

**Zoning and Development Fee By-law - # 5585
Schedule 1**

	Current Fees	Proposed Fees
Development Permits		
One- and Two-family Dwellings		
1 For a new one- or two-family dwelling and its accessory building or accessory use or for an addition, alteration, change of use, accessory building or accessory use to an existing one-or two-family dwelling or one-family dwelling with secondary suite where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m2 in gross floor area:		
(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.3.1 of the Zoning and Development By-law, except as provided in Section 1(d)	\$750.00	\$769.00
(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1 (a), 1 (c), 1 (e) and 1C	\$1,090.00	\$1,120.00
(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$2,100.00	\$2,150.00
(d) in the RS-6 or RS-7S Districts, where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.3.1 of the Zoning and Development By-law	\$910.00	\$930.00
(e) where the permit would be issued as a conditional approval in the RS-6 or RS-7S Districts, with no relaxation of regulations except as provided in Section 1 (d)	\$1,340.00	\$1,370.00
1A. Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one- or two-family dwelling where such addition, alteration, change of use, accessory building or accessory use is less than 60 m2 in gross floor area:		
(a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rearyard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.3.1 of the Zoning and Development By-law	\$251.00	\$257.00
(b) in all other cases	\$500.00	\$510.00
1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$340.00	\$350.00
1C. Notwithstanding Section 1, for a one-family dwelling in		

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		Current Fees	Proposed Fees
the RS-3, RS-3A, RS-5, RS-6 or RS-7S Districts which includes permission by the Director of Planning to increase the maximum floor space ratio otherwise permitted by the District Schedule		\$1,640.00	\$1,680.00
Multiple Dwellings			
2	For a multiple dwelling, or for an addition to an existing multiple dwelling:		
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.3.1 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$515.00	\$530.00
	For each additional 100 m ² of gross floor area or part	\$259.00	\$265.00
	Maximum fee	\$20,750.00	\$21,270.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 2(a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$700.00	\$720.00
	For each additional 100 m ² of gross floor area or part	\$430.00	\$440.00
	Maximum fee	\$34,600.00	\$35,470.00
Other Uses (Other Than One- or Two-family or Multiple Dwellings)			
3	For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one- or two-family dwelling and a multiple dwelling:		
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.3.1 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$350.00	\$360.00
	For each additional 100 m ² of gross floor area or part	\$169.00	\$173.00
	Maximum fee	\$16,790.00	\$17,250.00
	(b) where the permit would be issued as a conditional approval provided in Section 3(a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$610.00	\$630.00
	For each additional 100 m ² of gross floor area or part	\$350.00	\$360.00
	Maximum fee	\$33,140.00	\$33,970.00
Alterations, Changes of Use (Other Than One- or Two-family Dwellings)			
4	For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation,		

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or change of use to an existing building, being in all cases other than a one- or two-family dwelling:			
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.3.1 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part thereof	\$300.00	\$310.00
	Maximum fee	\$2,420.00	\$2,480.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 4(a):		
	Each 100 m ² of gross floor area or part thereof	\$430.00	\$440.00
	Maximum fee	\$3,040.00	\$3,120.00
Outdoor Uses			
5	For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.3.1 of the Zoning and Development By-law:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$251.00	\$257.00
	Each additional 200 m ² of site area or part	\$87.00	\$89.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 5(a):		
	Each 200 m ² of site area or part up to 1 000 m ²	\$340.00	\$350.00
	Each additional 200 m ² of site area or part	\$164.00	\$168.00
Developments Requiring Development Permit Board Approval			
6	For an application which proceeds to the Development Permit Board:		
(a)	instead of the fees referred to in Sections 1 to 4:		
	Each 100 m ² of gross floor area or part up to 10 000 m ²	\$510.00	\$520.00
	Each additional 100 m ² of gross floor area or part over 10 000 m ²	\$96.00	\$98.00
(b)	instead of the fees referred to in Section 5:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$370.00	\$380.00
	Each additional 200 m ² of site or part	\$164.00	\$169.00
Child Day Care Facility Or Social Service Centre			
7	For a child day care facility or a social service centre, where the applicant is an incorporated non-profit society	\$340.00	\$350.00
Demolitions			
8	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5		

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	Current Fees	Proposed Fees
and RS-6 or FSD District	\$164.00	\$168.00

Preliminary Applications

- 9 For an application in preliminary form only 25% of the fee that would, except for this provision, apply (with a minimum fee of \$350.00)

NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.

