



**Planning and Development**  
**FEE SCHEDULES**

EFFECTIVE JANUARY 1, 2023

# Planning and Development

# FEE SCHEDULES

EFFECTIVE JANUARY 1, 2023



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# FEE SCHEDULE

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## Rezoning Applications

Rezoning Application Fees									
		Proposed Zone							
		1	2	3	4	5	6	7	8
Existing Zone	1	\$1,480	\$2,588	\$3,698	\$4,930	\$5,300	\$2,588	\$4,314	\$2,097
	2	\$1,726	\$1,726	\$2,588	\$3,698	\$5,300	\$1,726	\$4,314	\$3,081
	3	\$1,726	\$1,726	\$1,726	\$1,726	\$5,300	\$1,726	\$4,314	\$3,081
	4	\$1,726	\$1,726	\$1,726	\$1,726	\$3,698	\$2,097	\$4,930	\$3,081
	5	\$1,726	\$1,726	\$1,726	\$1,726	\$2,097	\$2,588	\$4,930	\$2,588
	6	\$1,726	\$1,726	\$2,097	\$2,097	\$3,698	\$4,930	\$5,915	\$2,588
	7	\$1,726	\$1,726	\$2,588	\$2,588	\$3,698	\$2,097	\$3,698	\$2,588
	8	\$1,726	\$1,726	\$2,588	\$2,588	\$3,698	\$2,588	\$4,314	\$1,849

Category	Land Use Zone/Provision
1	A, AG, AGI, AGU, AP, CS, NA, RR, US
2	CCLD, CCSF, GLG, GLD, HVLd, TSDR, TSLR, RF1, RF2, RF3, RF4, RMH, RPL, RSL, RLD, RMD
3	RF5, RF6, UCRH
4	CCMD, RA7, RA8
5	CCHD, HDR, RA9, RMU
6	CCNC, CNC, CSC, UVCa
7	AJ, AN, CB1, CB2, CB3, CCA, CHY, CMU, CO, EZ, GVC, HA, JAMSC, TMU, UW, AED, UI
8	EIB, EIM, IB, IL, IM, IH, MA, PU, EETB, EETC, EETL, EETM, EETR, ECB

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.

# Land Development Applications and Servicing Agreements

## FEE SCHEDULE

Category	Description	Base Fee	Buildable Floor Area (Site Size x FAR <sup>2</sup> )	Rate per Buildable Floor Area	Total
<b>Direct Control - Administrative</b>	<p>A standard zone is being converted to a DC for a minor technical reason or an approved DC zone requires an amendment to change to a minor design detail. (i.e. moving - not adding or deleting - landscaping elements, moving waste facilities)</p> <ul style="list-style-type: none"> <li>- Changes to a site plan where the main structure(s)/character are not changing</li> <li>- Removal of uses from Standard Zone</li> <li>- Minor numerical change to regulation(s) from Standard Zone</li> <li>- Removal of regulation(s) from Standard Zone</li> <li>- Minor amendments to previously approved DC</li> </ul>	\$7,465			= \$7,465
<b>Direct Control - Minor</b>	<p>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)</p> <ul style="list-style-type: none"> <li>- Resembles a standard zone with minor changes to uses that change the character of the zone</li> <li>- Addition or changes to regulation(s) from Standard Zone</li> <li>- No increase in FAR from existing zoning</li> <li>- Only "architectural" changes to height that do not result in additional floor area</li> </ul>	\$7,465 +	( ____ m <sup>2</sup> x	\$0.59 )	= \$ ____
<b>Direct Control - Major</b>	<p>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)</p> <ul style="list-style-type: none"> <li>- Increase 2 or more of FAR/height/density</li> <li>- Major additions of uses from previous standard zone or DC</li> <li>- Major changes or additions of regulations from standard zone or DC</li> <li>- Application requires comprehensive site planning supported by technical studies</li> <li>- Any application that meets the criteria of the Large Site Rezoning Process</li> </ul>	\$14,925 +	( ____ m <sup>2</sup> x	\$1.00 )	= \$ ____

