Development Permit and Compliance Certificate Fees
Effective January 1, 2020

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 Apartment Units or Row Housing Units $375.00

New Dwellings
Garden Suites $293.00
Single Detached Housing, Duplex, Semi-Detached, Residential Sales Centres $502.00
Apartment and Row Housing, 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
Group Homes, Limited Group Homes - (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.) $981.00
Each additional 100 square meters (1,076.39 sq. ft.) of Gross Floor Area or part thereof in commercial portion $100.00
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 $100.00
Each additional dwelling unit in residential portion $77.00

**Change of Use**

Child Care Services $337.00
Discretionary Use $528.00
Permitted Use or Uses in Direct Control Districts $286.00
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 $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**

**Application Fee**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encroachments under 0.05 meters</td>
<td>No charge</td>
</tr>
<tr>
<td>Applications that do not require circulation</td>
<td>$300.00</td>
</tr>
<tr>
<td>Applications that require circulation</td>
<td>$500.00</td>
</tr>
</tbody>
</table>

**Encroachment Fee**

<table>
<thead>
<tr>
<th>Description</th>
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</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>
</tr>
<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>Assessed</td>
</tr>
<tr>
<td></td>
<td>Value of the Owner's Land, divided by the Area of the Owner's Land, times the Area of the Encroachment</td>
</tr>
</tbody>
</table>

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

**Lot Grading Fee**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Detached Housing</td>
<td>$148.00</td>
</tr>
<tr>
<td>Semi-Detached Housing (per dwelling unit)</td>
<td>$148.00</td>
</tr>
<tr>
<td>Multi-Family housing ***</td>
<td>$240.00</td>
</tr>
<tr>
<td>*** Additional fee for each dwelling unit on the first level that contains dwelling units</td>
<td>$58.00</td>
</tr>
<tr>
<td>Any other land use - Minimum fee per hectare</td>
<td>$240.00</td>
</tr>
<tr>
<td>Re-inspection**</td>
<td>$160.00</td>
</tr>
</tbody>
</table>
### Sign Developments
- Digital Signs $467.00
- Fascia Signs $96.00
- Permanent, Freestanding, Projecting or Roof Signs $287.00
- 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
- Existing Without Permits 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
- Commercial, Industrial, Institutional, Mixed Use Applications $337.00

#### 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

**Effective February 1, 2020**