

SCHEDULE "E"
TO MASTER RATES BYLAW 1/82
DEVELOPMENT FEES

Effective January 1, 2027
GST EXEMPT

			2027
1.	Land Use Compliance Certificate		
	Low Density Residential: single detached, semi-detached, duplex, townhouse -single and townhouse -plex		\$295.00
	Low Density Residential Accelerated Service: single detached, semi-detached, duplex, townhouse -single and townhouse -plex		\$465.00
	Non-residential and Multi-unit Residential: including Townhouse – Complex, Apartment, Commercial, Industrial, Mixed Use Building, Institutional		\$1,334.00
2.	Development Permits:		
(a)	New Construction – Application Fee		
	Residential Low Density (per unit)		\$485.00
	Residential excluding Low Density Non-Residential		\$2,730.00
	Council Approved Development Permit Application		\$2,534.00
(b)	New Construction or Additions – Processing Fee		
	Residential		\$117.00 /unit to max \$15,500
	Non-Residential:		
	- First 200m ² of building area		\$11.43/m ²
	- Remaining building area over 200m ²		\$4.43/m ²
	- maximum		\$33,712.00
	- maximum for institutional district / use		\$6,283.00
(c)	Interior Renovations, Alterations, Garages, Accessory Developments		
	Residential		\$87.00
	Non-Residential		\$300.00
(d)	Change of Use		
	Residential		300.00
	Non-Residential		300.00

	Show Home to Dwelling Unit, Residential Dwelling Unit to Show Home, Residential		87.00
	Family Dayhome Group Home		197.00
(e)	Signs (per Sign)		
	Temporary Sign		\$202.00
	Permanent Sign		\$316.00
	Digital Display Sign		\$711.00
	Portable Signs:		
	- 90 Day		\$202.00
	- 180 Day		\$316.00
	- 365 Day		\$562.00
	Comprehensive Sign Plan		\$1,164.00
(f)	Stripping and Grading		
	Outside of a Development Agreement, ≤3 ha		\$497.00
	Outside of a Development Agreement, >3 ha		\$1,387.00
(g)	Variance Consideration		
	Low Density Residential Any Residential Accessory Development		\$187.00
	All other (per variance)		\$415.00
(h)	Retroactive Development Permits		
	Retroactive Permit Fee - in the event any work or use is commenced prior to the issuance of an applicable permit (including but not limited to signs)		Double original fee as per established fee schedule
(i)	Other		
	Fences (corner lot)		\$87.00
	Home-Based Business (Level Two & Three)		\$197.00
	Business Development Centre (NABI)		\$56.00
	Secondary Suite - All Types		\$256.00
	Telecommunication Tower Application Fee		\$3,125.00
	Infill review		\$383.00
3.	General		

	Resubmission Fee – applies to all fees in Schedule “E” (excluding Home-Based Businesses) if revised plans are submitted after the processing of plan(s) has been initiated		50% of original fee
	File Search / Review ≤1hr		\$165.00
	File Search / Review >1 hr (per hour)		\$126.00
	Technical or Expert Review per hour		\$165.00
	Pre-application Meeting (inter-departmental)		\$628.00
	Urban Design Review Fee		\$5,465.00
	Legal Review (per hour)		\$526.00
	District /Zoning Confirmation Letter		\$87.00

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