Development Permit and Compliance Certificate Fees
Effective January 1, 2019

Residential Applications

Home Improvement

Additions to:

- **Mobile Home**
  - Single Detached, Duplex, or Semi-Detached Housing with **NO increase** in floor area or height: $174.00
  - Single Detached, Duplex, or Semi-Detached Housing with **increase** in floor area or height: $425.00
- Accessory Building: $118.00
- Driveway Extension: $173.00
- Fireplace: $173.00
- Overheight Fence: $179.00
- Secondary Suites: $288.00
- Solar Panels or Renewable Energy: $118.00
- Swimming Pool, Hot Tub, Pond: $118.00
- Uncovered Deck: $118.00
- Wheelchair Ramp: $118.00

Exterior Alterations

- Exterior Alterations to Single Detached, Duplex, or Semi-Detached Housing with **NO increase** in floor area or height: $173.00
- Exterior Alterations to Existing Apartment Units or Row Housing Units: $368.00

New Dwellings

- Garden Suites: $288.00
- Single Detached Housing, Duplex, Semi-Detached, Residential Sales Centres: $493.00
- Apartment and Row Housing, all other housing units (excluding Single Detached, Duplex, or Semi-Detached), up to 4 dwelling units: $848.00
- For each additional dwelling above 4: $76.00

Residential Related and Move On Applications

- Group Homes, Limited Group Homes - (conversions of dwellings to): $344.00
- Major Home Occupation: $321.00
- Minor Home Occupation: $127.00
- Mobile Home Move On: $174.00
- Residential Move On: $344.00
- Residential Demolition: $87.00
- Recreational Vehicle Parking: $179.00
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.)
  - $963.00
- Each additional 100 square meters (1,076.39 sq. ft.) of Gross Floor Area or part thereof in commercial portion
  - $98.00
- 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
  - $1,877.00
- Each additional 100 square meters of Gross Floor Area or part thereof in commercial portion
  - $98.00
- Each additional dwelling unit in residential portion
  - $76.00

**Change of Use**

- Child Care Services
  - $331.00
- Discretionary Use
  - $518.00
- Permitted Use or Uses in Direct Control Districts
  - $281.00
- Cannabis Retail sales or Cannabis Production and Distribution (including ones proposed as new construction)
  - $5,600.00
- Non-Accessory Parking Lot
  - $848.00

**General**

- Carnival
  - $275.00
- Christmas Tree Lot
  - $275.00
- Commercial Demolition
  - $87.00
- Commercial Move On
  - $894.00
- Exterior alterations or renovations to existing commercial buildings
  - $368.00
- Outdoor Patio, Special Events, Temporary Garden Greenhouse, Garden Centre, Solar Panels
  - $368.00
- Satellite Signal Receiving Antenna, Satellite Dish, Amateur Radio Antennae and Support Structures
  - $191.00
- Sidewalk Cafe (5 years)
  - $518.00

**Cell Towers**

- Freestanding
  - $3,568.00
- Rooftop
  - $2,665.00

**Other Development Permits & Supporting Services**

**Encroachment Applications**

**Application Fee**

- Encroachments under 0.05 meters
  - No charge
- Applications that do not require circulation
  - $300.00
### Applications that require circulation

**Encroachment Fee**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encroachments onto easements; aerial, canopy or projecting signs encroachments</td>
<td>$50.00</td>
</tr>
<tr>
<td>Encroachments under 0.05 meters</td>
<td>$100.00</td>
</tr>
<tr>
<td>Encroachments under 0.3 meters and under 2 square meters in area</td>
<td>$100.00</td>
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<tr>
<td>Encroachments under 0.3 meters and under 5 square meters in area</td>
<td>$350.00</td>
</tr>
<tr>
<td>Encroachments over 0.3 meters and/or over 5 square meters in area</td>
<td>$500.00</td>
</tr>
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*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

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compliance Certificate - Single Detached, Semi-Detached or Duplex (Regular Service)</td>
<td>$133.00</td>
</tr>
<tr>
<td>Compliance Certificate - Single Detached, Semi-Detached or Duplex (Express Service)</td>
<td>$264.00</td>
</tr>
<tr>
<td>Compliance Certificate - Multi-Family, Commercial, Industrial (Regular Service)</td>
<td>$276.00</td>
</tr>
<tr>
<td>Compliance Certificate - Multi-Family, Commercial, Industrial (Express Service)</td>
<td>$550.00</td>
</tr>
<tr>
<td>Compliance Certificate Revision</td>
<td>$84.00</td>
</tr>
<tr>
<td>Zoning Confirmation of Letter (per site)</td>
<td>$112.00</td>
</tr>
<tr>
<td>Pick-up/Mail Out of Compliance Certificates</td>
<td>$25.00</td>
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</tbody>
</table>

### Lot Grading Fee

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>Single Detached Housing</td>
<td>$145.00</td>
</tr>
<tr>
<td>Semi-Detached Housing (per dwelling unit)</td>
<td>$145.00</td>
</tr>
<tr>
<td>Other premises (Commercial/Industrial/Multi-Family Residential) - Minimum Fee</td>
<td>$236.00</td>
</tr>
<tr>
<td>Other premises (Commercial/Industrial/Multi-Family Residential) - Fee per hectare</td>
<td>$236.00</td>
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</tbody>
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### Sign Developments

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Digital Signs</td>
<td>$458.00</td>
</tr>
<tr>
<td>Fascia Signs</td>
<td>$94.00</td>
</tr>
<tr>
<td>Permanent, Freestanding, Projecting or Roof Signs</td>
<td>$282.00</td>
</tr>
<tr>
<td>Temporary Signs - Valid for 90 days</td>
<td>$94.00</td>
</tr>
<tr>
<td>Temporary Signs - Valid for 365 days</td>
<td>$282.00</td>
</tr>
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### Urban Agriculture

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Urban Garden</td>
<td>$55.00</td>
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<tr>
<td>Urban Hen Enclosure</td>
<td>$55.00</td>
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</tbody>
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### Additional Fees

#### Development Permit Inspections
- Residential Development Permits (excluding Row Housing, Stacked Row Housing, and Apartment Housing) for the first two inspections: $207.00
- Other Development Permits for the first two inspections: $518.00

#### Leave as Built & Existing Without Permit
- Existing Without Permits: Double regular application fee
  - Leave As Built - Accessory Building for House/Other Residential Renovations & Additions: $112.00
  - Leave as Built - Single Detached, Semi-Detached, Duplex: $167.00
  - Leave As Built - Other Development Permits (Multi-Family, Commercial, Industrial): $386.00

#### Pre-Application Meeting
- Commercial, Industrial, Institutional, Mixed Use Applications: $331.00

#### Revision Fees
- Minor Amendment to Development Permit - Minor Residential Applications: $112.00
- Minor Amendment to Development Permit - Single Detached, Semi-Detached, Duplex: $167.00
- Minor Amendment to Development Permit - Other (Multi-Family, Commercial, Industrial): $386.00
- Recirculation Fee (for the third and subsequent re-circulations): 50% original permit fee
- Re-examination of Plans Fee: $259.00
- Non-refundable Administrative Fee (or 20%, whichever is greater)*: $110.00

*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