



## CITY OF VANCOUVER

# A5

### ADMINISTRATIVE REPORT

Report Date: September 2, 2005  
Author: F.A. (Rick) Scobie  
Phone No.: 604.873.7399  
RTS No.: 05243  
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Meeting Date: October 4, 2005

TO: Vancouver City Council

FROM: Director of Development Services

SUBJECT: Year 2006 Zoning, Building and Trade Permit Inflationary Fee Increases and Fee Errata

#### RECOMMENDATIONS

- A. THAT Council approve an across-the-board 2.75% increase (as reflected in the attached fee schedules) in all zoning, subdivision, sign, tree removal, secondary suite inspection, "flat fee" building and trade permit fees, and miscellaneous fees, to compensate for inflationary increases to the City's costs, to be effective January 1, 2006;

FURTHER THAT the revised fee schedules incorporate fee adjustments to correct minor errors or omissions and to reflect recent experience in cost-recovery of some specific services, as reflected in the attached fee schedules;

FURTHER THAT the Director of Legal Services bring forward for enactment the by-law amendments to correct the fee for cultural facilities and to establish a more realistic fee for legality research requests, generally in accordance with Appendix A;

AND FURTHER THAT the Director of Legal Services bring forward for enactment the necessary by-law amendments to By-laws Nos. 5585, 5208, 8057, 5563, 6553, 3507, 6510, 7347 and 5644, generally in accordance with the attached fee schedules.

- B. THAT the Director of Development Services and the Chief Building Official advise the development and building community of these changes.

## **GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services RECOMMENDS approval of A and B.

## **COUNCIL POLICY**

It is Council policy that fees and charges be established on the basis of the cost of providing the associated services or at market level where the service is provided in a market environment.

## **PURPOSE**

The purpose of this report is to seek Council approval for an inflationary adjustment of 2.75% in zoning, subdivision, sign, tree removal, secondary suite inspection, building and trade permit fees based on a "flat fee", and miscellaneous fees, to reflect increased costs due to inflation in the year 2006. Some miscellaneous amendments are also advanced to correct errors and deficiencies in the current fee schedules.

## **BACKGROUND**

In the last several years, numerous amendments have been made to various fees, either to introduce inflationary increases, increase fees in specific areas for cost recovery, or address other particular fee policy matters.

In January 2005 Council approved a 2.75% across-the-board fee increase in the specified services, to reflect cost increases due to inflation in 2005. These fee increases were enacted on February 15, 2005.

On May 24, 2005, Council enacted further amendments to the Zoning and Development Fee By-law to adjust various rezoning and development application fees as a consequence of the 2003/2004 comprehensive, corporate fee review of service costs and their recovery.

The primary reason for inflationary increases is to keep fees consistent with City administration and enforcement costs which increase primarily in direct response to contractual salary-related costs. Fees have traditionally been adjusted annually for inflation, other than when fees have been more comprehensively reviewed as to costs and market rates for equivalent service(s).

We have increasingly established a centralized data base for our various fee schedules and a systematic process to efficiently and effectively manage the fee changes, both for reporting changes to Council and for preparation of amending by-laws.

## DISCUSSION

According to the Director of Budget Services, fees for 2006 are to be increased by 2.75%.

Inflationary fee increases are important in maintaining some relationship between revenues and associated costs. However, annual revenues from our various application/permit fees are much more reflective of external market conditions that determine development and construction activities. Application volumes can vary year to year in terms of number of applications, types of applications and size of applications. 2004 saw a further increase in the trend of recent years for expanded development and construction activities in the city. Consequently, application/permit fee revenues increased far in excess of the inflationary fee increases. In 2002, 2003 and 2004, annual application/permit fee revenues rose respectively from \$17,223,372 to \$18,597,332 to \$21,230,530 in 2004. These year-over-year revenue increases amount to 7.9% and 14.2%, far outpacing the corresponding inflationary fee increases of 2.75% and 2.5%. In fact, since the 2004 inflationary increase only took effect in mid-September, the revenue increase last year was essentially a function of increased development and construction activities.

Although revenues have been increasing more than can be attributed to inflationary fee increases, revenues have not always exceeded what has been projected and incorporated into the City's budget. In 2002, actual revenues exceeded budgeted revenues by \$406,272 or 2.42%. Fee revenues in 2003 were below budget by \$116,568 (0.62%). In 2004, revenues exceeded budget by about \$2,069,500 or 10.8%.