Partial Permits

- 9A. For each partial permit issued 10% of the fee that would, except for this provision, apply (with a minimum fee of \$168.00)

Revisions

- 10 For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use:

where the permit is to be issued under:

- | | | |
|---|--|----------|
| (a) sections 1 and 7 of this schedule | \$164.00 | \$168.00 |
| (b) all other sections of this schedule | 10% of the fee that would, except for this provision, apply (with a minimum fee of \$168.00) | |

Minor Amendments

- 11 For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and:

- | | | |
|---|--|----------|
| (a) where the original permit was issued under Sections 1 and 7 of this schedule | \$164.00 | \$168.00 |
| (b) where the original permit was issued under any other section of this schedule or where the exterior alterations are to a commercial building which has no development permit authorizing its construction and where the alterations are to not more than one storey | 25% of the fee that would, except for this provision, apply (with a minimum fee of \$168.00) | |

Extensions And Renewals

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	Current Fees	Proposed Fees
12 For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void	\$340.00	\$350.00
13 For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:		
(a) for a special needs residential facility or all uses where the applicant is a duly incorporated non-profit society	\$164.00	\$168.00
(b) for each unit of living accommodation	\$340.00	\$350.00
(c) for all other uses		

NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.

Board of Variance Appeals

14 For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board	No Charge	No Charge
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Application Following Refusal

15 Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design.	50 % of the original application fee	
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Changes to Form of Development in CD-1 District

16 For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law	\$2,580.00 plus the development application fees that would, except for this provision, apply	
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Maintenance of Heritage Buildings

17 For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District	\$31.00	\$32.00
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**Zoning and Development Fee By-law - # 5585
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	Current Fees	Proposed Fees
Awnings		
18 For an awning where the permit will be issued combined with a building permit or a sign permit.	\$109.00	\$112.00
Applications Submitted in Metric		
19 Notwithstanding sections 1 through 18 of this schedule, for applications accompanied by all plans and drawings in metric measurement		95% of the fee that would, except for this provision, apply
Higher Building Application Fee		
20 Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m	\$9,900.00	\$10,100.00

**Zoning and Development Fee By-law - # 5585
Schedule 2**

2003	2004
Current Fees	Proposed Fees

Zoning By-law Amendments

Change Zoning District (Except to CD-1)

For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:

Up to 4 000 m ² site area	\$5,390.00	\$5,520.00
For each additional 100 m ² of site area or part thereof	\$87.00	\$89.00
Maximum fee	\$53,900.00	\$55,200.00

Text Amendments (Except CD-1)

For an amendment to the text of the Zoning and Development By-law	\$10,800.00	\$11,100.00
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New CD-1 (Not Contemplated in an ODP)

For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is not contemplated in an Official Development Plan:

(a)	where the site area is smaller than 40 000 m ² :		
	Up to 4 000 m ² site area	\$18,000.00	\$18,500.00
	For each additional 100 m ² of site area or part thereof	\$180.00	\$180.00
(b)	where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$348,700.00	\$357,400.00
	For each additional 100 m ² of site area or part thereof	\$720.00	\$740.00

Amend CD-1 (Not Contemplated in an ODP)

For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-law that is not contemplated in an Official Development Plan:

(a)	where the site area is smaller than 40 000 m ² :		
	Up to 4 000 m ² site area	\$18,000.00	\$18,500.00
	For each additional 100 m ² of site area or part thereof	\$180.00	\$180.00
(b)	where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$348,700.00	\$358,300.00
	For each additional 100 m ² of site area or part thereof	\$730.00	\$740.00

