

Development Permit and Compliance Certificate Fees

Effective January 1, 2019

Residential Applications

Home Improvement

Additions to:

Mobile Home	\$174.00
Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height	\$173.00
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, an 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	\$500.00
<u>Encroachment Fee</u>	
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
<u>Compliance Certificates and Zoning Confirmation</u>	
Compliance Certificate - Single Detached, Semi-Detached or Duplex (Regular Service)	\$133.00
Compliance Certificate - Single Detached, Semi-Detached or Duplex (Express Service)	\$264.00
Compliance Certificate - Multi-Family, Commercial, Industrial (Regular Service)	\$276.00
Compliance Certificate - Multi-Family, Commercial, Industrial (Express Service)	\$550.00
Compliance Certificate Revision	\$84.00
Zoning Confirmation of Letter (per site)	\$112.00
Pick-up/Mail Out of Compliance Certificates	\$25.00
<u>Lot Grading Fee</u>	
Single Detached Housing	\$145.00
Semi-Detached Housing (per dwelling unit)	\$145.00
Other premises (Commercial/Industrial/Multi-Family Residential) - Minimum Fee	\$236.00
Other premises (Commercial/Industrial/Multi-Family Residential) - Fee per hectare	\$236.00
<u>Sign Developments</u>	
Digital Signs	\$458.00
Fascia Signs	\$94.00
Permanent, Freestanding, Projecting or Roof Signs	\$282.00
Temporary Signs - Valid for 90 days	\$94.00
Temporary Signs - Valid for 365 days	\$282.00
<u>Urban Agriculture</u>	
Urban Garden	\$55.00
Urban Hen Enclosure	\$55.00

Urban Indoor Farm	\$275.00
Urban Outdoor Farm	\$55.00

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
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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*