Regardless of how much application volumes - and thus revenues - fluctuate from year to year, and whether budget revenue targets are met or not, the City continues to face inflationary increases in the costs of its services. Consequently, fee adjustments for inflation are best undertaken on a regular, annual basis as they are incurred, since they are difficult to introduce later on a "catch up" basis.

The 2.75% fee increase for 2006 recommended in this report would encompass application fees pertaining to the following:

- Zoning and Development Fee By-law #5585;
- Subdivision By-law #5208;
- Building By-law #8057 in terms of plumbing trade permit fees and other "flat fee" charges (i.e., not building permit application fees based on a percentage of the value of construction since value of construction implicitly responds to inflationary increases and applicant's submitted values are reviewed against industry standards);
- Electrical By-law #5563 in terms of "flat fee" charges (i.e., not electrical trade permit fees based on a percentage of the value of construction\*);
- Suites Inspection By-law #6553;
- Gas By-law #3507;
- Sign By-law #6510;
- Private Property Tree By-law #7347; and
- Miscellaneous Fees By-law #5664.

Approval in October of an inflationary increase for 2006, to be enacted before year end and effective January 1, 2006, would provide advance notice to prospective applicants of forthcoming increases. Annual inflationary fee increases have been well established and it is reasonable to expect an increase this year. Furthermore, in order to provide some additional forewarning, written notice was sent to industry groups on September 6<sup>th</sup> advising of the 2006 inflationary increase to be recommended by staff. Notices were also posted in several locations in the East Wing where prospective applicants - many of whom are frequent customers - attend to obtain the identified services.

There are several errata in some of the fee schedules that have come to light as we consolidate and further systematize our fees, and as we continue to gain experience and refine our approach to managing fees. Amendments to correct various errata have been identified in the following areas:

#### 1. Zoning and Development Fee By-law, Schedule A (Development Application Fees)

In 2001, Council agreed to incorporate "cultural facilities" into the lesser fee category established for child day care facilities and social service centres. This amendment was enacted. Unfortunately, it now appears this amendment did not make its way into the consolidated data base for our fee schedules, the consequence being that it was not reflected in the new fee schedule enacted in late 2001 to introduce 'across-the-board' inflationary fee increases. It continued to be omitted in using this data base for all subsequent fee amendments. This previously enacted change should be re-introduced in Section 7 of Schedule A, to provide a development application fee for a cultural facility, as is payable for a child day care facility or social service centre.

#### 2. Building By-law Fee Schedule

The fees for submitting applications for building equivalents ("equivalencies") have lost some of the relationships previously in place to provide some financial relief for multiple proposals due to the economy of scale inherent in our processing costs. Due to the rules employed for rounding inflationary increases to the appropriate nearest increment based on the fee value in question (e.g., nearest 25 cents, dollar, ten dollar), over time the application fees in some situations no longer provide any economies of scale. For example, the application fee for two building equivalents submitted together is currently \$1,060. This is more than the fee for two equivalencies (\$520 each) submitted separately. This is clearly not the intent and is needlessly adding to applicant and staff administration. The intended relationship to provide some financial relief for multiple equivalencies submitted under a single application has been restored via adjustments, prior to applying the 2006 inflation increase. The proposed new fees are \$530 for an application seeking a single equivalency, \$1,030 for an application seeking two equivalencies, and \$1,360 for an application seeking three or more equivalencies.

The same situation exists with building permit applications seeking approval for what is called "acceptance of existing conditions with mitigating features". This has been resolved in the same manner.

### 3. Electrical By-law

For the same reasons as with the Building By-law, some electrical trade permit fees no longer retain the intended, suitably discounted fee for projects of greater value, to reflect economies of scale in our service delivery. The intended relationship has been restored by adjusting some of the specific fees.

### 4. Miscellaneous Fee By-law

Experience with a recently revised provision in the Miscellaneous Fee By-law has also resulted in identified shortcomings with the wording. The three fees prescribed for "Legality Research Requests" in Section 7 presently deal with residential, commercial (one unit only), and commercial (all units in a building). The scope of services offered was intended to provide file research as to the approved use(s) of the building. It does not explicitly limit this service to the determination of the currently approved use(s) and many have sought to use this provision to seek much more time-consuming data as to historically approved uses. The current fee was also based on an estimate of two hours of research time per transaction but many are taking much longer. Revisions are proposed to establish an hourly fee for research after the first two hours, and to clarify that Legality Research Requests are confined to determination of the current approved use of a building, with historical research services addressed in Section 4 of the By-law.

