

Development Permit and Compliance Certificate Fees

Effective January 1, 2022

Residential Applications

Home Improvement

Additions to:

- Mobile Home \$180.00
- Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height \$180.00
- Single Detached, Duplex, or Semi-Detached Housing with increase in floor area or height \$442.00

Accessory Building	\$123.00
Driveway Extension	\$180.00
Fireplace	\$180.00
Overheight Fence	\$186.00
Secondary Suites	\$299.00
Solar Panels or Renewable Energy	\$123.00
Swimming Pool, Hot Tub, Pond	\$123.00
Uncovered Deck	\$123.00
Wheelchair Ramp	\$123.00

Exterior Alterations

Exterior Alterations to Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height	\$180.00
Exterior Alterations to Existing Multi-dwelling Residential Building	\$383.00

New Dwellings

Garden Suites	\$299.00
Single Detached Housing, Duplex, Semi-Detached, Residential Sales Centres	\$513.00
Apartment and Row Housing, and all other housing units (excluding Single Detached, Duplex, or Semi-Detached), up to 4 dwelling units	\$882.00
For each additional dwelling above 4	\$79.00

Residential Related and Move On Applications

Supportive Housing Use Class - (conversions of dwellings to)	\$358.00
Major Home Occupation	\$334.00
Minor Home Occupation	\$132.00
Mobile Home Move On	\$181.00
Residential Move On	\$358.00
Residential Demolition	\$91.00
Recreational Vehicle Parking	\$186.00

A Residential Crossing - Bylaw 13521

The Application Fee for an Access Permit for a residential property** \$50.00

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.) \$1,103.00
Each additional 100 square meters (1,076.39 sq. ft.) of Gross Floor Area or part thereof in commercial portion \$112.00

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 \$1,953.00
Each additional 100 square meters of Gross Floor Area or part thereof in commercial portion \$112.00
Each additional dwelling unit in residential portion \$79.00

Change of Use

Child Care Services \$383.00
Discretionary Use \$539.00
Permitted Use or Uses in Direct Control Districts \$383.00
Non-Accessory Parking \$882.00

General

Carnival \$286.00
Christmas Tree Lot \$286.00
Commercial Demolition \$91.00
Exterior alterations or renovations to existing commercial buildings/site \$383.00
Outdoor Patio, Special Events, Temporary Garden Greenhouse, Garden Centre, Solar Panels \$383.00
Satellite Signal Receiving Antenna, Satellite Dish, Amateur Radio Antennae and Support Structures \$199.00
Sidewalk Cafe (5 years) \$539.00

Cell Towers

Freestanding \$3,712.00
Rooftop \$2,773.00

A Non-Residential Crossing - Bylaw 13521

The Application Fee for an Access Permit for a non-residential property** \$750.00

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)	\$139.00
Compliance Certificate - Single Detached, Semi-Detached or Duplex (Express Service)	\$275.00
Compliance Certificate - Multi-Family, Commercial, Industrial (Regular Service)	\$287.00
Compliance Certificate - Multi-Family, Commercial, Industrial (Express Service)	\$572.00
Compliance Certificate Revision	\$88.00
Zoning Confirmation Letter (per site)	\$116.00
Pick-up/Mail Out of Compliance Certificates	\$26.00

Lot Grading Fee - Bylaw 18093

Single Detached Housing	\$151.00
Semi-Detached Housing (per dwelling unit)	\$151.00
Multi-Family housing ***	\$245.00
*** Additional fee for each dwelling unit on the first level that contains dwelling units	\$61.00
Any other land use - Minimum fee per hectare	\$245.00
Re-inspection	\$163.00

Sign Developments

Digital Signs	\$919.00
Fascia Signs	\$123.00
Permanent, Freestanding, Projecting or Roof Signs	\$383.00
Temporary Signs - Valid for 90 days	\$98.00
Temporary Signs - Valid for 365 days	\$293.00
Comprehensive Sign Design	\$388.00

Urban Agriculture

Urban Garden	\$57.00
Urban Hen Enclosure	\$57.00
Urban Indoor Farm	\$286.00
Urban Outdoor Farm	\$57.00

Additional Fees

Development Permit Inspections

Residential Development Permits (excluding Row Housing, Stacked Row Housing, and Apartment Housing) for the first two inspections	\$215.00
Other Development Permits for the first two inspections	\$539.00

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	\$116.00
Leave as Built - Single Detached, Semi-Detached, Duplex	\$174.00
Leave As Built - Other Development Permits (Multi-Family, Commercial, Industrial)	\$401.00

Pre-Application Meeting

Major Development Permits-Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling Development Applications	\$459.00
Minor Development Permits-New Infill Construction for Single Detached Housing, Semi Detached Housing, Duplex Housing, Garden Suite Applications	\$180.00

Revision Fees

Minor Amendment to Development Permit - Minor Residential Applications	\$116.00
Minor Amendment to Development Permit - Single Detached, Semi-Detached, Duplex	\$174.00
Minor Amendment to Development Permit - Other (Multi-Family, Commercial, Industrial)	\$401.00
Recirculation Fee (for the third and subsequent re-circulations)	50% original permit fee

Re-examination of Plans Fee	\$270.00
Non-refundable Administrative Fee (or 20%, whichever is greater)*	\$114.00

**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*

***a) Residential property is defined as three or less self-contained dwelling units located on one site that is used for residential purposes. b) Non-Residential property is defined as, but not limited to, a multi-family unit, commercial or industrial property.*