

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

APPENDIX A

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Text Changes in Schedule 1 are shown in Bold

		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 m ² in gross floor area:		
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law, except as provided in Section 1(d)	\$790.00	\$1,113.00
	(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	\$1,150.00	\$1,484.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$2,210.00	\$2,438.00
	(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	\$960.00	\$1,272.00
	(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)	\$1,410.00	\$1,558.00
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 m ² in gross floor area:		

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

APPENDIX A

Text Changes in Schedule 1 are shown in Bold

	Current Fees	Proposed Fees
(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 rear yard 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 3.2.7 of the Zoning and Development By-law	\$264.00	\$297.00
(b) in all other cases	\$520.00	\$584.00
1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$360.00	\$405.00
1C. Notwithstanding Section 1, for a one-family dwelling in 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	\$1,730.00	\$1,944.00

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 3.2.7 of the Zoning and Development By-law:		
Each 100 m ² of gross floor area or part up to 500 m ²	\$540.00	\$606.00
For each additional 100 m ² of gross floor area or part	\$272.00	\$305.00
Maximum fee	\$21,850.00	\$24,551.00
(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	\$740.00	\$831.00
For each additional 100 m ² of gross floor area or part	\$450.00	\$506.00
Maximum fee	\$36,450.00	\$40,955.00

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

APPENDIX A

Text Changes in Schedule 1 are shown in Bold

		Current Fees	Proposed Fees
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 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$370.00	\$416.00
	For each additional 100 m ² of gross floor area or part	\$178.00	\$200.00
	Maximum fee	\$18,210.00	\$20,461.00
	(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	\$650.00	\$730.00
	For each additional 100 m ² of gross floor area or part	\$370.00	\$416.00
	Maximum fee	\$34,900.00	\$39,214.00
4	For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, 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 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part thereof	\$320.00	\$359.00
	Maximum fee	\$2,550.00	\$2,865.00
	(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	\$450.00	\$506.00
	Maximum fee	\$3,210.00	\$3,607.00

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

APPENDIX A

Text Changes in Schedule 1 are shown in Bold

		Current Fees	Proposed Fees
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 3.2.7 of the Zoning and Development By-law:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$264.00	\$297.00
	Each additional 200 m ² of site area or part	\$91.00	\$102.00
	(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	\$360.00	\$405.00
	Each additional 200 m ² of site area or part	\$173.00	\$194.00
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	\$530.00	\$596.00
	Each additional 100 m ² of gross floor area or part over 10 000 m ²	\$101.00	\$113.00
	(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	\$390.00	\$438.00
	Each additional 200 m ² of site or part	\$190.00	\$213.00
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	\$360.00	\$405.00

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

APPENDIX A

Text Changes in Schedule 1 are shown in Bold

		Current Fees	Proposed Fees
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 and RS-6 or FSD District	\$173.00	\$194.00

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 \$360.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$405.00)
---	---	--	--

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 \$173.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$194.00)
-----	--------------------------------	--	--

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	\$173.00	\$194.00
-----	-----------------------------------	----------	-----------------

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

APPENDIX A

Text Changes in Schedule 1 are shown in Bold

	Current Fees	Proposed Fees
(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$173.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$194.00)

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	\$173.00	\$194.00
	(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 \$173.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$194.00)

Extensions And Renewals

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	\$360.00	\$405.00
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	\$173.00	\$194.00
	(b) for each unit of living accommodation	\$360.00	\$405.00
	(c) for all other uses	75% of the fee that would, except for this provision, apply	75% of the fee that would, except for this provision, apply

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

APPENDIX A

Text Changes in Schedule 1 are shown in Bold

		Current Fees	Proposed Fees
	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
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	50 % of the original application fee
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	\$2,650.00 plus the development application fees that would, except for this provision, apply	\$2,978.00 plus the development application fees that would, except for this provision, apply
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	\$33.00	\$37.00
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$115.00	\$129.00

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

APPENDIX A

Text Changes in Schedule 1 are shown in Bold

		Current Fees	Proposed Fees
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	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	\$25,300.00	\$28,427.00

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

APPENDIX A

Text Changes in Schedule 2 are shown in Bold

	Current Fees	Proposed Fees
(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m² or greater but smaller than 40 000 m²		
For the first 8 000 m² of site area	\$19,000.00	\$50,000.00
For each additional 100 m² of site area or part thereof	\$189.00	\$230.00
(d) where the site area is 40 000 m² or greater:		
For the first 40 000 m ²	\$367,200.00	\$367,200.00
For each additional 100 m ² of site area or part thereof	\$760.00	\$760.00
Amend CD-1 (Not Contemplated in an ODP)		
4 For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is <u>not</u> contemplated in an Official Development Plan:		
(a) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m²:		
For the first 4 000 m² of site area	\$19,000.00	\$50,000.00
For each additional 100 m² of site area or part thereof	\$189.00	\$230.00
(b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m²:		
For the first 4 000 m² of site area	\$19,000.00	\$20,900.00
For each additional 100 m ² of site area or part thereof	\$189.00	\$230.00
(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m² or greater but smaller than 40 000 m²		
For the first 8 000 m² of site area	\$19,000.00	\$50,000.00
For each additional 100 m² of site area or part thereof	\$189.00	\$230.00

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

APPENDIX A

Text Changes in Schedule 2 are shown in Bold

	Current Fees	Proposed Fees
<p>(d) where the site area is 40 000 m² or greater:</p>		
For the first 40 000 m ²	\$368,200.00	\$368,200.00
For each additional 100 m ² of site area or part thereof	\$760.00	\$760.00
New CD-1 (Contemplated in an ODP)		
<p>5 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</p>		
Up to 4 000 m ² site area	\$94,100.00	\$94,100.00
For each additional 100 m ² of site area or part thereof	\$760.00	\$760.00
Amend CD-1 (Contemplated in an ODP)		
<p>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:</p>		
Up to 4 000 m ² site area	\$94,100.00	\$94,100.00
For each additional 100 m ² of site area or part thereof	\$760.00	\$760.00
Reduced Fees for Large Sites with Limited Changes		
<p>7 Notwithstanding sections 3(d), 4(d), 5 and 6 of this schedule:</p> <p>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</p>		
<p>(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,</p>		

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

APPENDIX A

Text Changes in Schedule 2 are shown in Bold

	Current Fees	Proposed Fees
(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	\$87,200.00	\$87,200.00
For each additional 100m ² of site area or part thereof	\$190.00	\$190.00
8 Notwithstanding sections 3(d), 4(d) , 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 <u>not</u> contemplated in an Official Development Plan but relates to a site area of 40 000 m ² 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 <u>not</u> contemplated in an Official Development Plan but relates to a site area of 40 000 m ² 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		
(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	\$19,000.00	\$19,000.00
For each additional 100 m ² of site area or part thereof	\$190.00	\$190.00
Maximum fee	\$75,700.00	\$75,700.00

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

APPENDIX A

Text Changes in Schedule 2 are shown in Bold

		Current Fees	Proposed Fees
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 required amendment	\$7,600.00	\$8,400.00
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	\$1,870.00 or 15% of the otherwise applicable fee, whichever is greater	\$2,057.00 or 15% of the otherwise applicable fee, whichever is greater