## FINANCIAL IMPLICATIONS

Based on last year's application volumes and year-to-date volumes this year, the 2.75% inflationary increase would result in revenue increases of approximately \$43,000 per month.

City costs in providing our application services essentially consist of staff costs. For various reasons, staff complements tend not to be altered on an annual basis corresponding to changing application volumes. Consequently, increased application volumes do not yield increased staff costs, nor do application volume declines yield reduced staff costs. Rather, staff increases tend to follow sustained increases in application volumes, when work/resource imbalances begin to increasingly compromise our service delivery and revenues will fund new positions.

Staff costs do traditionally increase annually by way of contractual obligations and cost recovery would justify increased application fees. Increasing our application fees to reflect the increased costs to the City in providing these services will help ensure that our revenues continue to cover our budgeted costs.

## IMPLEMENTATION PLAN

Should Council approve the recommended fee changes it is intended the consequential by-law amendments would be enacted in October/November. Except for the amendments to immediately re-establish the reduced development application fee for cultural facilities and to revise the legality research fees, the amending by-laws would bring the new fees into effect at a later date - January 1, 2006.

## COMMUNICATIONS PLAN

Subject to Council's approval of the fee changes, written notice of the forthcoming 2006 changes will be sent to industry groups and notices will be posted in the East Wing.

## FUTURE WORK

In the forthcoming year staff intend to re-examine the rationale for not inflating those Building and Electrical By-law fees that are based on the value of the work to be undertaken. There is some implicit rationale in excluding these from the annual inflationary increases and we have retained this approach this year. However, staff believes the rationale is more theoretical than realistic due to the significant gaps between adjacent work value thresholds. In many instances it would be almost 20 years before the market value of a given project would increase, at a compounded average annual rate of inflation, to reach the next fee threshold and begin paying a higher application fee. Subject to identifying staff resources for allocation to this task, analysis should commence next year to identify any shortcomings and then evaluate the practicalities of different approaches that might better recover inflationary City costs.

## CONCLUSION

Planning, building and trade permit fees are commonly adjusted annually to ensure full recovery of City administration and enforcement costs. This report recommends an increase of 2.75% for inflationary increases in 2006, to be effective January 1, 2006. It also recommends various minor text amendments to several of the fee schedules to deal with miscellaneous errata.

\* \* \* \* \*

Proposed Amendment to Schedule 1 of Zoning and Development Fee By-law - #5585

Amend Section 7 in Schedule 1 of the Z&D Fee By-law - # 5585, to insert the words ", cultural facility" after "child day care facility", so the wording would read:

"7 For a child day care facility, cultural facility or a social service centre, where the applicant is an incorporated non-profit society

\$405.00"

Proposed Amendment to Miscellaneous Fees By-law - #5664

Amend Section 7 in the Miscellaneous Fees By-law - #5664, to read as follows (bold indicates amendment):

- "7 Provide written information on **only** the **current** approved use of a building in accordance with the Zoning & Development and Building By-laws
- |  |          |
|--|----------|
| (a) Residential  | \$30.60  |
| (b) Commercial <b>and/or mixed use</b> (one unit only)   | \$30.60  |
| (c) Commercial <b>and/or mixed use</b> (all units) <b>requiring up to a maximum of 2 hours of staff time</b> | \$144.00 |
| For each additional hour or part thereof beyond the 2 hours referred to in Clause (c) above                  | \$72.00  |

Note: Historical use information may be obtained through the File Research Program.  
Proposed use information may be obtained through the Enquiry Centre "

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

**2005 Fees**

**Proposed 2006 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 3.2.7 of the Zoning and Development By-law, except as provided in Section 1(d)	\$1,113.00	\$1,144.00
	(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	\$1,484.00	\$1,525.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$2,438.00	\$2,505.00
	(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 3.2.7 of the Zoning and Development By-law	\$1,272.00	\$1,307.00
	(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)	\$1,558.00	\$1,600.00
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 or one-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m2 in gross floor area:		



