

Branch - Current Planning

Introduction

Current Planning meets the challenge of facilitating the corporate vision for Edmonton's tomorrow. The Branch helps navigate through complex regulations to achieve fair and positive outcomes that satisfy both the needs of clients and the city's overall vision for a quality urban environment. Branch staff provide expert guidance and advice in the development, inspection and licencing application and approval processes making the experience simple and transparent for all clients. The result, Current Planning contributes to Edmonton's quality of life through the development of safe, vibrant and immediate economy-inspired development needs with the need for stable, multi-year planning and consistent customer service. The mission is to advance Edmonton's social and economic growth through the coordination of planning, development and building application approvals.



MAJOR SERVICES & ACTIVITIES

Branch Strategy	Development Servicing and Engineering	Applications and Plans
<ul style="list-style-type: none"> Branch oversight and leadership Business model implementation Business system development and service enhancement Current Planning future state project Expand performance measures 	<ul style="list-style-type: none"> Negotiate and administer servicing agreements Engineering drawing review Supplementary agreements Development charges and levies 	<ul style="list-style-type: none"> Coordinate the review and approval of concept (ASP, NSP) plans and subdivision Maintain zoning bylaw and review associated applications Administer Edmonton Design Committee and Subdivision Authority
Safety Codes Administration	Licencing	Compliance
Administer the Alberta Safety Codes Act: <ul style="list-style-type: none"> Building permits Plumbing and gas permits Heating and ventilation permits Electrical permits 	<ul style="list-style-type: none"> Coordinate the timely review and approval of business and personal licence applications Licencing Bylaw maintenance and compliance 	<ul style="list-style-type: none"> Monitor and implement compliance for development, business licences and safety codes
Customer Information and Support Services		
<ul style="list-style-type: none"> Assist customers to obtain licences, permits and pay municipal services Process permits, file searches, licences and parking passes Provide 311 support 		

Branch - Current Planning

Opportunities and Challenges

The following are significant opportunities and challenges facing Current Planning in the immediate and medium term. Opportunities and challenges often have impacts beyond one year, and may or may not have budget implications for 2012.

A) Branch-wide Issues

Current Planning is continuing to implement the adopted Branch business model (approved by City Council in June 2010). This will improve accountability to stakeholders, achieve full cost recovery, invest in the reserve and invest in enhanced services. This will be completed in consideration of the economic volatility and highly seasonal levels of construction activity. Moreover, the transformative *Current Planning Future State* project will reengineer the processes and tool sets to ensure that the services are efficiently and effectively delivered in line with *The Ways*.

B) Service Area Issues

Development Servicing and Engineering

The Development Servicing and Engineering teams must strive to meet the infrastructure needs for service development. This includes developing industrial expertise and continuing to demonstrate understanding of complex infrastructure needs and to improve the associated coordination.

Applications and Plans

The Land Development Applications and Plans must advance the principles outlined in the Municipal Development Plan - *The Way We Grow*. *The Ways* must also be considered and implemented as applicable to area and neighbourhood development

Safety Codes Administration

The Safety Codes team is working to address a backlog of safety inspections. Additional opportunity lies in promoting awareness and actions related to sustainable building practices as well as increasing overall public awareness regarding safety codes and enhancing construction quality.

Compliance

The Residential Compliance Team continues to develop. As a result of the reorganization, the team will now coordinate both the zoning and licence bylaws

enforcement.

Customer Information and Support Services

The team will continue to enhance service delivery for application intake and processing with a focus on improved customer service and process improvements.

C) Linkage to Department Outcomes

Current Planning will address these opportunities and challenges as follows:

Accountability

The Branch has is developing clear performance reports related to service volumes, timelines, quality, costs and customer satisfaction. These are incorporated into enhanced communications to internal and external stakeholders, improved business processes and tracking systems - all of which are under development.

Cost Recovery

The Branch will achieve full cost recovery in 2012. This results in adjusted fee schedules and services to ensure service sustainability while maintaining the long-term direction of *The Ways*.

Reserve

The Branch will reinvest in operational needs to ensure appropriate service levels are maintained, council direction is carried out and *The Ways* are supported. The Branch will also reinvest in strategic capital needs for long-term effectiveness in support *Great Outcomes*. This will be coupled with investments into the reserve to ensure financial sustainability, scalability and flexibility.

Service Enhancement

The Branch will execute the transformative *Current Planning Future State* project. This project will review services, identify business process improvements and implement system enhancements for delivery across all service lines.