### Concept Plans and Plan Amendments<sup>3</sup>

Application Type	Fee
Text Amendment to the Zoning Bylaw	\$11,615
Municipal Development Plan Amendment	\$10,055
Each Area Structure Plan, Neighbourhood Structure Plan, Area Redevelopment Plan Servicing Design Concept Brief, Outline Plan or related Amendment	
per gross ha	\$340
minimum fee	\$3,080
Authorization Fee	\$3,080

Land Development Applications and Servicing Agreements  
FEE SCHEDULE

**Subdivisions and Condominium Applications**

Subdivision Application Type	Base Fee	Re-phasing Fee	Each Additional Lot Fee	Quantity of Lots	Total
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**Each lot designated for**

Single detached or semi-detached dwelling	\$290	--	--	--	<b>\$290</b>
Multi-unit housing development, commercial development	\$2,330	--	--	--	<b>\$2,330</b>
Industrial development - 1.0 ha or less	\$1,100	--	--	--	<b>\$1,100</b>
Industrial development - over 1.0 ha	\$2,550	--	--	--	<b>\$2,550</b>
Others that are not covered by the above categories, except reserve lot or public utility lot	\$700	--	--	--	<b>\$700</b>

**Change request**

$$\$700 + \$700 + (\$ \text{---} \times \text{---}) = \$ \text{---}$$

(If Required) (If Required.  
Refer to  
Subdivision  
Application fees,  
above)

Subdivision Endorsement Type	Fee
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**Each lot designated for**

Single detached or semi-detached dwelling	\$700
Multi-unit housing development commercial development	\$2,460
Industrial development - 1.0 ha or less	\$1,500
Industrial development - over 1.0 ha	\$3,000
Others that are not covered by the above categories, except reserve lot or public utility lot	\$700

**Time Extension for Endorsement (Only applied to second or more request)**

\$700

## FEE SCHEDULE

Other Applications	Fee
<b>Bare Land Condominium</b>	
Application Fee (per bare land unit to be created)	<i>Refer to Subdivision Application Fees</i>
Endorsement Fee (per bare land unit to be created)	<i>Refer to Subdivision Endorsement Fees</i>
Flat fee for parking stalls converted to a bare land unit (per stall)	\$165
<b>Strata Space Plan</b>	
Application Fee	<i>Refer to Subdivision Application Fees</i>
Endorsement Fee	<i>Refer to Subdivision Endorsement Fees</i>
<b>Condominium Fees</b>	
Application fee per unit excluding common property pursuant to the Condominium Property Regulation	\$40
Flat fee for parking stalls converted to condominium units (per stall)	\$29

## Additional Fees

Application Type	Fee
Re-circulation (3rd and subsequent recirculation)	\$1,125
Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,125
Pre-Application Meeting <sup>5</sup>	\$460
Notification and Engagement Fee	\$1,555
Re-notification Fee	\$3.50
DC2 Notification Fee (per label)	\$5.50
DC2 Notification Fee minimum	\$45
International Notification Fee (per label)	\$5.50
Road Closure Applications	\$1,725
Change of Address (per address) <sup>4</sup>	\$380
<b>Servicing Agreements</b>	
Arterial Roadway Administration Fee	\$2,205
Show Home Agreement Application Boundary Assessment Fee Interim Construction Agreement Fee	\$1,125
Inspection Fees (fee charged per hectare with a minimum value of 3.0 hectares)	\$7,320

## Notes

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<sup>1</sup> The Subdivision Officer and Director of Planning Coordination may reduce or waive Land Development Application Fees, including any additional fees, where payment of the fee will result in a hardship or an inequity.

