**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/site**
  - $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:

  \[
  \text{Assessed Value of the Owner's Land, divided by the Area of the Owner's Land, times the Area of the Encroachment}
  \]

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

*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.