Resource Levels

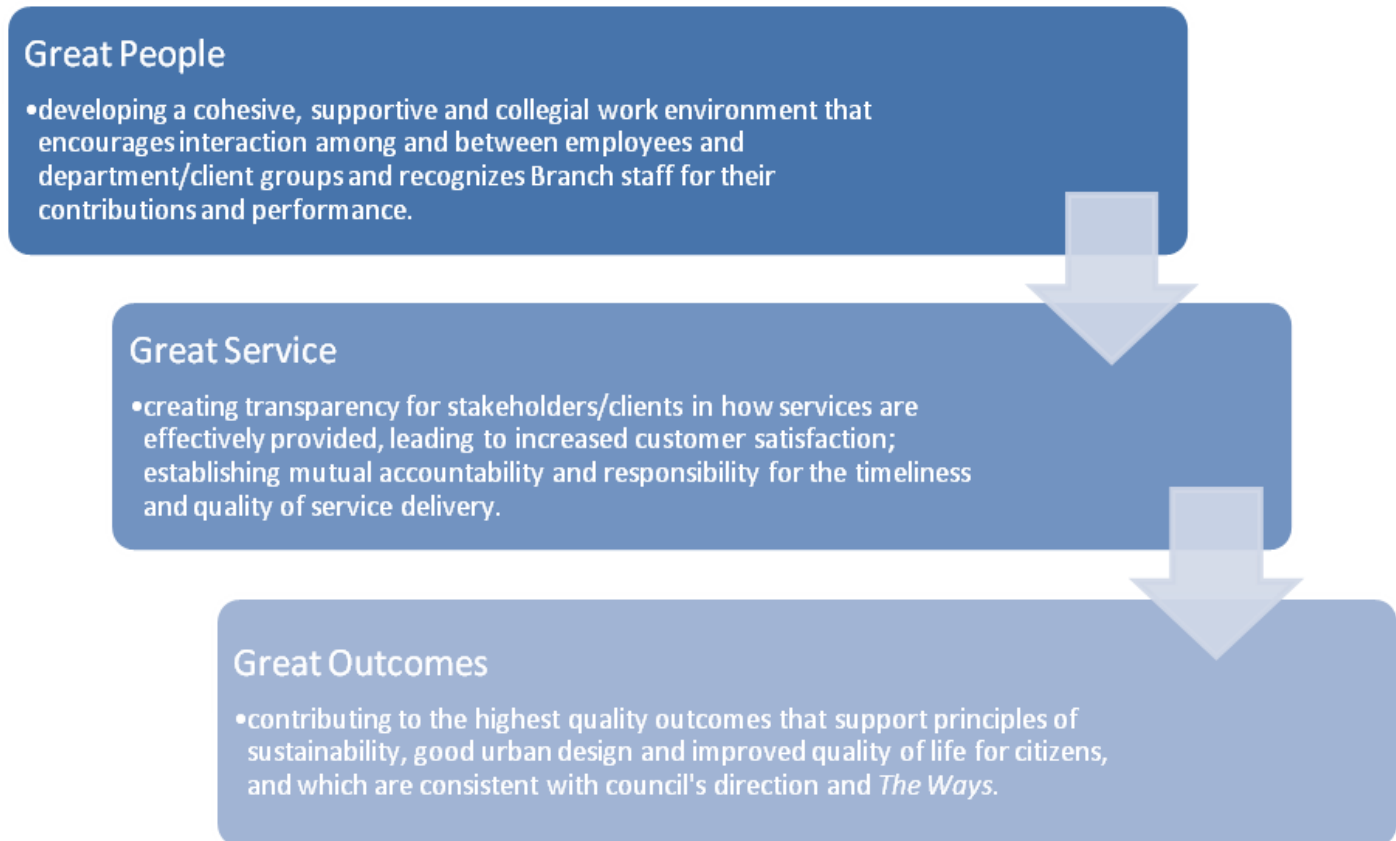
The staffing levels will be augmented in response to service demands and associated revenues. This includes alignment of staffing levels with activity needs and system enhancements. Options to Outsource specialized skills may be investigated as required.

Branch - Current Planning

Branch Performance Measures

The Current Planning Branch is further implementing council's direction and agreement with industry to establish a revised business approach which offers accountable, transparent and sustainable services, incorporates full cost recovery and utilized a reserve fund. This includes reinvestment in the services to ensure long-term sustainability, predictable service levels through system/process enhancements and appropriate staffing levels.

Three key themes contribute to the outward expression of this renewed organization:



Service and Budget Review Challenges

Current Planning has accelerated the implementation of the approved business model and will achieve full cost recovery in 2012. Originally, implementation of full cost recovery was scheduled over three years and to be completed in 2013. By moving to full cost recovery in 2012, Current Planning is picking up 100% of its corporate support costs. This translates into a reduction of over \$3.0 million in tax levy in other departments in 2012.

The associated 4% overall fee increases are coupled with increased service expectations by the industry. The Branch is committed to offering higher, more reliable and scalable services through targeted investments in personnel, business process improvements and performance reporting. The accelerated model will have a very positive impact on the corporation in support of the Strategic Goal to Ensure Edmonton's Financial Sustainability by reducing the burden on the tax levy.