<sup>2</sup> as per Bylaw 15414, FAR: Floor Area Ratio means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding:

- a. Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;
- b. Parking Areas below ground level;
- c. Walkways required by the Development Officer;
- d. Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site; and
- e. indoor Common Amenity Area, divided by the area of the Site.

<sup>3</sup> Area structure plan amendments application fee excludes amendments that are necessitated by an amendment to the Neighbourhood Structure Plan.

<sup>4</sup> Applications for address changes are only permitted where the existing address is creating inherent confusion for the delivery of public services and the general public, or Emergency Response and Administration deem necessary.

<sup>5</sup> subject to GST.

# FEE SCHEDULE

EFFECTIVE JANUARY 1, 2023

## Development Permits

Residential	Development Permit Fee	Lot Grading Inspection Fee (Bylaw 18093)	Total
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### Home Improvement

Swimming Pool, Hot Tub, Pond Uncovered Deck Wheelchair Ramp Accessory Building Solar Panels or Renewable Energy	\$125	--	<b>\$125</b>
Additions to Mobile Home Additions to Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height Exterior Alterations to Single Detached, Duplex, or Semi-Detached, including Site Access Housing with NO increase in floor area or height Driveway Extension Fireplace Overheight Fence	\$180	--	<b>\$180</b>
Additions to Single Detached, Duplex, or Semi-Detached Housing with increase in floor area or height, Secondary Suites, Conversion of Accessory Building to Garden Suite, Exterior Alterations to Existing Multi-dwelling Residential Building (up to 4 units), including Site Access	\$335	--	<b>\$335</b>

### New Residential Dwellings

Single Detached Housing, Residential Sales Centres, Garden Suites <sup>3</sup>	\$515	+ \$150	<b>= \$665</b>
Duplex, Semi-Detached <sup>3</sup>	\$515	+ \$300	<b>= \$815</b>
Multi-unit Housing Building, up to 4 dwelling units (eg: Apartment, Row Housing, Supportive Housing, etc) <sup>3</sup>	\$880	+ \$460	<b>= \$1340</b>
Each Additional Multi-unit Housing, dwelling after the first 4 units	\$79 x ____ dwelling units	+ (\$61 x ____ for each dwelling unit on the first level)	<b>= \$ ____</b>



# Development Permit and Compliance Certificate FEE SCHEDULE

## Residential Related and Move On Applications

Supportive Housing Use Class - (conversions of dwellings to)	\$360	--	<b>\$360</b>
Major Home Occupation	\$335	--	<b>\$335</b>
Minor Home Occupation	\$130	--	<b>\$130</b>
Mobile Home Move On, Residential Move On, Recreational Vehicle Parking	\$180	--	<b>\$180</b>
Residential Demolition	\$91	--	<b>\$91</b>

<b>Commercial, Industrial, Institutional, Mixed Use Applications</b>	<b>Development Permit Fee</b>	<b>Lot Grading Inspection Fee (Bylaw 18093)</b>	<b>Total</b>
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### New or Additions to Existing Buildings (including mixed use)

Commercial Gross Floor Area (GFA) up to 500 square meters (5,381.95 sq. ft.) and up to 4 dwelling units in residential portion per building	\$1,145	+ \$460	<b>= \$1605</b>
Additional Commercial Gross Floor Areas above 500 m <sup>2</sup> (5,381.95 sq. ft.)	\$1.12 x ___ m <sup>2</sup>		<b>= \$ ___</b>
Each additional dwelling unit in residential portion above the first 4 units	\$79 x ___ dwelling units	+ (\$61 x ___ each dwelling unit on the first level)	<b>= \$ ___</b>

### Change of Use

Discretionary Use or Uses in Direct Control Districts	\$540	--	<b>\$540</b>
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### Commercial Related Applications

