

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

Effective January 1, 2025
GST EXEMPT

		2025
1.	Land Use Compliance Certificate	
	- <u>Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex) Single Family Residential (Regular Service)</u>	278.00
	- <u>Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex) Single Family Residential (Accelerated Service)</u>	438.00
	- <u>Multi-unit Residential including Dwelling (Townhouse – Complex), and Dwelling (Apartment) Other Residential (e.g. R3, R3A, R4) (Regular Service)</u>	1,257.00
	- Commercial/Industrial (Regular Service)	1,257.00
	- <u>Mixed-Use Building Mixed Use</u>	1,257.00
	- Other (Regular Service)	278.00
2.	Development Permits:	
(a)	New Construction – Application Fee	
	- <u>LDR, SLR, LLR, FBR R1, R2, RX, RXL, BW (Residential per unit)</u>	458.00
	- Residential in <u>MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C1, C2</u>	2,575.00
	- <u>Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, DT, MT</u>	2,575.00
	- <u>BP1, BP2, ICS, INDBP, CIS, BPT, BP2</u>	2,575.00
	- <u>PRK, CON, PSIP, PS, IF</u>	324.00
	- <u>ALT, FUD, TRN, DCDC, UR, DGMU, DGNUV</u>	Equivalent to Comparable Land Use

	Direct Control Districts Development Permit Applications that require Council approval	1,921.00
(b)	New Construction or Additions – Processing Fee	
	Residential in MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSIR3, R3A, R4, DR, MT, DT, C1, C2, CC, RC, MC, BW, ICC	\$111.00/ unit to max \$15,500
	Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, DT, MT	
	- up to 200m ²	\$10.80/m ²
	- over to 200m ²	\$4.20/m ²
	- maximum	31,776.00
	- BP1, BP2, ICS, INDBP, CIS, BPT, BP2	
	- up to 200m ²	\$10.80/m ²
	- over to 200m ²	\$4.20/m ²
	- maximum	31,776.00
	- Non-Residential in PSIPS, IF	
	- up to 200m ²	\$2.88/m ²
	- over to 200m ²	\$2.10/m ²
	- maximum	5,923.00
	- PRK, CONP, PS, IF	324.00
	- ALT, FUD, TRN, DCDC, UR (FUD), T, DCMU, DCNUV	Equivalent to Comparable Land Use
(c)	Interior Renovations, Alterations, Interior Renovation Applications, Garages, Accessory Developments	
	- Residential in LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSIR1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C2, CC, RC, MC, BW, ICC	82.00
	- Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PS Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, BP, BP2, CIS, BPT & MT	283.00
	- CON, PRK-P, PS, IF	283.00
	- ALT, FUD, TRN, DCDC, UR, DCMU, DCNUV	Equivalent to Comparable Land Use
(d)	Use Changes	

	- <u>Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PSICommercial/Other in C1, C2, CC, MC, BW, ICC, BP, BP2, CIS, BPT, DT & MT</u>	283.00
	- Residential in <u>LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSIR1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, Residential in C1, C2, CC, RC, MC, BW, ICC</u>	278.00
	- <u>Show Home to Dwelling Unit, or Dwelling Unit to Show Home, for Residential in LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC 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</u>	82.00
	- <u>PRK, CON, ALT, FUD, TRN, DCDCG, UR, DGMU, DGNUV</u>	Equivalent to Comparable Land Use
(e)	Fences (corner lot)	113.00
(f)	<u>Home-Based Business (Level One, Two, or Three) Home Occupations</u>	185.00
(g)	Business Development Centre (NABI)	52.00
(h)	Signs	
	- Signs (Portable , Balloon, Banner)	190.00 per sign
	- Signs (Permanent)	299.00 per sign
	- Signs (With a Digital Display)	670.00 per sign
	- Signs (<u>Portabletemporary</u> , 90-day)	196.00 per sign
	- Signs (<u>Portabletemporary</u> , 180-day)	299.00 per sign
	- Signs (<u>Portabletemporary</u> , 365-day)	530.00 per sign
	-Comprehensive Sign Plan	1,097.00
(i)	Retroactive Development Permits	
	- <u>Low Density Residential (including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), and Dwelling (Townhouse – Single)) Single Family Residential & Residential Accessory Uses</u>	Per established fee schedule (no retroactive surcharge)
	- Signs (Portable , Balloon, Banner)	376.00
	- <u>Signs (Permanent)</u>	<u>567.00</u>
	- <u>Signs (With a Digital Display)</u>	<u>1,334.00</u>

	- Signs (<u>Portable temporary</u> , 90-day)	376.00
	- Signs (<u>Portable temporary</u> , 180-day)	597.00
	- Signs (<u>Portable temporary</u> , 365-day)	1,061.00
-	Signs (Permanent)	567.00
-	Signs (With a Digital Display)	1,334.00
	- All other uses including Direct Control	340.00
(j)	Other	93.00
(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)	<u>Secondary Suite (Internal, Garage, or Garden) Basement Suite</u>	
	- renovation of existing suite	242.00
	- new suite	242.00
	- new suite as part of new construction	242.00
	<u>Secondary Suite</u>	242.00
3.	<u>Telecommunication Cell</u> -Tower Application Fee	2,946.00
4.	Infill review	361.00
5.	File search (generally > 1 hr) - zoning, BP's, DP's, etc.	155.00
	File Search > 1 hr, (per hour, applies to Commercial, Institutional, Industrial, Multi-Family, Condominium, and Townhouse projects).	118.00
6.	Stripping and Grading	
	- outside of a Development Agreement, 3 ha or less	469.00
	- outside of a Development Agreement, greater than 3 ha	1,308.00
7.	Variance consideration: <u>all developments in LDR, SLR, LLR, FBR Districts, and for a Dwelling (Semi-Detached), Dwelling (Townhouse – Plex), Dwelling (Townhouse – Single), and Residential Accessory Development in MDR or a Mixed-Use District (per each) R1, R2, RX, RXL, RFB-districts (per)</u>	180.00
	Variance consideration: all other districts (per each)	391.00
8.	Pre-app meeting (inter-departmental)	597.00
	Urban Design Review Fee	5,150.00

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