Branch - Current Planning

Approved 2012 Budget – Branch Summary (\$000)

	2010 Actual	2011 Budget	\$ Change '11-'12	2012 Budget	% Change '11-'12
Revenue & Transfers					
User Fees, Fines, Permits, etc.	\$ 28,030	\$ 29,087	\$ 9,043	\$ 38,130	31.1
Grants	9	-	-	-	-
Transfer from Reserves	-	250	-	250	-
Total Revenue & Transfers	<u>28,039</u>	<u>29,337</u>	<u>9,043</u>	<u>38,380</u>	30.8
Expenditure & Transfers					
Personnel	16,623	19,580	4,011	23,591	20.5
Materials, Goods & Supplies	833	798	49	847	6.1
External Services	2,465	3,078	(919)	2,159	(29.9)
Fleet Services	16	20	(8)	12	(40.0)
Intra-municipal Services	2,699	4,165	3,128	7,293	75.1
Utilities & Other Charges	757	800	94	894	11.8
Transfer to Reserves	6,314	1,250	2,691	3,941	215.3
Subtotal	29,707	29,691	9,046	38,737	30.5
Intra-municipal Recoveries	(1,668)	(354)	(3)	(357)	0.8
Total Expenditure & Transfers	<u>28,039</u>	<u>29,337</u>	<u>9,043</u>	<u>38,380</u>	30.8
Net Operating Requirement	\$ -	\$ -	\$ -	\$ -	-
Full-time Equivalents	196.3	215.3	36.0	251.3	

Budget Changes for 2012 (\$000)

Revenue & Transfers - Changes

User Fees, Fines, Permits, etc. \$9,043

An overall 4% rate increase accounts for \$1,213. Volume increases account for \$7,830. The volume increase is composed of \$6,000 related to the further implementation of the Current Planning Business Model, \$600 in additional Business Licencing revenue and a general increase of \$1,230 based on current trending information.

Branch - Current Planning

Expenditures & Transfers - Changes

Personnel \$4,011

Movement within the salary ranges, changes in benefits and the last year of a 3-year LAPP contribution increase account for \$555. Further implementation of the Current Planning Business Model includes 30.0 new FTEs which accounts for \$2,880, and the Business Licencing Program Development and Enforcement service package includes 6.0 new FTEs which accounts for \$576.

Material, Goods & Supplies \$49

This increase relates to inflation at \$21. Further implementation of the Current Planning Business Model accounts for \$60 and the Business Licencing Program Development and Enforcement service package accounts for \$12. Service and Budget Review reductions include \$11 in Historical Adjustments and \$33 in Corporate Opportunities.

External Services (\$919)

A historical adjustment of \$(1,000) to the electrical inspection contract is slightly offset by an increase related to inflation of \$81.

Fleet Services (\$8)

A reduction of \$8 in Fleet Services is attributed to a review of rates and usage.

Intra-municipal Services \$3,128

This increase relates to inflation at \$4 and an increase to Corporate Support Costs of \$3,124.

Utilities & Other Charges \$94

This increase relates to inflation at \$22. Further implementation of the Current Planning Business Model accounts for \$60 and the Business Licencing Program Development and Enforcement service package accounts for \$12.

Transfer to Reserves \$2,691

This increase relates to an increased transfer to the Current Planning Reserve based on the accelerated implementation of the Current Planning Business Model.

Intra-municipal Recoveries (\$3)

This increase relates to inflation of (\$3).

Full-time Equivalents - Changes

Further implementation of the Current Planning Business Model accounts for 30.0 FTEs and the Business Licencing Program Development and Enforcement service package accounts for 6.0 FTEs.

Branch - Current Planning

Service Package - Business Licencing Program Development and Enforcement

Description

Current Planning will be presenting Bylaw 15848 to Council on September 21, 2011 which outlined amendments to the Business Licence Bylaw 13138. Changes associated by the acceptance of this bylaw impact the procedures for issuing licences and necessitate Service Level Agreements between the Sustainable Development Department and referral agencies effective January 1, 2012. These changes require the addition of two (2) permanent FTEs funded from Licencing fees. Changes include:

Consultations - Licencing will consult with the Edmonton Police Service and Fire Rescue Services to gather their input on the appropriateness of issuing a licence.

New Categories - The creation of new categories will address referrals and regulations relating to specific business types.

Regulations - Regulations for certain types of businesses will be implemented to enhance best safety practices.

Exemptions - Certain businesses may qualify for a licence fee reduction or exemption.

Additionally, the organizational changes effective June 1, 2011 resulted in Business Licencing joining the Current Planning Branch. The licencing enforcement activities are to be added to the Development Compliance team. Four (4) permanent FTEs are required to enable efficient enforcement in line with development compliance activity.

