Development Permit and Compliance Certificate Fees
Effective January 1, 2021

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 Multi-dwelling Residential Building $375.00

**New Dwellings**

- Garden Suites $293.00
- Single Detached Housing, Duplex, Semi-Detached, Residential Sales Centres $502.00
- Apartment and Row Housing, and 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**

- Supportive Housing Use Class - (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.) $1,080.00
- Each additional 100 square meters (1,076.39 sq. ft.) of Gross Floor Area or part thereof in commercial portion $110.00
- 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 $110.00
- Each additional dwelling unit in residential portion $77.00

**Change of Use**
- Child Care Services $375.00
- Discretionary Use $528.00
- Permitted Use or Uses in Direct Control Districts $375.00
- 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 - 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): $136.00
- Compliance Certificate - Single Detached, Semi-Detached or Duplex (Express Service): $269.00
- Compliance Certificate - Multi-Family, Commercial, Industrial (Regular Service): $281.00
- Compliance Certificate - Multi-Family, Commercial, Industrial (Express Service): $560.00
- Compliance Certificate Revision: $86.00
- Zoning Confirmation of Letter (per site): $114.00
- Pick-up/Mail Out of Compliance Certificates: $25.00

**Lot Grading Fee - Bylaw 18093**
- Single Detached Housing: $148.00
- Semi-Detached Housing (per dwelling unit): $148.00
- Multi-Family housing ***: $240.00
  - *** Additional fee for each dwelling unit on the first level that contains dwelling units: $60.00
- Any other land use - Minimum fee per hectare: $240.00
- Re-inspection: $160.00
**Sign Developments**

- Digital Signs: $900.00
- Fascia Signs: $120.00
- Permanent, Freestanding, Projecting or Roof Signs: $375.00
- 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**

- Development existing without a required Development Permit: 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**

- Major Development Permits-Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling Development Applications: $450.00
- Minor Development Permits-New Infill Construction for Single Detached Housing, Semi Detached Housing, Duplex Housing, Garden Suite Applications: $176.00

**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
<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Re-examination of Plans Fee</td>
<td>$264.00</td>
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<tr>
<td>Non-refundable Administrative Fee (or 20%, whichever is greater)*</td>
<td>$112.00</td>
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*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.*