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

	2005 Fees	Proposed 2006 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	\$297.00	\$305.00
(b) in all other cases	\$584.00	\$600.00
1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$405.00	\$416.00
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	\$1,944.00	\$1,997.00
<b>Multiple Dwellings</b>		
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 <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$606.00	\$623.00
For each additional 100 m <sup>2</sup> of gross floor area or part	\$305.00	\$313.00
Maximum fee	\$24,551.00	\$25,230.00
(b) where the permit would be issued as a conditional approval, except as provided in Section 2(a):		
Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$831.00	\$850.00
For each additional 100 m <sup>2</sup> of gross floor area or part	\$506.00	\$520.00
Maximum fee	\$40,955.00	\$42,080.00

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

		2005 Fees	Proposed 2006 Fees
<b>Other Uses (Other Than One- or Two-family or Multiple Dwellings)</b>			
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 <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$416.00	\$427.00
	For each additional 100 m <sup>2</sup> of gross floor area or part	\$200.00	\$206.00
	Maximum fee	\$20,461.00	\$21,020.00
	(b) where the permit would be issued as a conditional approval except as provided in Section 3(a):		
	Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$730.00	\$750.00
	For each additional 100 m <sup>2</sup> of gross floor area or part	\$416.00	\$427.00
	Maximum fee	\$39,214.00	\$40,290.00
<b>Alterations, Changes of Use (Other Than One- or Two-family Dwellings)</b>			
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 <sup>2</sup> of gross floor area or part thereof	\$359.00	\$368.00
	Maximum fee	\$2,865.00	\$2,940.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):		
	Each 100 m <sup>2</sup> of gross floor area or part thereof	\$506.00	\$520.00
	Maximum fee	\$3,607.00	\$3,706.00

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

	2005 Fees	Proposed 2006 Fees
<b>Outdoor Uses</b>		
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 <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$297.00      \$305.00
	Each additional 200 m <sup>2</sup> of site area or part	\$102.00      \$104.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 5(a):	
	Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$405.00      \$416.00
	Each additional 200 m <sup>2</sup> of site area or part	\$194.00      \$200.00
<b>Developments Requiring Development Permit Board Approval</b>		
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 <sup>2</sup> of gross floor area or part up to 10 000 m <sup>2</sup>	\$596.00      \$612.00
	Each additional 100 m <sup>2</sup> of gross floor area or part over 10 000 m <sup>2</sup>	\$113.00      \$116.00
	(b) instead of the fees referred to in Section 5:	
	Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$438.00      \$450.00
	Each additional 200 m <sup>2</sup> of site or part	\$213.00      \$218.00
<b>Child Day Care Facility Or Social Service Centre</b>		
7	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	
		\$405.00      \$416.00
<b>Demolitions</b>		
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	
		\$194.00      \$200.00

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

		<b>2005 Fees</b>	<b>Proposed 2006 Fees</b>
<b>Preliminary Applications</b>			
9	For an application in preliminary form only	25% of the fee that would, except for this provision, apply (with a minimum fee of \$405.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$416.00)
NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.			
<b>Partial Permits</b>			
9A.	For each partial permit issued	10% of the fee that would, except for this provision, apply (with a minimum fee of \$194.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$200.00)
<b>Revisions</b>			
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	\$194.00	\$200.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$194.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$200.00)

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

		2005 Fees	Proposed 2006 Fees
<b>Minor Amendments</b>			
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	\$194.00	\$200.00
	(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 \$194.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$200.00)
<b>Extensions And Renewals</b>			
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	\$405.00	\$416.00
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	\$194.00	\$200.00
	(b) for each unit of living accommodation	\$405.00	\$416.00
	(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

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.

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

		<b>2005 Fees</b>	<b>Proposed 2006 Fees</b>
<b>Board of Variance Appeals</b>			
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
<b>Application Following Refusal</b>			
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
<b>Changes to Form of Development in CD-1 District</b>			
		\$2,978.00	\$3,060.00
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	\$2,978.00 plus the development application fees that would, except for this provision, apply	\$3,060.00 plus the development application fees that would, except for this provision, apply
<b>Maintenance of Heritage Buildings</b>			
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	\$37.00	\$38.00
<b>Awnings</b>			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$129.00	\$133.00
<b>Applications Submitted in Metric</b>			
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
<b>Higher Building Application Fee</b>			
20	Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m	\$28,427.00	\$29,209.00