Justification

The Services will streamline the business licence process, incorporate multi-stakeholder input into the issuance of a licence, and to increase regulations to address issues of public interest. The addition of business licence enforcement to the Development Compliance team offers streamlined compliance enforcement for business licencing and development activities. This enhancement of the compliance services will reinforce Bylaw 15848 and enable teams to concurrently address development issues. Not funding these additional FTEs will result in an incomplete implementation of Bylaw 15848 and a decrease of compliance enforcement.

Links to Strategic Goals, Departmental Outcomes & Performance Measures

Strategic Goal(s)	Improve Edmonton's Livability
Performance Measure(s)	Residents' perceptions that the city supports arts and multicultural communities 3-Year Priority Goal - Preserve, celebrate and support Edmonton's heritage, arts and culture
Strategic Goal(s)	Diversify Edmonton's Economy
Performance Measure(s)	3-Year Priority Goal - Improve, continuously, the capacity and capability of the organization in the delivery of services to business and citizens
Strategic Goal(s)	Ensure Edmonton's Financial Sustainability
Performance Measure(s)	Increase revenue sources and reduce reliance on residential property tax to meet strategic infrastructure and service needs

Impact on Other Departments

The implementation of the proposed service changes will result in increased consultation with Edmonton Police Service and Fire Rescue Services.

The business licence enforcement services traditionally completed by Community Standards, Community Services will now be completed by Current Planning, Sustainable Development.

Incremental (\$000)	2012				2013				2014			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
New Budget Annualization	\$ 600	\$ 600	\$ -	6.0	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	-
Total	\$ 600	\$ 600	\$ -	6.0	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	-

Branch - Current Planning

Bylaws Requiring Approval (fee increases)

In order to generate the revenues in the 2012 budget, City Council approved the Bylaw Amendments and fee changes contained in the following bylaws:

- Bylaw 8664 - The Edmonton Building Permit Bylaw
- Bylaw 11004 - The Mechanical Permit Bylaw
- Bylaw 12513 - City Streets Development Control Bylaw

Approved 2012 Budget - User Fee Information

- The 2012 fee schedule includes an overall increase of 4%.
- Selected fees have been targeted for additional increases in line with the cost recovery model and enhanced service.
- Attached is a list of all fees approved for 2012.

Development Application and Compliance Certificate Fees

1. Residential and Residential Related Use Classes

Description	2011 Fees	Approved 2012 Fees
a) Accessory Buildings, Swimming Pools, Uncovered Decks, Hot Tubs	\$114	\$114
b) Additions to Single Detached Housing – increase in floor area	\$400	\$400
c) Exterior Alterations, Additions to Single Detached Housing – no increase in floor area	\$260	\$270
d) Single Detached Housing outside of the house combo permit application, Duplex, Semi-detached, Residential Sales Centres	\$400	\$416
e) Mobile Home Move On and Additions	\$143	\$149
f) Garage Suites and Secondary Suites	\$260	\$270
g) Overheight Fences, Recreational Vehicles Parking	\$143	\$149
h) Apartment and Row Housing, and all Other Housing not listed above up to four dwelling units	\$683	\$710
Plus, for each additional dwelling unit	\$60	\$62
i) Satellite Signal Receiving Antennae, Amateur Radio Antennae and support structures	\$150	\$156
j) Minor Home Occupation	\$104	\$108
k) Major Home Occupation	\$260	\$270
l) Group Homes	\$400; \$143	\$300

Branch - Current Planning

Approved 2012 Budget - User Fee Information

2. Commercial; Mixed Use; Industrial; Basic Service; Community, Educational, Recreational, Cultural Services; Agricultural and Natural Resources Use Classes

Description	2011 Fees	Approved 2012 Fees
a) For new buildings or additions to existing buildings with a gross floor area up to 500 m ² (5,381.95 sq. ft.)	\$683	\$750
Plus, for each additional 100 m ² (1,076.39 sq. ft.) of gross floor area or part there of	\$75	\$82
b) For new mixed use buildings with gross floor area up to 500 m ² (5,381.95 sq. ft.) in commercial portion and up to four dwelling units in residential portion	\$1,366	\$1,460
Plus, for each additional 100 m ² (1,076.39 sq. ft.) of gross floor area or part there of in commercial portion	\$75	\$82
Plus, for each additional dwelling unit in residential portion	\$60	\$62
c) Exterior alterations or renovations to existing buildings, Temporary Event Tents, Temporary Garden Greenhouse and Garden Centre	\$284	\$310

3. Other

Description	2011 Fees	Approved 2012 Fees
a) Change of Use: Permitted Use, Continuation of use, or uses in Direct Control Districts	\$214	\$235
Discretionary Use	\$350	\$385
Child Care Services	\$350	\$350
b) Demolitions	\$71	\$74
c) Vehicular Parking Lots	\$683	\$710
d) Cell Towers:		
- Rooftop	\$2,240	\$2,240
- Freestanding	\$2,240	\$3,000