New CD-1 (Contemplated in an ODP)

For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan:

Up to 4 000 m ² site area	\$89,400.00	\$91,900.00
For each additional 100 m ² of site area or part thereof	\$720.00	\$740.00

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2003	2004
Current Fees	Proposed Fees

Amend CD-1 (Contemplated in an ODP)

- 6 For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-law that is contemplated in an Official Development Plan:

Up to 4 000 m ² site area	\$89,400.00	\$91,600.00
For each additional 100 m ² of site area or part thereof	\$720.00	\$740.00

Reduced Fees for Large Sites with Limited Changes

- 7 Notwithstanding sections 3(b), 4(b), 5 and 6 of this schedule:

For an amendment to the Zoning District Plan to redesignate from an industrial zoning district to a new Comprehensive Development District that relates to a site area of 40 000 m² or greater provided that

- (a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area,
- b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density, and
- (c) the maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule:

For the first 40 000 m ² of site area	\$82,800.00	\$84,900.00
For each additional 100m ² of site area or part thereof	\$180.00	\$185.00

- 8 Notwithstanding sections 3(b), 4(b), 5, 6 and 7 of this schedule:

- (a) For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m² or greater; or
- (b) For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m² or greater;

provided, in both cases,

- (i) the approved or existing form of development is retained on at least 75% of the site area; or
- (ii) the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater; or

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Schedule 2**

	2003 Current Fees	2004 Proposed Fees
(iii) the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:		
Up to 4 000 m ² site area	\$18,000.00	\$18,500.00
For each additional 100 m ² of site area or part thereof	\$180.00	\$185.00
Maximum fee	\$71,900.00	\$73,700.00
 Amend CD-1 (One Section Only)		
9 Notwithstanding sections 4, 6 and 7 of this schedule:		
For an amendment to an existing CD-1 By-law where no more than one section requires amendment	\$7,200.00	\$7,400.00
 Resubmission Due to Change in Council Composition		
10 Notwithstanding any other section of this schedule, for the resubmission of an application which is unable to be enacted because of a change in the composition of Council, provided the resubmission does not alter the application and is made within 6 months of an election or by-election	\$1,820.00 or 15% of the otherwise applicable fee, whichever is greater	\$1,780.00 \$1,820.00

**Subdivision Bylaw - # 5208
Schedule F**

	2003	2004
	Current Fees	Proposed Fees

Every applicant for subdivision shall at the time of application pay the applicable fee set out below.

1 CLASS I - For an application to subdivide where the site is more than 40 000 m2 in area and subdivision is required as a condition of enactment of a zoning by-law, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law...	\$33,600.00	\$34,400.00
2 CLASS II - For an application to subdivide where the site is more than 40 000 m2 in area; or where the site is more than 4 000 m2 in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I ...	\$32,100.00	\$32,900.00
3 CLASS III - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law, where such subdivision is required as a condition of issuance of a development permit or enactment of a zoning by-law, or is otherwise required by the City Engineer ...	\$120.00	\$123.00
4 CLASS IV - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act ...	\$25,600.00	\$26,200.00
5 CLASS V - For any other application to subdivide not described in Classes I, II, III and IV ...	\$2,720.00	\$2,790.00
6 RECLASSIFICATION - For an application to change from one sub-area to another sub-area in the RS-1, RS-3, RS-3A, RS-5, or RS-6 Zoning District....	\$1,040.00	\$1,070.00

Building Bylaw - #8057

	2003	2004
		Proposed
	Current Fee	Fee

PART A - BUILDING

1 The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:

- (a) Except as provided for in Clause (b) and Clause (h), for the CONSTRUCTION of any BUILDING, or part thereof:

When the estimated cost of the work, being the valuation referred to in Article 1A.7.2.2. of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work

\$85.00 \$87.00

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000.....

\$7.60 No Change

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000.....