Permitted Use or Child Care Services	\$385	--	<b>\$385</b>
Vehicle Parking	\$880	--	<b>\$880</b>
Carnival, Christmas Tree Lot	\$285	--	<b>\$285</b>
Commercial Demolition	\$91	--	<b>\$91</b>
Exterior alterations or renovations to existing commercial buildings/site	\$385	--	<b>\$385</b>
Outdoor Patio (on site), Special Events, Temporary Garden Greenhouse, Garden Centre, Solar Panels	\$385	--	<b>\$385</b>
Satellite Signal Receiving Antenna, Satellite Dish, Amateur Radio Antennae and Support Structures	\$200	--	<b>\$200</b>
Sidewalk Cafe (5 years)	\$540	--	<b>\$540</b>

**Development Permit and Compliance Certificate**  
**FEE SCHEDULE**

**Other Development Permits & Supporting Services**

Encroachment Applications - Bylaw 12513	Fee
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**Application Fee**

Encroachments under 0.05 meters	No charge
Applications that do not require circulation	\$300
Applications that require circulation	\$500

**Encroachment Fee**

Encroachments onto easements; aerial, canopy or projecting signs encroachments	\$50
Encroachments under 0.05 meters	\$100
Encroachments under 0.3 meters and under 2 square meters in area	\$100
Encroachments under 0.3 meters and under 5 square meters in area	\$350
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

Application Type	Fee
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**Compliance Certificates and Zoning Confirmation**

Single Detached, Semi-Detached or Duplex	Regular Service	\$140
	Express Service	\$275
Multi-Family, Commercial, Industrial (Regular Service)	Regular Service	\$285
	Express Service	\$570
Compliance Certificate Revision		\$88
Zoning Confirmation Letter (per site)		\$115
Pick-up/Mail Out of Compliance Certificates		\$26

**Sign Developments**

Digital Signs (per panel)	\$920
Fascia Signs	\$125
Temporary Signs - Valid for 90 days	\$98
Temporary Signs - Valid for 365 days	\$295
Permanent, Freestanding, Projecting, Roof Signs, or Comprehensive Sign Design	\$385
<b>Urban Agriculture</b> Urban Agriculture - Garden, Hen Enclosure, Indoor Farm, Outdoor Farm	\$57

## Development Permit and Compliance Certificate FEE SCHEDULE

Application Type	Fee
<b>Cell Towers</b> Freestanding or Rooftop	\$3,275
<b>Crossing Bylaw 13521</b>	
The Application Fee for an Access Permit for a residential property <sup>2</sup>	\$50
The Application Fee for an Access Permit for a non-residential property <sup>2</sup>	\$750
<b>Lot Grading Inspection Fee - Bylaw 18093</b>	
Single Detached Housing	\$150
Semi-Detached Housing (per dwelling unit)	\$150
Multi-Family housing (per building)	\$460
Each Additional Multi-unit Housing dwelling after the first 4 units on the first level	\$61
Any other land use - Minimum fee per building, addition to building or alterations of surface drainage	\$460
Re-inspection	\$165

## Additional Fees

Application Type	Fee
<b>Development Permit Inspections</b>	
Residential Development Permits (excluding Row Housing, Stacked Row Housing, and Apartment Housing) for the first two inspections	\$215
Other Development Permits for the first two inspections	\$540
<b>Leave as Built &amp; Existing Without Permit</b>	
Development existing without a required Development Permit	Double regular application fee may apply
Leave As Built - Accessory Building for House/Other Residential Renovations & Additions	\$115
Leave as Built - Single Detached, Semi-Detached, Duplex	\$175
Leave As Built - Other Development Permits (Multi-Family, Commercial, Industrial)	\$400
<b>Pre-Application Meeting <sup>4</sup></b>	
Major Development Permits-Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling Development Applications	\$460
Minor Development Permits-New Infill Construction for Single Detached Housing, Semi Detached Housing, Duplex Housing, Garden Suite Applications	\$180