4. Sign Developments

Description	2011 Fees	Approved 2012 Fees
a) Temporary Signs:		
- Permit valid for up to 90 days	\$71	\$74
- Permit valid for over 90 days	\$71	\$222
b) Fascia Signs	\$71	\$74
c) Freestanding, Projecting or Roof Signs	\$178	\$222
d) Digital Signs	-	\$385

Branch - Current Planning

Approved 2012 Budget - User Fee Information

5. Developments Existing Without Permits - Double the regular development application fee

6. Compliance Certificates/Zoning Confirmation

Description		2011 Fees	Approved 2012 Fees
a)	Single Detached, Semi-detached or Duplex – Regular Service	\$106	\$110
	Express Service	\$212	\$220
b)	Others – Regular Service	\$219	\$228
	Express Service	\$439	\$457
c)	Compliance Certificate Restamp	\$100	\$104
d)	Written Confirmation of Zoning (per site)	\$100	\$104
e)	Search of Files for Outstanding orders (per site)	\$100	\$104

7. Leave as Built (structures constructed not in accordance to approved plan)

Description		2011 Fees	Approved 2012 Fees
a)	Single Detached House, Semi-detached House, Duplex	\$284	\$150
b)	Accessory building for house	\$229	\$100
c)	Other than above (Multi-Family, Commercial, Industrial, Institutional)	\$710	\$350

8. Additional Fees

Description		2011 Fees	Approved 2012 Fees
a)	Notification fee (applies to all discretionary use or variance applications, excluding Major Home Occupation and Discretionary Change of Use): Accessory building for house	-	\$40
	All other applications		\$100
b)	Re-circulation (3 rd and subsequent recirculation)		50% of original permit fee
c)	Minor Amendment to Development Permit Application: Single Detached House, Semi-detached House, Duplex	-	\$150
	Accessory building for house		\$100
	Other than above (Multi-Family, Commercial, Industrial, Institutional)		\$350

Branch - Current Planning

Approved 2012 Budget - User Fee Information

Zoning Amendment Fees

2011 Fees		TO PROPOSED ZONE							
		1	2	3	4	5	6	7	8
FROM EXISTING ZONE	1	1,062	1,274	1,898	2,468	2,606	1,274	2,195	958
	2	1,274	958	1,898	1,898	2,606	1,274	3,090	1,590
	3	1,274	1,274	1,274	1,274	2,606	1,274	3,090	1,590
	4	1,274	1,274	1,274	1,274	1,898	1,590	3,511	1,590
	5	1,274	1,274	1,274	1,274	1,590	1,898	3,511	1,274
	6	1,274	1,274	1,590	1,590	2,606	2,606	3,090	1,274
	7	1,274	1,274	1,898	1,898	2,606	1,274	2,195	1,274
	8	1,274	1,274	1,898	1,898	2,606	1,274	2,195	958
2012 Approved Fees		TO PROPOSED ZONE							
		1	2	3	4	5	6	7	8
FROM EXISTING ZONE	1	1,104	1,911	2,847	3,702	3,909	1,911	3,293	1,437
	2	1,325	996	1,974	2,847	3,909	1,325	3,214	2,385
	3	1,325	1,325	1,325	1,325	3,909	1,325	3,214	2,385
	4	1,325	1,325	1,325	1,325	2,847	1,654	3,651	2,385
	5	1,325	1,325	1,325	1,325	1,654	1,974	3,651	1,911
	6	1,325	1,325	1,654	1,654	2,710	3,909	4,635	1,911
	7	1,325	1,325	1,974	1,974	2,710	1,325	2,283	1,911
	8	1,325	1,325	1,974	1,974	2,710	1,911	3,293	1,437

CATEGORY Land Use Zone/Provision

- 1 A, AG, AGI, AGU, AP, CS, NA, RR, US
- 2 GLD, RF1, RF2, RF3, RF4, RMH, RPL, RSL, TSDR, TSLR
- 3 CCLD, CCSF, GLG, RF5, RF6, UCRH
- 4 CCMD, RA7, RA8,
- 5 CCHD, HDR, RA9
- 6 CCNC, CNC, CSC, UVCa
- 7 AJ, AN, CB1, CB2, CB3, CCA, CHY, CMU, CO, EZ, GVC, HA, MSC, TMU
- 8 EIB, EIM, IB, IL, IM, IH, MA, PU

Note: The applicant shall pay the difference in fees, prior to third reading of the amending Bylaw, for any application resulting in a Zone in a higher fee category than that initially applied for, whether the application was amended by the applicant, the Planning and Development Department, or City Council. If the resulting Zone is in a lower fee category, no refund shall be made.