\$3.80 No Change

- (b) For the installation, CONSTRUCTION, reconstruction, ALTERATION or repair of, or ADDITION to, any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500.

- (c) For temporary OCCUPANCY of a part of a STREET, or of the AIR SPACE immediately ABOVE a part of a STREET, in accordance with Section 1A.10 of this By-law, the fee shall be for each 10 m2 or part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied.... Subject to a minimum fee of.....

\$1.70 \$1.74
\$57.00 \$58.00

- (d) For an OCCUPANCY PERMIT not required by this By-law but requested.....

\$59.00 \$60.00

- (e) For the demolition of a BUILDING, not including a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:

For each DWELLING UNIT.....

\$1,000.00 No Change

For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household.....

\$1,000.00 No Change

Building Bylaw - #8057

	2003	2004
	Current Fee	Proposed Fee

(f)	For the demolition of a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3.....	\$1,000.00	No Change
(g)	For the repair of <i>building</i> walls pursuant to requirements of Part 5 for any <i>residential building</i>	Nil	Nil

2 The fees hereinafter specified shall be paid to the City as follows:

(a)	For a required <i>permit</i> inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including travelling time: For each hour or part thereof.....	\$159.00	\$163.00
(b)	For a plan review where an applicant requests in writing that the review be carried out during overtime: For each hour or part thereof.....	\$166.00	\$170.00
(c)	For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection: For each hour or part thereof.....	\$111.00	\$114.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected.....	\$111.00	\$114.00
(e)	For each inspection of a drainage tile system: For a one- or two-family residence.....	\$138.00	\$141.00
	For all other drain tile inspections: When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1A.7.2.2. does not exceed \$500,000.....	\$258.00	\$264.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000.....	\$431.00	\$442.00

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		2003	2004
		Current Fee	Proposed Fee
	When the estimated cost of the work exceeds \$1,000,000.....	\$491.00	\$503.00
(f)	For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other matters concerning the BUILDING:		
	For a one- or two-family residence.....	\$134.00	\$137.00
	For all other BUILDINGS.....	\$270.00	\$277.00
(g)	For enabling the viewing of a plan of a BUILDING or a copy of the plan.....	\$22.20	\$22.80
(h)	For supplying a copy of a plan of a BUILDING, for each page.....	\$6.70	\$6.90
(i)	For a request to renumber a BUILDING.....	\$493.00	\$505.00
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1A.7.5.1.		
	50 percent of the original BUILDING PERMIT fee to a maximum of.....	\$208.00	\$213.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1A.7.5.2.	\$690.00	\$710.00
(l)	For the issuance of a partial BUILDING PERMIT pursuant to Subsection 1.10.7.....	\$208.00	\$213.00
(m)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of Subsection 1.6.3., Subsection 1.7.13. or Article 2.5.1.3.		
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE.....	\$111.00	\$114.00
	plus for each hour, or part thereof, exceeding one hour.....	\$111.00	\$114.00
	where the PERMIT relates to any other BUILDING.....	\$339.00	\$347.00
	plus for each hour, or part thereof, exceeding one hour.....	\$173.00	\$177.00
(n)	For each RE_OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$103.00	\$106.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of new		

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		2003	2004
		Current Fee	Proposed Fee
construction under Article 2.5.1.3			
	for a single application.....	\$500.00	\$510.00
	for two applications.....	\$1,000.00	\$1,030.00
	for three or more applications.....	\$1,250.00	\$1,280.00
(p)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features		
	for a single application.....	\$300.00	\$310.00
	for two applications.....	\$600.00	\$620.00
	for three or more applications.....	\$750.00	\$770.00
(q)	For review by equivalent review panel	\$1,500.00	\$1,540.00
3 Upon written application of the payor and on the advice of the General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:			
(a)	for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and		
(b)	for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.		