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

**2005 Fees                  Proposed 2006 Fees**

**Zoning By-law Amendments**

Change Zoning District (Except to CD-1)

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 <sup>2</sup> site area	\$6,240.00	\$6,410.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$141.00	\$144.00
	Maximum fee	\$62,400.00	\$64,116.00

**Text Amendments (Except CD-1)**

2	For an amendment to the text of the Zoning and Development By-law	\$12,500.00	\$12,840.00
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**New CD-1 (Not Contemplated in an ODP)**

3	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) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m <sup>2</sup> :		
	Up to 4 000 m <sup>2</sup> site area	\$50,000.00	\$51,380.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$230.00	\$236.00
	(b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m <sup>2</sup> :		
	For the first 4 000 m <sup>2</sup> of site area	\$20,900.00	\$21,470.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$230.00	\$236.00

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

	2005 Fees	Proposed 2006 Fees
(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m <sup>2</sup> or greater but smaller than 40 000 m <sup>2</sup> :		
For the first 8 000 m <sup>2</sup> of site area	\$50,000.00	\$51,380.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$230.00	\$236.00
(d) where the site area is 40 000 m <sup>2</sup> or greater:		
For the first 40 000 m <sup>2</sup>	\$367,200.00	\$377,300.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$760.00	\$780.00
 <b>Amend CD-1 (Not Contemplated in an ODP)</b>		
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 m <sup>2</sup> :		
For the first 4 000 m <sup>2</sup> site area	\$50,000.00	\$51,380.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$230.00	\$236.00
(b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m <sup>2</sup> :		
For the first 4 000 m <sup>2</sup> site area	\$20,900.00	\$21,470.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$230.00	\$236.00
(c) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m <sup>2</sup> or greater but smaller than 40 000 m <sup>2</sup> :		
For the first 8 000 m <sup>2</sup> site area	\$50,000.00	\$51,380.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$230.00	\$236.00



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

	2005 Fees	Proposed 2006 Fees
(d) where the site area is 40 000 m <sup>2</sup> or greater:		
For the first 40 000 m <sup>2</sup>	\$368,200.00	\$377,300.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$760.00	\$780.00
 <b>New CD-1 (Contemplated in an ODP)</b>		
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		
Up to 4 000 m <sup>2</sup> site area	\$94,100.00	\$96,690.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$760.00	\$780.00
 <b>Amend CD-1 (Contemplated in an ODP)</b>		
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 <sup>2</sup> site area	\$94,100.00	\$96,690.00
For each additional 100 m <sup>2</sup> of site area or part thereof	\$760.00	\$780.00
 <b>Reduced Fees for Large Sites with Limited Changes</b>		
7 Notwithstanding sections 3(d), 4(d), 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 m <sup>2</sup> 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,		

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

		2005 Fees	Proposed 2006 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 m2 of site area	\$87,200.00	\$89,600.00
	For each additional 100m2 of site area or part thereof	\$190.00	\$195.00
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 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 <u>not</u> 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		
(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 <sup>2</sup> site area	\$19,000.00	\$19,520.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$190.00	\$195.00
	Maximum fee	\$75,700.00	\$77,780.00

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

**2005 Fees**

**Proposed 2006 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

\$8,400.00

\$8,630.00

**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

\$2,057.00 or 15% of the otherwise applicable fee, whichever is greater

\$2,100.00 or 15% of the otherwise applicable fee, whichever is greater

**Subdivision Bylaw - # 5208  
Schedule F**

		2005 Fees	Proposed 2006 Fees
	Every applicant for subdivision shall at the time of application pay the applicable fee set out below.		
1	CLASS I (Major) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) more than 40 000 m <sup>2</sup> in area; or (ii) where the site is between 10 000 m <sup>2</sup> and 40 000 m <sup>2</sup> 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	\$65,300.00	\$67,100.00
2	CLASS II (Intermediate) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m <sup>2</sup> and 10 000 m <sup>2</sup> in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I	\$32,700.00	\$33,600.00
3	CLASS III (Minor) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 m <sup>2</sup> in area; or (ii) where the subdivision is unlikely 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) or (b) of this By-law or in Class I or II	\$5,600.00	\$5,800.00
4	CLASS IV (Dedication) - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law		
	(a) where such subdivision is required as a condition of enactment of a zoning by-law, or is otherwise required by the City Engineer	\$231.00	\$237.00
	(b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval	No Fee	No Fee
5	CLASS V (Air Space) - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act		
	(a) for developments having a Floor Space Ratio (FSR) of 2.0 or greater	\$49,000.00	\$50,300.00
	(b) for developments having a Floor Space Ratio (FSR) of less than 2.0	\$24,500.00	\$25,200.00