2011 Advertising Fee is \$1143.00 + GST
 Approved 2012 Advertising Fee is \$1189.00 + GST

2011 Text Amendment to the Zoning Bylaw Fee is \$1,062.00
 Approved 2012 Text Amendment to the Zoning Bylaw Fee is minimum \$1,593.00

2011 Renotification Fee \$0.50/label
 Approved 2012 Renotification Fee \$0.52/label

Branch - Current Planning

Approved 2012 Budget - User Fee Information

Direct Control Rezoning and Special Area Zones

1. *ADMINISTRATIVE (Standard Zone → DC or DC → DC)*

Description: To be used where a standard zone is being converted to a DC for a minor technical reason or an approved DC zone requires an amendment to deal with a change to a minor design detail.

(i.e. moving (not adding or deleting) landscaping elements, moving waste facilities)

- Changes to a site plan where the main structure(s)/character are not changing;
- Removal of uses from Standard Zone;
- Minor numerical change to regulation(s) from Standard Zone;
- Removal of regulation(s) from Standard Zone;
- Minor amendments to previously approved DC.

2011 Base fee of \$4,567.00

Approved 2012 Base fee of \$5,709

2. *MINOR (Standard Zone → DC or DC → DC)*

Description: Changes to the character of the site that do not significantly change the intensity of the use.

(i.e. suburban townhouse development with higher level architecture or landscaping than the standard zone, addition of uses to standard zone or approved DC)

- Resembles a standard zone with minor changes to uses that change the character of the zone;
- Addition or changes to regulation(s) from Standard Zone;
- No increase to FAR from existing zoning;
- Only "architectural" changes to height that do not result in additional floor area.

2011 Base fee of \$4567.00 + \$0.50 / m² (buildable floor area = site size * FAR)

Approved 2012 Base fee of \$5,709 + \$0.50 / m² (buildable floor area = site size * FAR)

3. *MAJOR (Standard Zone → DC or DC → DC)*

Description: Significant changes to the character and intensity of uses.

(i.e. commercial, residential and mixed use towers, adding residential uses to commercial site or non-residential uses to residential site, large-site rezonings, most infill projects)

- Increase two or more of FAR / height / density;
- Major additions of uses from previous standard zone or DC;
- Major changes or additions of regulations from standard zone or DC;
- Application requires comprehensive site planning supported by technical studies;
- Any application that meets the criteria of the Large Site Rezoning Process.

2011 Base fee of \$9,133.+ \$1.00 / m² (buildable floor area = site size * FAR)

Approved 2012 Base fee of \$11,416 + \$1.00 / m² (buildable floor area = site size * FAR)

2011 DC2 Notification Fee minimum = \$26 (each label = \$1)

Approved 2012 DC2 Notification Fee minimum = \$27 (each label = \$1)

Branch - Current Planning

Approved 2012 Budget - User Fee Information

Subdivision, Bare Land Condominium, Strata Space Plan Condominium, Area Structure Plan (ASP), Neighbourhood Structure Plan (NSP), ASP Amendment, NSP Amendment, Road Closure, and Addressing Fees Schedule C

A.	Subdivision Fees	2011 Fees	Approved 2012 Fees
1.	<p><i>The following fees shall be charged upon submission of a Subdivision Application:</i></p> <p>a) for each lot designated for single detached or semi-detached dwelling</p> <p>b) for each lot designated for multiple residential development</p> <p>c) for each lot designated for commercial development</p> <p>d) for each lot designated for industrial development with the following lot size:</p> <p>i. 0.5 ha or less</p> <p>ii. greater than 0.5 ha but not exceeding 1 ha</p> <p>iii. greater than 1 ha but not exceeding 1.5 ha</p> <p>iv. greater than 1.5 ha</p> <p>e) for each lot designated but not covered by the above categories, except reserve lot or public utility lot</p>	<p>\$230</p> <p>\$2,123</p> <p>\$1,392</p> <p>\$575</p> <p>\$1,149</p> <p>\$1,730</p> <p>\$2,310</p> <p>\$230</p>	<p>\$239</p> <p>\$2,208</p> <p>\$1,448</p> <p>\$598</p> <p>\$1,195</p> <p>\$1,799</p> <p>\$2,402</p> <p>\$239</p>
2.	<p><i>The following fees shall be charged upon submission of a plan of subdivision or instrument for endorsement:</i></p> <p>a) for each lot designated for single or semi-detached dwelling</p> <p>b) for each lot designated for multiple residential development</p> <p>c) for each lot designated for commercial development</p> <p>d) for each lot designated for industrial development with the following lot size:</p> <p>i. 0.5 ha or less</p> <p>ii. greater than 0.5 ha but not exceeding 1 ha</p> <p>iii. greater than 1 ha but not exceeding 1.5 ha</p> <p>iv. greater than 1.5 ha</p> <p>e) for each lot proposed but not covered by the above categories, except reserve lot or public utility lot</p>	<p>\$554</p> <p>\$2,450</p> <p>\$1,719</p> <p>\$903</p> <p>\$1,472</p> <p>\$2,057</p> <p>\$2,672</p> <p>\$554</p>	<p>\$576</p> <p>\$2,548</p> <p>\$1,788</p> <p>\$939</p> <p>\$1,531</p> <p>\$2,139</p> <p>\$2,779</p> <p>\$576</p>