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	2003	2004
	Current Fee	Proposed Fee

PART B - PLUMBING

Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

1 INSTALLATIONS:

Installation of:

One, two or three FIXTURES.....	\$103.00	\$106.00
Each additional FIXTURE.....	\$37.00	\$38.00

Alteration of Plumbing (no FIXTURES involved):

For each 30 metres of piping or part thereof.....	\$157.00	\$161.00
For each 30 metres or part thereof, exceeding the first 30 metres.....	\$45.00	\$46.00
Connection of the City water supply to any hydraulic equipment.....	\$58.00	\$59.00

2 INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof.....	\$157.00	\$161.00
Each additional inspection for each 30 m of water supply pipe or part thereof.....	\$65.00	\$67.00

Sprinklers:

First head, 1 or 2 family residence.....	\$178.00	\$183.00
First head, all other buildings.....	\$380.00	\$390.00
Each additional head, all buildings (no limit on number)		

Firelines:

Hose Cabinets.....	\$19.90	\$20.40
Hose Outlets.....	\$19.90	\$20.40
Wet & Dry Standpipes.....	\$19.90	\$20.40
Standpipes.....	\$19.90	\$20.40
Dual Check Valve In-flow Through Devices.....	\$19.90	\$20.40
Backflow Preventer.....	\$105.00	\$107.60

Wet & Dry Line Outlets:

Each connection.....	\$19.90	\$20.40
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NOTE: A Siamese connection shall be considered as

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	2003 Current Fee	2004 Proposed Fee
two dry line outlets.		
Each Fire Pump.....	\$167.00	\$171.00
Each Fire Hydrant.....	\$52.00	\$53.00
3 RE-INSPECTIONS		
Each re-inspection due to faulty work or materials.....	\$111.00	\$114.00
4 SPECIAL INSPECTIONS		
Each inspection to establish fitness of any existing <i>fixture</i> for each hour or part thereof	\$111.00	\$114.00
An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including travelling time, for each hour or part thereof.....	\$159.00	\$163.00
5 BUILDING SEWER INSPECTIONS		
First two inspections for each 30 m of BUILDING SEWER or part thereof.....	\$138.00	\$141.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof.....	\$70.00	\$72.00
 PART C - BUILDING GRADES		
The following fees shall be paid to the City upon application for a Development Permit for the design elevations of streets or lanes where they adjoin a building site, whether required pursuant to Subsection 2.3.2 or otherwise:		
Length of property abutting street or lane, or both		
0 to 31 m	\$580.00	\$590.00
over 31 m to 90 m	\$1,150.00	\$1,180.00
over 90 m to 150 m	\$1,730.00	\$1,770.00
over 150 m to 300 m	\$2,510.00	\$2,570.00
over 300 m	\$3,450.00	\$3,540.00

**Electrical Permit Bylaw - #5563
Schedule A**

	2003 Current Fee	2004 Proposed Fee
1 The following fees, based on the cost of work, including materials and labour, as estimated by the contractor or owner and established to the satisfaction of the City Electrician, shall be payable to the City and shall accompany every application for a permit for electrical work:		
When the estimated cost does not exceed \$250	41.00	42.00
When the estimated cost exceeds \$250 but does not exceed \$500.....	\$57.00	No Change
When the estimated cost exceeds \$500 but does not exceed \$700.....	\$76.00	No Change
When the estimated cost exceeds \$700 but does not exceed \$1,000.....	\$99.00	No Change
When the estimated cost exceeds \$1,000 but does not exceed \$10,000.....	\$99.00	No Change
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000.....	\$42.00	No Change
When the estimated cost exceeds \$10,000 but does not exceed \$50,000.....	\$476.00	No Change
plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000.....	\$22.70	No Change
When the estimated cost exceeds \$50,000 but does not exceed \$100,000.....	\$1,382.00	No Change
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000.....	\$13.40	No Change
When the estimated cost exceeds \$100,000 but does not exceed \$500,000.....	\$2,050.00	No Change
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000.....	\$9.30	No Change
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000.....	\$5,760.00	No Change
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000.....	\$7.20	No Change
When the estimated cost exceeds \$1,000,000 plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000.....	\$9,365.00	No Change
	\$2.55	No Change
2 The fee for a temporary power permit shall be:		
(a) for single and two-family dwellings only, for a permit valid for six (6) months	112.00	115.00