## Development Permit and Compliance Certificate FEE SCHEDULE

Application Type	Fee
<b>Revision Fees</b>	
Minor Amendment to Development Permit - Minor Residential Applications	\$115
Minor Amendment to Development Permit - Single Detached, Semi-Detached, Duplex and Multi-Unit Housing up to 4 Units (this includes re-examination of Plan Fee)	\$175
Minor Amendments to Development Permit - other [Commercial, Industrial, Multi-Unit Housing (5 or more units)]	\$400
Recirculation Fee (for the third and subsequent re-circulations), Extension of Development Permit Commencement Fee	50% original permit fee
Non-refundable Administrative Fee (or 20%), for permit work not yet started <sup>1</sup>	\$115
Re-examination of Plans Fee for Major Development Permits	\$270
<b>Non-Sufficient Funds (NSF) Fee</b>	\$40

### Notes

This table reflects only the fees associated with the Zoning Bylaw 12800 and the Drainage Bylaw 18093. All other fees, such as those relating to Safety Code Permits or the Business Licence Bylaw 20002 are found on other fee schedules.

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> The Re-inspection Fee of \$165 would apply after the first two inspections as per Lot Grading Fee Bylaw 18093.

<sup>4</sup> subject to GST.



# FEE SCHEDULE

EFFECTIVE JANUARY 1, 2023

## Building Permits

Category	Application Type	Fee
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### Calculated Construction Value Per Square Foot of Floor Area

	New semi-detached, duplex, row-housing or stacked row-housing (floor area of the basement and garage should be excluded)	\$125
	New residential and mixed use residential projects, not more than 6 storeys in height	\$185
	New residential and mixed use residential projects, not more than 12 storeys in height	\$220
	New residential and mixed use residential projects, buildings not more than 39 storeys in height	\$230
	New residential and mixed use residential projects, buildings 40 or more storeys in height	\$235
	New hotels and motels	\$215
	New parkade development	\$115

### For Additions/Alterations to Single Detached Housing

	For minor residential projects: accessory building, uncovered deck, hot tub, swimming pool, detached garage, single family house demolition, wheelchair ramp, or mobile home move on	\$115
	Construction value: \$0 - \$10,000	\$115
	Construction value: \$10,001-\$50,000	\$365
	Construction value: \$50,001 - \$100,000	\$1,015
	Construction value: \$100,000+	\$1,975

### For New Commercial, Industrial, Institutional or additions/alterations to Multi-Family Developments, Mixed Use Developments, Hotels and Motels, or Parkades

	For each \$1,000 of Construction Value for the first \$1,000,000; and	\$11.00
	For each \$1,000 of Construction Value over \$1,000,000; and	\$9.87
	Minimum Fee	\$270

Application Type	Building Mechanical Permit Fee	Electrical Permit Fee <sup>4</sup>	Underground Service Cable Permit Fee	Total Fee
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### Combo Building Mechanical Electrical Permit Fee - Single Detached Housing and Garden Suite <sup>3</sup> Developments

0 - 1650 sq. ft.	\$1,015	+	\$270	+	\$86.00	=	<b>\$1,371</b>
1651 - 3000 sq. ft.	\$1,550	+	\$315	+	\$86.00	=	<b>\$1,951</b>
3001 - 4500 sq. ft.	\$2,645	+	\$365	+	\$86.00	=	<b>\$3,096</b>
4501 - 6000 sq. ft.	\$5,245	+	\$415	+	\$86.00	=	<b>\$5,746</b>
Over 6000 sq. ft.	\$8,010	+	\$450	+	\$86.00	=	<b>\$8,546</b>

# Building and Trade Permit FEE SCHEDULE

## HVAC Permits

Application Type	Fee
Alterations/Replacing Existing HVAC in Residential Multi-Development (per unit)	\$115
New Residential Multi-Family Development - per \$1,000 of Construction Value	\$0.57
New Single Detached Housing or Single Unit in Residential Multi-Family Development	\$115
Other Developments - per \$1,000 of Construction Value	\$0.57
Other Developments - minimum fee	\$175