Branch - Current Planning

Approved 2012 Budget - User Fee Information

B.	Bare Land Condominium Fees	2011 Fees	Approved 2012 Fees
1.	Application fee for a Bare Land Condominium is based on the fees charged upon submission of a Subdivision Application as per each bare land unit to be created and its intended use.	Refer to Section A	Refer to Section A
2.	Endorsement fee for a Bare Land Condominium Plan is based upon the fees charged upon the submission of plan of subdivision for endorsement as per each bare land unit to be registered and its intended use.	Refer to Section A	Refer to Section A
3.	Flat fee for parking stalls converted to a bare land unit (per stall)	\$130	\$135

C.	Strata Space Plan Fees	2011 Fees	Approved 2012 Fees
1.	Application fee for a Strata Space Plan is based on the fees charged for an application for subdivision and its intended use.	Refer to Section A	Refer to Section A
2.	Endorsement fee for a Strata Space Plan is based on the fees charged for the endorsement of a plan of subdivision and its intended use.	Refer to Section A	Refer to Section A

D.	Condominium Fees	2011 Fees	Approved 2012 Fees
1.	Application fee per unit excluding common property pursuant to the Condominium Property Regulation.	\$40	\$42
2.	Flat Fee for parking stalls converted to condominium units (per stall)	\$21	\$22

E.	Area Structure Plan, Neighbourhood Structure Plan, Servicing Design Concept Briefs, and Outline Plan Fees	2011 Fees	Approved 2012 Fees
	Application fee is \$2,130 or \$231/gross ha included in the proposed plan (excluding environmental reserve), whichever is the greater	\$222/ha	\$2,130 or \$231/ha, whichever is the greater

F.	Area Structure Plan Amendment Fees	2011 Fees	Approved 2012 Fees
	Application fee is \$2,130 or \$231/gross ha included in the proposed amendment (excluding environmental reserve) whichever is the greater, excluding those amendments necessitated by an amendment to the Neighbourhood Structure Plan	\$1,065 or \$222/ha whichever is the greater	\$2,130 or \$231/ha whichever is the greater

Branch - Current Planning

Approved 2012 Budget - User Fee Information

G.	Neighbourhood Structure Plan Amendment and Area Redevelopment Plan Amendment Fees	2011 Fees	Approved 2012 Fees
	Application fee is \$2,130 or \$231/gross ha included in the proposed amendment (excluding environmental reserve), whichever is the greater	\$1,065 or \$222/ha whichever is the greater	\$2,130 or \$231/ha whichever is the greater
H.	Road Closure Fees	2011 Fees	Approved 2012 Fees
	Road Closure application fee	\$1,000	\$1,040
I.	Addressing Fees	2011 Fees	Approved 2012 Fees
	Change of Address (per address)	\$300	\$312
J.	Additional Fees	2011 Fees	Approved 2012 Fees
1.	Recirculation (3 rd and subsequent recirculation)	\$1,000	\$1,000
2.	Authorization Fee	\$1,000	\$1,000
3.	Pre-Application Meeting	\$500	\$500
4.	Advertising Fee	\$1,143	\$1,189

Branch - Current Planning

Approved 2012 Budget - User Fee Information

Electrical Permit Fees

1. New Residential Housing Fees

a) New Single Detached Houses

	2011 Fees	Approved 2012 Fees
Dwelling Wiring Permit	\$205	[see chart]
Underground (meter) Permit	\$61	\$75
Total Fee	\$266	[see chart]

FLOOR AREA (Applies to main and second floors only. Developed basements not included in floor area)	HOUSE WIRING PERMIT FEE	UNDERGROUND (METER) PERMIT FEE	TOTAL ELECTRICAL PERMIT FEE
951 – 1050 sq. ft.	\$213	\$75	\$288
1051 – 1150 sq. ft.	\$222	\$75	\$297
1151 – 1250 sq. ft.	\$231	\$75	\$306
1251 – 1450 sq. ft.	\$240	\$75	\$315
1451 – 1650 sq. ft.	\$249	\$75	\$324
1651 – 1850 sq. ft.	\$259	\$75	\$334
1851 – 2050 sq. ft.	\$270	\$75	\$345
2051 – 2250 sq. ft.	\$281	\$75	\$356
2251 – 2500 sq. ft.	\$292	\$75	\$367
2501 – 3000 sq. ft.	\$303	\$75	\$378
3001 – 3500 sq. ft.	\$316	\$75	\$391
3500 – 4000 sq. ft.	\$328	\$75	\$403
4001 – 4500 sq.ft.	\$341	\$75	\$416
4501 – 5000 sq. ft.	\$355	\$75	\$430
5001 – 5500 sq. ft.	\$369	\$75	\$444
5501 – 6000 sq ft.	\$384	\$75	\$459
Over 6000 sq. ft.	\$399	\$75	\$474

b) New Semi-Detached and Row Housing (per unit)