**Electrical Permit Bylaw - #5563
Schedule A**

	2003 Current Fee	2004 Proposed Fee
(b) for all other uses, for a permit valid for one year	236.00	242.00
 3 The fee for an annual permit for any one commercial or industrial plant or establishment shall be as follows, except that where one person, firm or corporation has more than one plant or establishment, a separate annual permit shall be required for each plant or establishment:		
Connected load - 1,000 h.p. or less.....	340.00	349.00
Each 100 h.p. or part thereof exceeding the first 1,000 h.p.	34.00	35.00
Subject to a maximum fee of.....	2,890.00	2,960.00
 4 The fee for an inspection of electrical work to determine compliance with this By-law, to be based on time actually spent in making such inspection, shall be for each hour or part thereof.....	111.00	114.00
 5 The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be.....	111.00	114.00
 6 The fee for inspection outside normal working hours and at a minimum inspection time of four (4) hours, including travelling time, shall be for each hour or part thereof.....	159.00	163.00

4085 West 40th Ave.
Vancouver, B.C.
V6N 3B9 Canada
July 5, 2004

Mr. Rick Scobie
Director, Developmental Services
2675 Yukon St.
Vancouver, B.C. V5Y 3P9
Fax # (604) 873-7100

Dear Mr. Scobie:

We are writing with respect to the house recently erected next door to us (4093 West 40th Ave.)

We purchased our house at 4085 West 40th Ave. in early May, 2003. Our understanding is that the information on property ownership changes is sent directly to the Provincial Office, and they then forward it to the Tax Office in the city. In our case, we learned, the information was forwarded to the city on September 15, 2003.

We understand that a letter to neighborhood property owners concerning the special permit or exemption to allow the construction of this huge building on a relatively small lot, a conditional approval pending input from neighbors (Application #DE 407 956), was sent out in November 2003. But the letter that should have come to us, since two months had passed since the city received the property ownership change information, was instead sent to the old owners, who never forwarded it to us. As a result, we had no input into this matter.

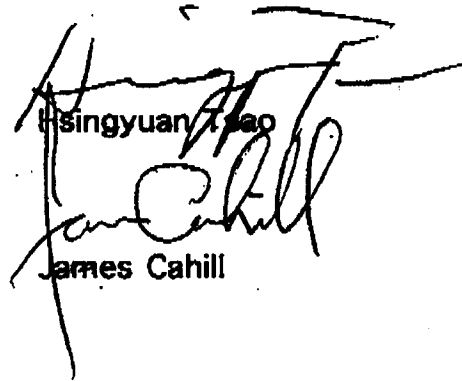
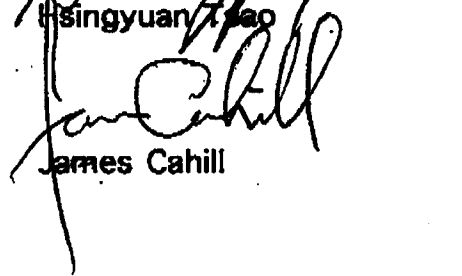
We have watched the construction of the house with some dismay, because of its size and height. We were recently on vacation in China and Japan, and returned a few days ago to see that two huge glass windows are now facing directly onto our house, across the short distance between us. One, downstairs, about 1 x 1.5 meters, looks into our living room; the larger one upstairs, about 2 x 2.5 meters, looks into a bedroom that is in use. Both windows open from a staircase in the other house, not from rooms. They deprive us of our privacy, and cause us deep discomfort.

Are we left with no way of having input into this new construction? Is there any way the builders can be obliged to modify these windows? It

is presumably too late to change their size or placement, but at the very least, the ordinary glass should be replaced with some kind of translucent, rippled or textured glass to prevent their looking through.