## Plumbing Permits & Sewer Permits

Application Type	Fee
Plumbing Permit for Residential Multi-Family Development and Single Detached Housing Development (per dwelling unit)	\$115
Sewer Connection: Residential Multi-Family Development - per dwelling unit	\$115
Sewer Connection: Residential Multi-Family Development - Maximum Fee	\$215
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.57
Plumbing Permits for Other Developments - Minimum Fee	\$175

## Gas Permits

Category	Application Type	Fee
<b>Commercial, Industrial, Institutional or Multi-Family Developments</b>		
	Construction value: \$0 - \$20,000	\$175
	Construction value: \$20,001 - \$500,000	\$255
	Construction value: \$500,001 - \$1,000,000	\$345
	Construction value: \$1,000,001 - \$5,000,000	\$515
	Construction value: \$5,000,001+	\$850
	Additional Meter Set (per meter)	\$46
	<b>Single Detached Housing or Single Unit in a Residential Multi-Family Developments</b>	\$115
	<b>Temporary Heat - Commercial Permits</b>	\$175
	<b>Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-Family Development</b>	\$115

# Building and Trade Permit FEE SCHEDULE

## Electrical Permits

Category	Application Type	Fee
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### Other New Developments

	New Semi-Detached or Row Housing - Underground Service Cable & House Wiring Permit Fee	\$310
	New Apartment, Duplex Housing or Stacked Dwellings - Underground Service Cable Permit Fee	\$185
	New Apartment, Duplex Housing or Stacked Dwellings - House Wiring Permit Fee	\$120

### Annual Electrical Permits

	Electrical Installation Cost - Minimum Fee	\$325
	Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.08
	Inspection Fee - First and Each Additional Hour	\$150

### For Owners Residing in a Single Family Residential Dwelling and Stand Alone Electrical Permits

	Minor Alterations - minimum fee with Electrical Installation Cost up to \$3,000	\$150
	Electrical Installation Cost: \$0 - \$3,000	\$150
	Electrical Installation Cost: \$3,001 - \$10,000	\$215
	Electrical Installation Cost: \$10,001 - \$50,000	\$380
	Electrical Installation Cost: \$50,001 - \$250,000	\$785
	Electrical Installation Cost: \$250,000+	\$2,540

### For Electrical Permits Obtained in Connection with Other Permits

	Construction Value: \$0 - \$24,000	\$150
	Construction Value: \$24,001 - \$80,000	\$215
	Construction Value: \$80,001 - \$400,000	\$380
	Construction Value: \$400,001 - \$2,000,000	\$785
	Construction Value: \$2,000,000+	\$2,540
	Additional Meter Set (per meter) <sup>8</sup>	\$46

## Hoarding Building Permits <sup>5</sup>

Category	Application Type	Fee
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### Hoarding projecting from property line towards a roadway

	Per lineal metre of boulevard occupied	\$5.36
	Under 2.4 metres from the edge of the sidewalk or roadway - per square metre of sidewalk or roadway occupied	\$4.20
	Over 2.4 metres from the edge of a sidewalk or roadway - per square metre of sidewalk or roadway occupied	\$16.40

### Hoarding projecting from a property line towards an alley

	Under 1.5 metres from edge of alley - per square metre of alley occupied	\$4.20
	Over 1.5 metres from edge of alley - per square metre of alley occupied.	\$16.40

**NOTE:** The fee for hoarding building permit may also include hoarding rental fees which are based on the size and location of space occupied. Hoarding rental fee rates are per month and are subject to GST.

