building for House/Other Residential Renovations & Additions	\$114.00
Leave as Built - Single Detached, Semi-Detached, Duplex	\$170.00
Leave As Built - Other Development Permits (Multi-Family, Commercial, Industrial)	\$393.00

### **Pre-Application Meeting**

Major Development Permits-Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling Development Applications	\$450.00
Minor Development Permits-New Infill Construction for Single Detached Housing, Semi Detached Housing, Duplex Housing, Garden Suite Applications	\$176.00

### **Revision Fees**

Minor Amendment to Development Permit - Minor Residential Applications	\$114.00
Minor Amendment to Development Permit - Single Detached, Semi-Detached, Duplex	\$170.00
Minor Amendment to Development Permit - Other (Multi-Family, Commercial, Industrial)	\$393.00
Recirculation Fee (for the third and subsequent re-circulations)	50% original permit fee

Re-examination of Plans Fee	\$264.00
Non-refundable Administrative Fee (or 20%, whichever is greater)*	\$112.00

*\*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*