

SCHEDULE "E"
TO MASTER RATES BYLAW 1/82
DEVELOPMENT FEES
Effective January 1, 2024
GST EXEMPT

			2024
1.	Land Use Compliance Certificate		
	- Single Family Residential (Regular Service)		270.00
	- Single Family Residential (Accelerated Service)		425.00
	- Other Residential (e.g. R3, R3A, R4) (Regular Service)		1,220.00
	- Commercial/Industrial (Regular Service)		1,220.00
	- Mixed Use		1,220.00
	- Other (Regular Service)		270.00
2.	Development Permits:		
(a)	New Construction – Application Fee		
	- R1, R2, RX, RXL, BW (Residential per unit)		445.00
	- Residential in R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C1, C2		2,500.00
	- Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, DT, MT		2,500.00
	- BP, CIS, BPT, BP2		2,500.00
	- P, PS, IF		315.00
	- DC, UR, DCMU, DCNUV		Equivalent to Comparable Land Use
	Direct Control Districts Development Permit Applications that require Council approval		1,865.00
(b)	New Construction or Additions – Processing Fee		
	Residential in R3, R3A, R4, DR, MT, DT, C1, C2, CC, RC, MC, BW, ICC		\$108.00/ unit to max \$15,500
	Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, DT, MT		
	- up to 200m ²		\$10.50/m ²
	- over to 200m ²		\$4.10/m ²
	- maximum		30,850.00
	- BP, CIS, BPT, BP2		

	- up to 200m ²	\$10.50/m ²
	- over to 200m ²	\$4.10/m ²
	- maximum	30,850.00
	- up to 200m ²	\$2.80/m ²
	- over to 200m ²	\$2.00/m ²
	- maximum	5,750.00
	P,PS,IF	315.00
	- DC, UR (FUD), T, DCMU, DCNUV	Equivalent to Comparable Land Use
(c)	Interior Renovation Applications, Garages, Accessory Developments	
	- Residential in R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C2, CC, RC, MC, BW, ICC	80.00
	- Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, BP, BP2, CIS, BPT & MT	275.00
	P, PS, IF	275.00
	- DC, UR, DCMU, DCNUV	Equivalent to Comparable Land Use
(d)	Use Changes	
	- Commercial/Other in C1, C2, CC, MC, BW, ICC, BP, BP2, CIS, BPT, DT & MT	275.00
	- Residential in R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, Residential in C1, C2, CC, RC, MC, BW, ICC	275.00
	Show Home to Single Family Dwelling for Residential in R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C1, C2, CC, RC, MC, BW, & ICC	80.00
	- DC, UR, DCMU, DCNUV	Equivalent to Comparable Land Use
(e)	Fences (corner lot)	110.00
(f)	Home Occupations	180.00
(g)	Business Development Centre (NABI)	50.00
(h)	Signs	
	- Signs (Portable, Balloon, Banner)	185.00 per sign
	- Signs (Permanent)	290.00 per sign
	- Signs (With a Digital Display)	650.00 per sign
	- Signs (portable, 90-day)	190.00 per sign

	- Signs (portable, 180-day)	290.00 per sign
	- Signs (portable, 365-day)	515.00 per sign
	- Comprehensive Sign Plan	1,065.00
(i)	Retroactive Development Permits	
	- Single Family Residential & Residential Accessory Uses	Per established fee schedule (no retroactive surcharge)
	- Signs (Portable, Balloon, Banner)	365.00
	- Signs (portable, 90-day)	365.00
	- Signs (portable, 180-day)	580.00
	- Signs (portable, 365-day)	1,030.00
	- Signs (Permanent)	550.00
	- Signs (With a Digital Display)	1,295.00
	- All other uses including Direct Control	330.00
(j)	Other	90.00
(k)	Resubmission Fee – a 50% resubmission fee applies to all the fees in Schedule “E” if revised plans are submitted by the proponent after the processing of plan(s) has been initiated.	50% of original fee
(l)	Basement Suite	
	- renovation of existing suite	235.00
	- new suite	235.00
	- new suite as part of new construction	235.00
	Secondary Suite	235.00
3.	Cell Tower Application Fee	2,860.00
4.	Infill review	350.00
5.	File search (generally > 1 hr) - zoning, BP's, DP's, etc.	150.00
	File Search > 1 hr, (per hour, applies to Commercial, Institutional, Industrial, Multi-Family, Condominium, and Townhouse projects).	115.00
6.	Stripping and Grading	
	- outside of a Development Agreement, 3 ha or less	455.00
	- outside of a Development Agreement, greater than 3 ha	1,270.00
7.	Variance consideration: R1, R2, RX, RXL, RFB districts (per)	175.00

8.	Variance consideration: all other districts (per each)	380.00
	Pre-app meeting (inter-departmental)	580.00
	Urban Design Review Fee	5,000.00
	Hourly fee equivalent to consultant charges, up to \$5,000 per building	

Please note - all fees herein do not guarantee approval, and are non-refundable once review begins on the application