

**DEVELOPMENT APPLICATIONS
SUMMARY OF FEES
Updated February 2010**



The fees for development applications are set within the Land Use Procedures Bylaw. Please refer to this Bylaw for complete details.

The fees are non-refundable.

If a site profile is required, an additional fee of \$100 is required.

Bylaw Amendment – Rezoning, Official Community Plan Amendment, Land Use Contract Amendment, Temporary Commercial or Industrial Use Permits

A pre-application fee of \$400 is required for notification of rezoning proposals for a community meeting.

The fee varies by the type of proposal as follows:

- Small lot single family dwelling per lot or duplex: \$1125
- Others: \$1625

If the construction value of the project is over \$2,000,000, then a Large Project Fee is also required in addition to the standard fee. The Large Project Fee is calculated by multiplying the construction value above \$2,000,000 by 0.001.

If an application is advanced to a Public Hearing, an additional fee of \$1,200 for advertising is required and payable at the Public Service Centre before setting a Public Hearing date.

Please note that significant revisions to a rezoning submission, that require additional staff review, will be assessed an additional fee of \$1,625.

Project Sign

The above fees include a refundable \$150 sign damage deposit for sign rental. The non-refundable portion of this sign rental is \$75. If the sign is damaged or lost, the damage deposit will be forfeited. Additional signs will be charged accordingly.

City staff can also erect the project sign for you for a fee of \$50 if you do not wish to do so yourself. For an additional \$50 staff will remove the sign once the rezoning process has been completed.

Development Permit

The application fee is based on the declared value of construction calculated as follows:

Basic Fee

- (a) Construction values under \$25,000, the fee is:
- Construction value multiplied by 0.02 (a minimum fee of \$100)
- or**
- (b) Construction value of \$25,000 to \$2 million the fee is \$500.

Large Project Fee

Construction over \$2 Million, the fee is:

- Basic fee plus the construction value over \$2 million multiplied by 0.001

Development Permits with variances, the fee is:

Basis Fee is \$950 (includes one variance) plus large project fee (construction over \$2 million) plus \$250 for each additional variance.

If an application is advanced to a Hearing of Council, an additional fee of \$200 for advertising is required and payable at the Public Service Centre before setting a hearing date.

Development Variance Permit

Basis Fee is \$950 (includes one variance) plus large project fee (construction over \$2 million) plus \$250 for each additional variance.

If the construction value of the project is over \$2 million, then a Large Project Fee is also required. The large Project Fee is calculated by multiplying the construction value above \$2 million by 0.001.

If an application is advanced to a Hearing of Council, an additional fee of \$200 for advertising is required and payable to the Public Service Centre before setting a hearing date.

Heritage Alteration Permit

There is no fee for single family dwelling applications. For other Heritage Alteration Permits the application fee is based on the declared value of construction calculated as follows:

Basic Fee

- (a) Construction values under \$25,000, the fee is:
 - Construction value multiplied by 0.02 (a minimum fee of \$100)

or

- (b) Construction value of \$25,000 to \$2 million the fee is \$500.

Large Project Fee

Construction over \$2 Million, the fee is:

- Basic fee plus the construction value over \$2 million multiplied by 0.001

Heritage Alteration Permit with variances, the fee is:

Basic Fee is \$950 (includes one variance) plus large project fee (construction over \$2 million) plus \$250 for each additional variance.

If an application is advanced to a Hearing of Council, an additional fee of \$200 for advertising is required and payable at the Public Service Centre before setting a Hearing date.

Board of Variance: The fee is \$250.

Minor Amendments to Development Permits & Heritage Alteration Permits or Changes to an Existing Building within a Development Permit Area or Heritage Conservation Area: The fee is \$200, with a fee exemption for a Heritage Designated duplex or single family dwelling.