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	\$2,800.00	\$2,900.00
7	STRATA APPLICATIONS - For an application to convert an existing building to strata title ownership pursuant to Section 242 of the Strata Property Act; or amend Strata Plans pursuant to Part 15 of the Strata Property Act; or for Phased Strata applications made pursuant to Section 13 of the Strata Property Act	\$2,800.00	\$2,900.00

Note: Strata Conversions and applications to subdivide strata lots also require a separate fee for a Special Inspection Application, to ensure compliance with relevant provisions of the Zoning and Development By-law and Building By-law.

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
<b>PART A - BUILDING</b>		
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) for the CONSTRUCTION of any BUILDING, or part thereof:		
When the estimated cost of the work, being the valuation referred to in the 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	\$89.00	\$91.00
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	\$7.60
For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$3.80	\$3.80
(b) For the installation, CONSTRUCTION, re- construction, 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 a permit 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 m <sup>2</sup> or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied	\$1.79	\$1.79
Subject to a minimum fee of	\$60.00	\$62.00

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$62.00	\$64.00
(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	\$1,000.00
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	\$1,000.00
(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	\$1,000.00
(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 traveling time:		
For each hour or part thereof	\$167.00	\$172.00
(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	\$175.00	\$180.00

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
(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	\$117.00	\$120.00
(d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$117.00	\$120.00
(e) For each inspection of a drainage tile system:		
For a one- or two-family residence	\$145.00	\$149.00
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	\$271.00	\$278.00
When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$454.00	\$466.00
When the estimated cost of the work exceeds \$1,000,000	\$520.00	\$534.00
(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	\$141.00	\$145.00
For all other BUILDINGS	\$285.00	\$293.00
(g) For enabling the viewing of a plan of a BUILDING or a copy of the plan	\$23.40	\$24.00
(h) For supplying a copy of a plan of a BUILDING, for each page	\$7.10	\$7.30



## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
(i) For a request to renumber a BUILDING	\$520.00	\$534.00
(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 \$219.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$225.00
(k) For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1A.7.5.2.	\$730.00	\$750.00
(l) For the issuance of a partial BUILDING PERMIT pursuant to Article 1A.6.1.6	\$219.00	\$225.00
(m) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of Article 1A.2.1.3		
where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$117.00	\$120.00
plus for each hour, or part thereof, exceeding one hour	\$117.00	\$120.00
where the PERMIT relates to any other BUILDING	\$357.00	\$367.00
plus for each hour, or part thereof, exceeding one hour	\$182.00	\$187.00
(n) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$109.00	\$112.00
(o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of new construction under Article 2.5.1.3		
for a single application	\$520.00	\$530.00
for two applications	\$1,060.00	\$1,030.00
for three or more applications	\$1,320.00	\$1,360.00

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
(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	\$320.00	\$330.00
for two applications	\$640.00	\$620.00
for three or more applications	\$790.00	\$810.00
(q) For review by the equivalents review panel	\$1,580.00	\$1,620.00
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.		

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
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### 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	\$109.00	\$112.00
Each additional FIXTURE	\$39.00	\$40.00

Note: For the purpose of this schedule the following shall also be considered as FIXTURES:

- Every "Y" intended for future connection;
- Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;
- Every vacuum breaker in a lawn sprinkler system; and
- Every back-flow preventer.