More urgently, we hope that arrangements can be made so that any further notices and other communications from the city can be sent directly to us, and not to the former owners. We will be very grateful if you can take care of this for us. And we appreciate very much your advice and help in the above matter.

Sincerely yours,


Hsingyuan Tsao

James Cahill

Gas Fitting Bylaw - #3507

	2004
Current Fee	Proposed Fee

Domestic Installations:

This fee is for one family dwellings only.
Any other occupancy shall be charged under
"Commercial and Industrial Installation" rates.

One, two or three appliances.....	109.00	112.00
Each additional appliance.....	39.00	40.00
Each replacement water heater or gas range.....	60.00	62.00

Where piping only is being installed, see
"Piping Permits" below.

Commercial and Industrial Installations

Fee for each appliance, based on
BTU/hour input rating:

65,000 or less.....	132.00	135.00
65,001 to 200,000.....	144.00	148.00
200,001 to 409,000.....	163.00	167.00
Over 409,000.....	197.00	202.00

in addition to all costs incurred by the Inspector.

Vent or Gas Value or Furnace Plenum
(no appliances)

One, two or three units.....	108.00	111.00
Each additional unit.....	39.00	40.00

Piping Permits
(no appliances):

For first 60 m of house piping or part thereof	113.00	116.00
Every 30 m or part thereof exceeding the first 60 m	41.00	42.00

Re-inspections

Each inspection due to faulty work or materials	111.00	114.00
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Special Inspections

To establish the fitness of any existing installations, for each hour or part thereof	111.00	114.00
If conducted with a Plumbing Inspection, for each hour or part thereof	111.00	114.00

Gas Fitting Bylaw - #3507

		2004
	Current Fee	Proposed Fee

If outside normal working hours, and at a minimum inspection time of four (4) hours, including travelling time, for each hour or part thereof

159.00

163.00

Sign Bylaw - #6510

	2003	2004
	Current Fee	Proposed Fee

13.1 Permit Application Fee

Every person applying to the Director for a sign permit shall pay to the City at the time such application is filed the appropriate fee as set out in this section, and no application is valid without such payment:

(a)	For each sign requiring a permit..... plus	\$61.00	\$63.00
(b)	For each sign requiring an electrical connection..... plus	\$61.00	\$63.00
(c)	For each sign incorporating a supporting structure..... plus	\$61.00	\$63.00
(d)	For a billboard, free-standing sign or parking lot advertising sign.....	\$61.00	\$63.00

13.2 Additional Inspection Fee

13.2.1	Each permit fee described in Section 13.1, provides for one field inspection. Where any additional field inspection is required to complete the final inspection on a installation, the fee for each additional inspection shall be.....	\$61.00	\$63.00
13.2.2	Except where exempted by Section 5.2 or 5.3, where any sign has been erected before a permit has been issued for such sign, the fee in Section 13.1(a), in addition to all other fees, shall be.....	\$300.00	\$308.00

13.3 Permit Fee Refund

No sign permit application fee shall be refunded after the application has been approved or refused, but if the application has been withdrawn prior to processing, the Director of Finance may refund to the applicant a part of the fee as recommended by the Director of Licences and Inspections.

13.4 Registration Fee

Where a facia sign will be or has been installed in accordance with Section 5.3.1(a), a registration fee shall be paid to the City has follows:

For each sign face.....	\$38.00	\$39.00
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13.5 Annual Encroachment Charge

13.5.1 The owner of a sign, other than a facia sign, which encroaches over any street shall pay annually the following charge based on the area of the sign face which encroaches:

Area of Sign Face Encroaching Over a Street	Annual Fee	Annual Fee
Up to 2 m2	\$12.90	\$13.20
2.01 to 4 m2	\$18.40	\$18.90
4.01 to 6 m2	\$27.00	\$27.70
6.01 to 10m2	\$37.80	\$38.70

