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

Effective January 1, 2026
GST EXEMPT

			2026
1.	Land Use Compliance Certificate		
	- Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex) (Regular Service) **(BL 31/2024)**		286.00
	- Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex) (Accelerated Service) **(BL 31/2024)**		451.00
	- Multi-unit Residential including Dwelling (Townhouse – Complex), and Dwelling (Apartment) (Regular Service) **(BL 31/2024)**		1,295.00
	- Commercial/Industrial (Regular Service)		1,295.00
	- Mixed-Use Building **(BL 31/2024)**		1,295.00
	- Other (Regular Service)		286.00
2.	Development Permits:		
(a)	New Construction – Application Fee		
	- LDR, SLR, LLR, FBR (Residential per unit) **(BL 31/2024)**		471.00
	- Residential in MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC **(BL 31/2024)**		2,650.00
	- Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC **(BL 31/2024)**		2,650.00
	- BP1, BP2, ICS, IND **(BL 31/2024)**		2,650.00
	- PRK, CON, PSI **(BL 31/2024)**		333.00
	- ALT, FUD, TRN, DC **(BL 31/2024)**		Equivalent to Comparable Land Use
	Direct Control Districts Development Permit Applications that require Council approval		1,978.00
(b)	New Construction or Additions – Processing Fee		

	Residential in MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI **(BL 31/2024)**		$114.00/ unit to max $15,500
	Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC **(BL 31/2024)**		
	- up to 200m^2		$11.10/m^2
	- over to 200m^2		$4.30/m^2
	- maximum		32,730.00
	- BP1, BP2, ICS, IND **(BL 31/2024)**		
	- up to 200m^2		$11.10/m^2
	- over to 200m^2		$4.30/m^2
	- maximum		32,730.00
	- Non-Residential in PSI **(BL 31/2024)**		
	- up to 200m^2		$2.97/m^2
	- over to 200m^2		$2.16/m^2
	- maximum		6,100.00
	- PRK, CON **(BL 31/2024)**		334.00
	- ALT, FUD, TRN, DC **(BL 31/2024)**		Equivalent to Comparable Land Use
(c)	Interior Renovations, Alterations, Garages, Accessory Developments **(BL 31/2024)**		
	- Residential in LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI **(BL 31/2024)**		84.00
	- Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PSI **(BL 31/2024)**		291.00
	- CON, PRK **(BL 31/2024)**		291.00
	- ALT, FUD, TRN, DC **(BL 31/2024)**		Equivalent to Comparable Land Use
(d)	Use Changes		
	- Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PSI **(BL 31/2024)**		291.00
	- Residential in LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI **(BL 31/2024)**		291.00
	- 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 **(BL 31/2024)**		84.00

	- PRK, CON, ALT, FUD, TRN, DC **(BL 31/2024)**		Equivalent to Comparable Land Use
(e)	Fences (corner lot)		84.00
(f)	Home-Based Business (Level One, Two, or Three) **(BL 31/2024)**		191.00
(g)	Business Development Centre (NABI)		54.00
(h)	Signs		
	- Signs (Balloon, Banner) **(BL 31/2024)**		196.00 per sign
	- Signs (Permanent)		307.00 per sign
	- Signs (With a Digital Display)		690.00 per sign
	- Signs (Portable, 90-day) **(BL 31/2024)**		202.00 per sign
	- Signs (Portable, 180-day) **(BL 31/2024)**		308.00 per sign
	- Signs (Portable, 365-day) **(BL 31/2024)**		546.00 per sign
	-Comprehensive Sign Plan		1,130.00
(i)	**Retroactive Development Permits**		
	- Low Density Residential (including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), and Dwelling (Townhouse – Single)) & Residential Accessory Uses **(BL 31/2024)**		Double the original fee, as per established fee schedule
	- Signs (Balloon, Banner) **(BL 31/2024)**		387.00
	- Signs (Permanent) **(BL 31/2024)**		584.00
	- Signs (With a Digital Display) **(BL 31/2024)**		1,374.00
	- Signs (Portable, 90-day) **(BL 31/2024)**		387.00
	- Signs (Portable, 180-day) **(BL 31/2024)**		615.00
	- Signs (Portable, 365-day) **(BL 31/2024)**		1,093.00
	- All other uses including Direct Control		350.00
(j)	Other		96.00
(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)	Secondary Suite (Internal, Garage, or Garden) **(BL 31/2024)**		
	- renovation of existing suite		249.00
	- new suite		249.00
	- new suite as part of new construction		249.00

	(BL 31/2024)		
3.	Telecommunication Tower Application Fee **(BL 31/2024)**		3034.00
4.	Infill review		372.00
5.	File search (generally > 1 hr) - zoning, BP's, DP's, etc.		160.00
	File Search > 1 hr, (per hour, applies to Commercial, Institutional, Industrial, Multi-Family, Condominium, and Townhouse projects).		122.00
6.	Stripping and Grading		
	- outside of a Development Agreement, 3 ha or less		483.00
	- outside of a Development Agreement, greater than 3 ha		1,347.00
7.	Variance consideration: 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) **(BL 31/2024)**		185.00
	Variance consideration: all other districts (per each)		403.00
8.	Pre-app meeting (inter-departmental)		610.00
	Urban Design Review Fee		5,305.00
9.	District / Zoning Confirmation Letter		84.00

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