## Development Permit and Compliance Certificate Fees
### Effective January 1, 2021

### Residential Applications

**Home Improvement**

<table>
<thead>
<tr>
<th>Additions to:</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile Home</td>
<td>$176.00</td>
</tr>
<tr>
<td>Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height</td>
<td>$176.00</td>
</tr>
<tr>
<td>Single Detached, Duplex, or Semi-Detached Housing with increase in floor area or height</td>
<td>$433.00</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>$120.00</td>
</tr>
<tr>
<td>Driveway Extension</td>
<td>$176.00</td>
</tr>
<tr>
<td>Fireplace</td>
<td>$176.00</td>
</tr>
<tr>
<td>Overheight Fence</td>
<td>$182.00</td>
</tr>
<tr>
<td>Secondary Suites</td>
<td>$293.00</td>
</tr>
<tr>
<td>Solar Panels or Renewable Energy</td>
<td>$120.00</td>
</tr>
<tr>
<td>Swimming Pool, Hot Tub, Pond</td>
<td>$120.00</td>
</tr>
<tr>
<td>Uncovered Deck</td>
<td>$120.00</td>
</tr>
<tr>
<td>Wheelchair Ramp</td>
<td>$120.00</td>
</tr>
</tbody>
</table>

**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 |
# Development Permit and Compliance Fees 2021

## 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: 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 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

*Development Permit and Compliance Fees 2021*
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.