	2011 Fees	Approved 2012 Fees
Dwelling Wiring Permit	\$192	\$200
Underground (meter) Permit	\$60	\$75
Total Fee	\$243	\$275

c) New Apartment Units (per unit)

	2011 Fees	Approved 2012 Fees
Dwelling Wiring Permit	\$101	\$105
Underground (meter) Permit	\$156	\$162
Total Fee	\$257	\$267

Branch - Current Planning

Approved 2012 Budget - User Fee Information

2. Homeowners Fees

	2011 Fees	Approved 2012 Fees
a) Service Changes	\$178	\$185
b) Minimum fee (Garages, Basements, etc.)	\$109	\$135

3. Annual Electrical Permits

Total Cost of Installations	2011 Fees	Approved 2012 Fees
\$2,000 or less	\$300 (maximum 2 hours inspection time; thereafter \$105 per hour or portion thereof)	\$312 (maximum 2 hours inspection time and report; thereafter \$105 per hour or portion thereof)
\$2,001 - \$5,000	\$300, plus \$3.25 each \$100 cost or fraction of \$100 over \$2,000	\$312 (maximum 2 hours inspection time and report; thereafter \$105 per hour or portion thereof)
\$5,001 - \$50,000	\$400, plus \$1.60 each \$100 cost or fraction of \$100 over \$5,000	\$480, plus \$1.60 each \$100 cost or fraction of \$100 over \$5,000
\$50,001 - \$1,000,000	\$1,160, plus \$1.10 each \$100 cost or fraction of \$100 over \$50,000	\$1,206, plus \$1.10 each \$100 cost or fraction of \$100 over \$50,000
\$1,000,001 - \$3,000,000	\$12,130, plus \$0.75 each \$100 cost or fraction of \$100 over \$1,000,000	\$12,615, plus \$0.75 each \$100 cost or fraction of \$100 over \$1,000,000
Over \$3,000,000	\$27,880, plus \$0.25 each \$100 cost or fraction of \$100 over \$3,000,000	\$28,995, plus \$0.25 each \$100 cost or fraction of \$100 over \$3,000,000

4. Temporary Event Permits

	2011 Fees	Approved 2012 Fees
For first hour of inspection and report		\$135
Plus, for each hour or portion thereafter of additional inspection time	-	\$105

Branch - Current Planning

Approved 2012 Budget - User Fee Information

5. Contractor Fees

- a) New buildings and other major construction in which the electrical permit is obtained and paid for with all required building and mechanical permits (not including those permits covered in section 1)
- Electrical permit fees will be calculated based on total Construction Value of the project
 - Construction value is the value of the proposed construction of the building, which includes the following:
 - Building components (all materials used in the construction of the building including all building services),
 - Electrical components (including fire alarm and detection system and fire protection equipment),
 - Plumbing components (fixtures, drainage system, venting systems and water systems or part thereof),
 - Heating components (systems and equipment for heating, ventilating and air-conditioning services).

Total Construction Value	Approved 2012 Electrical Permit Fee
\$0 - \$24,000	Minimum fee of \$135
\$24,001 - \$80,000	(Construction Value)*0.31% + \$61
\$80,001 - \$400,000	(Construction Value)*0.08% + \$250
\$400,001 - \$2,000,000	(Construction Value)*0.061% + \$303
Over \$2,000,000	(Construction Value)*0.027% + \$1,034

- b) Stand-Alone Electrical Permits
- Electrical permit fees will be calculated based on Electrical Installation Cost of the project
 - The Electrical Installation Cost is equal to the total amount of material, labour, and profit

Electrical Installation Cost	Approved 2012 Electrical Permit Fee
\$0 - \$3,000	Minimum fee of \$135
\$3,001 - \$10,000	(Installation Cost)*2.47% + \$61
\$10,001 - \$50,000	(Installation Cost)*0.61% + \$250
\$50,001 - \$250,000	(Installation Cost)*0.47% + \$303
Over \$250,000	(Installation Cost)*0.21% + \$1,034

NOTE: Approved 2012 fee structure for contractors represents an approximate 4% increase from 2011

6. Additional Fees

	2011 Fees	Approved 2012 Fees
a) Re-inspection	\$208	\$216