##### Alteration of Plumbing (no FIXTURES involved):

For each 30 metres of piping or part thereof	\$165.00	\$170.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$47.00	\$48.00
Connection of the City water supply to any hydraulic equipment	\$61.00	\$63.00

#### 2 INSPECTIONS OF FIRELINE SYSTEMS:

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
<b>Hydrant &amp; Sprinkler System:</b>		
First two inspections for each 30 m of water supply pipe or part thereof	\$165.00	\$170.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$69.00	\$71.00
<b>Sprinklers:</b>		
First head, one- or two-family dwelling	\$187.00	\$192.00
First head, all other buildings	\$400.00	\$411.00
Each additional head, all buildings (no limit on number)	\$1.95	\$2.00
<b>Firelines:</b>		
Hose Cabinets	\$21.00	\$21.50
Hose Outlets	\$21.00	\$21.50
Wet & Dry Standpipes	\$21.00	\$21.50
Standpipes	\$21.00	\$21.50
Dual Check Valve In-flow Through Devices	\$21.00	\$21.50
Backflow Preventer	\$110.60	\$114.00

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
<b>Wet &amp; Dry Line Outlets:</b>		
Each connection	\$21.00	\$21.50
NOTE: A Siamese connection shall be considered as two dry line outlets.		
Each Fire Pump	\$176.00	\$181.00
Each Fire Hydrant	\$54.00	\$55.00
<b>3 RE-INSPECTIONS</b>		
Each re-inspection due to faulty work or materials	\$117.00	\$120.00
<b>4 SPECIAL INSPECTIONS</b>		
Each inspection to establish fitness of any existing <i>fixture</i> for each hour or part thereof	\$117.00	\$120.00
An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$167.00	\$172.00
<b>5 BUILDING SEWER INSPECTIONS</b>		
First two inspections for each 30 m of BUILDING SEWER or part thereof	\$145.00	\$149.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$74.00	\$76.00

## Building Bylaw - #8057

	2005 Fees	Proposed 2006 Fees
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### 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	2005 Fees	Proposed 2006 Fees
0 to 31 m	\$610.00	\$627.00
over 31 m to 90 m	\$1,210.00	\$1,243.00
over 90 m to 150 m	\$1,820.00	\$1,870.00
over 150 m to 300 m	\$2,640.00	\$2,713.00
over 300 m	\$3,640.00	\$3,740.00

**Electrical By-law - # 5563  
Schedule A**

		2005 Fees	Proposed 2006 Fees
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	\$43.00	\$44.00
	When the estimated cost exceeds \$250 but does not exceed \$500	\$57.00	\$59.00
	When the estimated cost exceeds \$500 but does not exceed \$700	\$76.00	\$78.00
	When the estimated cost exceeds \$700 but does not exceed \$1,000	\$99.00	\$102.00
	When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$99.00	\$102.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$42.00	\$43.00
	When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$476.00	\$489.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$22.70	\$23.00
	When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$1,382.00	\$1,409.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$13.40	\$13.80
	When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$2,050.00	\$2,099.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$9.30	\$9.60
	When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$5,760.00	\$5,939.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$7.20	\$7.40
	When the estimated cost exceeds \$1,000,000	\$9,365.00	\$9,639.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$2.55	\$2.60
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	\$118.00	\$121.00
(b)	for all other uses, for a permit valid for one year	\$249.00	\$256.00
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	\$359.00	\$369.00
	Each 100 h.p. or part thereof exceeding the first 1,000 h.p.	\$36.00	\$37.00
	Subject to a maximum fee of	\$3,040.00	\$3,124.00
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	\$117.00	\$120.00
5	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$117.00	\$120.00
6	The fee for inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, shall be for each hour or part thereof	\$167.00	\$172.00



## Secondary Suite Inspection Fee By-law - #6553

	2005 Fees	Proposed 2006 Fees
3 Where an application for a special inspection of a suite is made		
(a) within 60 days of the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of	\$117.00	\$120.00
(b) more than 60 days after the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of	\$351.00	\$360.00

## Gas Fitting Bylaw - #3507

2005 Fees      Proposed 2006 Fees

### 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	\$115.00	\$117.00
Each additional appliance	\$41.00	\$42.00
Each replacement water heater or gas range	\$64.00	\$66.00

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	\$139.00	\$143.00
65,001 to 200,000	\$152.00	\$156.00
200,001 to 409,000	\$172.00	\$177.00
Over 409,000	\$208.00	\$214.00

in addition to all costs incurred by the inspector.