# Building and Trade Permit FEE SCHEDULE

## Additional Fees

Category	Application Type	Fee
Additional Inspections (per inspection)		\$270
Mailing Out Minor Building Permit Flat Plans		\$26
Search of Records/Outstanding Orders Search (per titled lot)		\$115
	Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25
	Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00
Fire Inspection Services Fee for Construction Site Plan Review <sup>2</sup>		\$392
Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued		\$405
Occupant Load Certificate		\$115
<b>Re-examination of Revised Plans</b>		
	For minor residential projects as listed above, projects with construction value of \$0 - \$10,000:	\$115
	For all other projects <sup>1</sup> :	\$270
Unmetered Construction Water Fee - per \$1,000 of Construction Value <sup>9</sup>		\$0.44
Unmetered Construction Water Fee - Maximum Per Project Fee		\$625
Non-refundable Administrative Fee (or 20%), for work not started		\$115
Reactivation of an expired permit - fee of one half the original permit fee but not less than the minimum fee for that permit type.		
<b>Pre-Application Meeting <sup>5</sup></b>		
	Commercial Building Permits - Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling (over 5 units and/or multi-building residential construction sites) Building Applications	\$460
<b>After Hours Inspections <sup>6</sup></b>		
	Up to three hours including travel time when commenced out of business hours	\$540
	Each additional half hour or part thereof	\$90
<b>Festivals and Special Events <sup>7</sup></b>		
	First hour of inspection	standard commercial and trade minimum fee per schedule above
	Each additional half hour or part thereof	\$90



# Building and Trade Permit FEE SCHEDULE

## Notes

Safety Codes Fee is applicable to Building Permits, Gas Permits, Temporary Gas Permits, Plumbing Permits, HVAC Permits, Sewer Permits, and Electrical Permits. It is 4% of **each individual permit fee**, with a minimum of \$4.50 and a maximum of \$560 per permit.

Construction Value means the value of the construction of an undertaking as determined by the City Manager.

Combined Building Mechanical Permit Fee means a single fee payable for all of the following permits for an undertaking: a building permit, a gas permit, a heating, ventilating, and air-conditioning permit, and a plumbing permit.

Electrical Installation Cost means the cost of the materials and labour to install a particular electrical undertaking.

Floor Area is used as a denominator in determining the "cost per square foot" value. We have adopted the Canadian Institute of Quantity Surveyors' definition of Floor Area which dictates:

1. Measure each floor to the outer face of the external walls;
2. No deductions for openings at stairs, elevators or vertical ducts are made;
3. A deduction is made for a non-service vertical protrusion, e.g., atrium space;
4. Mezzanine floors are generally included;
5. Balconies are excluded; enclosed solariums in residential condominiums are included;
6. Sloping and stepped floors (auditoriums/movie theatres) are measured flat; and,
7. Exclude all external covered walkways

If a permit is extended or reactivated, the fee payable for the permit is one-half of the amount required for a new permit for such project, provided no changes have been made or proposed to what was originally approved.

<sup>1</sup> If a re-examination of revised plans involves an increase in construction value of more than \$25,000 or total floor area of the project, then permit fees will be adjusted according to the prevailing fee schedule.

<sup>2</sup> may be subject to GST per the Fire Rescue Service Bylaw 15309. The amount listed as of January 1, 2023. Please refer to the bylaw for the most update to date.

<sup>3</sup> Includes multi-unit Garden Suite.

<sup>4</sup> House Wiring Permit Fees are based on the Floor Area of the House.

<sup>5</sup> subject to GST.

<sup>6</sup> Business hours are 8:00 AM - 4:30 PM on weekdays. Inspections requested outside of that time (evenings, weekends, and statutory holidays) are subject to the charges listed.

<sup>7</sup> Festivals and Special Events are charged standard commercial and trade minimum fee which includes permit review, permit issue and up to an hour on-site inspection. Each additional half hour or part thereof when inspection occurs are charged at the rate listed.

<sup>8</sup> The Electrical Additional Meter Set fee applies to additional meters required for separate entryway addresses but not for individual apartment/condo units that share one entryway. The first meter is included in the Electrical permit fee.

<sup>9</sup> City of Edmonton - Epcor Water Services Bylaw 19626.