For each additional 1 m2 or

Sign Bylaw - #6510

		2003	2004
		Current Fee	Proposed Fee
	fraction thereof over 10 m2	\$0.22	\$0.23
	Maximum charge for each sign face	\$50.80	\$52.10
13.5.2	The charge set out in Section 13.5.1. shall be due and payable the first business day of January of each year, except that the charge for any sign installed after July 31st in any year shall be one-half of the charge shown in Section13.5.1.		
13.5.3	The Director shall cause the removal, in accordance with Section 12.2.2., of any sign when the charge payable pursuant to this section remains unpaid six months after it has become due and payable.		
 13.6 Amendment Application Fee			
13.6.1	Every person applying to the City Council for an amendment to the Sign By-law shall pay to the City at the time such application is filed with the Director of Planning the appropriate fee as set forth in this Section, and no application is valid without such payment.		
	(a) For an amendment, other than Schedule E, where no more than one section requires amendment.....	\$4,450.00	\$4,560.00
	(b) For an amendment, other than Schedule E, where more than one section requires amendment or where the amendment would allow a type of sign that is not permitted.....	\$6,670.00	\$6,840.00
	(c) For an amendment to Schedule E:		
	(i) To assign a Comprehensive Development District, at time of creation of the District, to the same sign schedule that applied to the site prior to its Comprehensive Development District zoning	\$111.00	\$114.00
	(ii) To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site	\$1,110.00	\$1,140.00
	(iii) To assign a Comprehensive Development District to a new schedule to be created	\$6,670.00	\$6,840.00
13.6.2	No fee paid to the City pursuant to Section 13.6.1 shall be refunded after the application for the amendment has been considered by the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.		
13.6.3	Where an application to amend the Sign By-law is made by the Director of Planning at the direction of City Council, no fee pursuant to this By-law shall be payable."		

Private Property Tree Bylaw - #7347

2003 Current Fee 2004 Proposed Fee

Bylaw is amended by replacing section 12B with the paragraph below

12B.	A non-refundable application fee of \$43 will be charged for a tree permit to remove one tree, and where more than one tree is to be removed by permit within a 12 month period, the fee shall be \$43 for the first tree and \$70 for each subsequent tree.	\$45.00	\$46.00
		\$74.00	\$76.00

**Miscellaneous Fees By-law - #5664
Schedule 1**

	2003 Current Fees	2004 Proposed Fees
Adopt or Amend an Area Development Plan (ADP)		
1 For adoption or amendment of an Area Development Plan:		
Up to 0.4 ha (43,128 sq. ft.) site area	\$18,000.00	\$18,500.00
For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$180.00	\$185.00
Maximum fee	\$71,900.00	\$73,700.00
Amend an Official Development Plan (ODP) and Associated Area Development Plan (ADP)		
2 For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$27,000.00	\$27,700.00
Amend a Regional or Provincial Land Use Designation		
3 For an amendment of a regional or provincial land use designation	\$1,800.00	\$1,850.00
Research Requests		
4 For research requests:		
(a) Research requests requiring up to a maximum of 2 hours of staff time	\$109.00	\$112.00
(b) Extensive research requests (as time and staffing levels permit):		
For each additional hour or part thereof beyond the 2 hours referred to in clause (a) above	\$44.00	\$45.00
Site Profile Review		
5 For each review of a site profile	\$100.00	\$103.00
Appeal to Board of Variance/Parking Variance Board		
6 For the filing of an appeal	\$81.00	\$83.00
Legality Research Requests		
7 Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws		
(a) Residential	\$20.00	\$20.50
(b) Commercial (one unit only)	\$20.00	\$20.50
(c) Commercial (all units in a commercial building)	\$100.00	\$103.00
Producing Permit/Document Copies		
8 provide paper copies of permits or specific documents from either microfiche of our images database.		
(a) 1 to 3 paper copies	\$20.00	\$20.50
(b) Each additional copy	\$5.00	\$5.10

**Miscellaneous Fees By-law - #5664
Schedule 1**

**2003
Current Fees**

**2004
Proposed Fees**

File Research Environmental

9	Provide written information as to whether a property has any contamination or environmental issues.	\$100.00	\$103.00
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