### Vent or Gas Value or Furnace Plenum (no appliances)

One, two or three units	\$114.00	\$117.00
Each additional unit	\$41.00	\$42.00

## Gas Fitting Bylaw - #3507

	2005 Fees	Proposed 2006 Fees
<b><u>Piping Permits</u></b> <b>(no appliances):</b>		
For first 60 m of house piping or part thereof	\$119.00	\$122.00
Every 30 m or part thereof exceeding the first 60 m	\$43.00	\$44.00
<b><u>Re-inspections</u></b>		
Each inspection due to faulty work or materials	\$117.00	\$120.00
<b><u>Special Inspections</u></b>		
To establish the fitness of any existing installations, for each hour or part thereof	\$117.00	\$120.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$117.00	\$120.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$167.00	\$172.00

## Sign Bylaw - # 6510

		2005 Fees	Proposed 2006 Fees
13.1	<p>Permit Application Fee</p> <p>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:</p>		
	(a) For each sign requiring a permit plus	\$65.00	\$67.00
	(b) For each sign requiring an electrical connection plus	\$65.00	\$67.00
	(C) For each sign incorporating a supporting structure plus	\$65.00	\$67.00
	(d) For a billboard, free-standing sign or parking lot advertising sign	\$65.00	\$67.00
13.2	<p>Additional Inspection Fee</p>		
	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	\$65.00	\$67.00
	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	\$316.00	\$325.00
13.3	<p>Permit Fee Refund</p> <p>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 Licenses and Inspections.</p>		

## Sign Bylaw - # 6510

		2005 Fees	Proposed 2006 Fees
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 as follows:		
	For each sign face	\$40.00	\$41.00
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	<b>Annual Fee</b>	
	Up to 2 m <sup>2</sup>	\$13.60	\$14.00
	2.01 to 4 m <sup>2</sup>	\$19.40	\$20.00
	4.01 to 6 m <sup>2</sup>	\$28.50	\$29.00
	6.01 to 10 m <sup>2</sup>	\$39.80	\$41.00
	For each additional 1 m <sup>2</sup> or fraction thereof over 10 m <sup>2</sup>	\$0.24	\$0.25
	Maximum charge for each sign face	\$53.50	\$55.00
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 Section 13.5.1.		
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.		

## Sign Bylaw - # 6510

		2005 Fees	Proposed 2006 Fees
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	\$4,690.00	\$4,819.00
(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	\$7,030.00	\$7,223.00
(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	\$117.00	\$120.00
	(ii) To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site	\$1,170.00	\$1,202.00
	(iii) To assign a Comprehensive Development District to a new schedule to be created	\$7,030.00	\$7,223.00
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

### 2005 Fees

12B.	A non-refundable application fee of \$47 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 \$47 for the first tree	\$47.00
	and \$78 for each subsequent tree.	\$78.00

**Proposed 2006 Fees**

\$48.00

\$80.00



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

		2005 Fees	Proposed 2006 Fees
<b>Adopt or Amend an Area Development Plan (ADP)</b>			
1	For adoption or amendment of an Area Development Plan:		
	Up to 0.4 ha (43,128 sq. ft.) site area	\$19,000.00	\$19,500.00
	For each additional 100 m <sup>2</sup> (1,080 sq. ft.) of site area, or part thereof	\$190.00	\$195.00
	Maximum fee	\$75,700.00	\$77,800.00
<b>Amend an Official Development Plan (ODP) and Area Development Plan (ADP)</b>			
2	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$28,500.00	\$29,300.00
<b>Amend a Regional or Provincial Land Use Designation</b>			
3	For an amendment of a regional or provincial land use designation	\$1,900.00	\$1,950.00
<b>Research Requests</b>			
4	For research requests:		
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$144.00	\$148.00
	(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	\$72.00	\$74.00
<b>Site Profile Review</b>			
5	For each review of a site profile	\$106.00	\$108.00
<b>Appeal to Board of Variance/Parking Variance Board</b>			
6	For the filing of an appeal	\$85.00	\$87.00

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

	2005 Fees	Proposed 2006 Fees
<b>Legality Research Requests</b>		
7	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws	
(a)	\$30.80	\$31.60
(b)	\$30.80	\$31.60
(c)	\$144.00	\$148.00
	Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	
	\$72.00	\$74.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	
<b>Producing Permit/Document Copies</b>		
8	Provide paper copies of permits or specific documents from either microfiche or our images database.	
(a)	\$30.80	\$31.60
(b)	\$6.20	\$6.40
<b>File Research Environmental</b>		
9	\$144.00	\$148.00
	Provide written information as to whether a property has any contamination or environmental issues.	