



ADMINISTRATIVE REPORT

Report Date: September 15, 2016
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 11570
VanRIMS No.: 08-2000-20
Meeting Date: November 15, 2016

TO: Vancouver City Council

FROM: General Manager of Development, Buildings & Licensing and General Manager of Planning, Urban Design & Sustainability

SUBJECT: Year 2017 Development and Building Inflationary Fee Increases

RECOMMENDATION

- A. THAT Council approve a 2.0% inflationary increase to compensate for increases to the City's costs for all Animal Control, Zoning and Development, Subdivision, Electrical, Secondary Suite, Inspection, Gas, Sign, Tree Removal, Building and Miscellaneous Permit fees, to be effective January 1, 2017, generally in accordance with Appendix A.
- B. THAT the Director of Legal Services bring forward for consideration by Council the necessary amendments to By-law Numbers 3507, 5208, 5563, 5585, 5664, 6510, 6553, 6555, 9150, 9958 and 10908, generally in accordance with the attached fee schedules.
- C. THAT the Director of Development Services and the Chief Building Official be directed to advise the development and building community of the Building and Development Permit changes.

REPORT SUMMARY

Fees are traditionally adjusted on an annual basis to keep them consistent with City costs. For 2017, the inflationary increase set by Budgets office is 2.0% and this amount has been applied to applicable fees collected under the following by-laws:

- Animal Control By-law #9150
- Building By-law #10908;
- Electrical By-law #5563;

- Gas Fitting By-law #3507;
- Miscellaneous Fees By-law #5664;
- Noise Control By-law #6555;
- Protection of Trees By-law #9958;
- Secondary Suites Inspection By-law #6553;
- Sign By-law #6510;
- Subdivision By-law #5208; and
- Zoning and Development Fee By-law #5585.

Amendments to the affected by-laws would be prepared by Legal Services and brought forward for enactment in November 2016, generally in accordance with the attached schedules in the Appendices, to be effective on January 1, 2017.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

It is Council policy that fees and other charges be established on the basis of the cost of providing the associated services.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager, the General Manager of Development, Buildings & Licensing and the General Manager of Planning, Urban Design & Sustainability RECOMMEND approval of the foregoing.

REPORT

Background/Context

The primary reason for inflationary increases is to keep fees consistent with City administration and enforcement costs. Fees have traditionally been adjusted annually for inflation and a more comprehensive fee review was completed in 2015.

Some Animal Services fees have not been increased to encourage adoption and compliance.

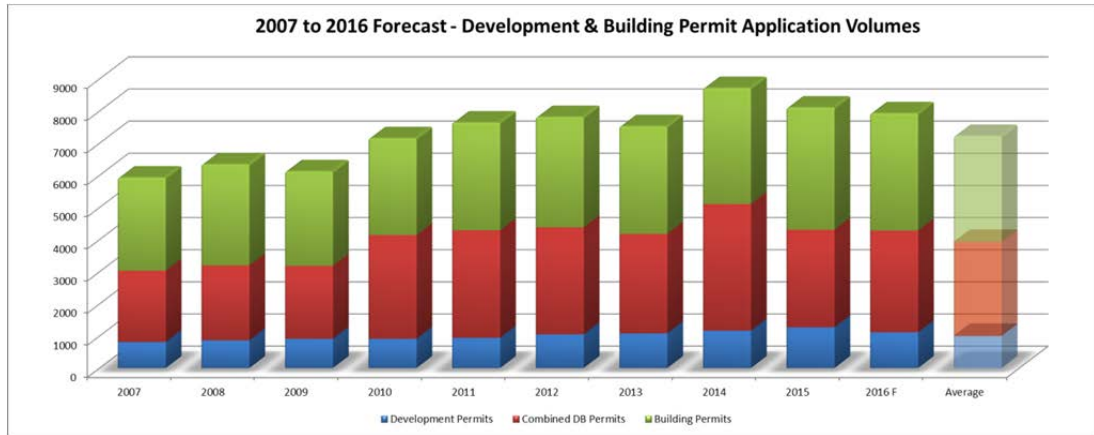
Strategic Analysis

Inflationary Increases:

Annual inflationary fee increases have been well established and it is reasonable to expect an increase this year.

As of July 2016, the increase in the 12-month average Consumer Price Index (CPI) for Metro Vancouver was 2.0%. Certain non-wage items such as electricity have increased 4.1% while natural gas, fuel and gasoline have decreased in the range of 13.2% to 8.6% over the past year. The Conference Board of Canada forecasted that the CPI for Metro

Vancouver would increase 2.1% for 2017 and 2018, 2.5% for 2019, and 2.1% for 2020. Based on this forecast, staff recommend a 2% increase for 2017 fees. Development and building activity continues to remain very strong, as illustrated in the chart below. The local economy remains steady, real estate markets are still relatively strong, and staffing levels to address the higher than average application volumes remain in place.



Housekeeping Amendments:

Fees for subsequent re-inspections made necessary due to faulty work or materials were increased to become effective September 2016, with the addition of escalating re-inspection fees. During the implementation phase, this has proven problematic for the computerized fee system to follow and changes are recommended so the fee for the first re-inspection will again be the same as for additional re-inspections.

Implications/Related Issues/Risk (if applicable)

Financial

Based on the 2016 Development and Trades revenue budgets, a 2.0% fee increase is estimated to generate approximately \$789,700 in additional revenue for 2017.

CONCLUSION

It is recommended that a 2.0% increase reflecting general cost inflation be applied to most fees related to zoning, development, building, trades and related permits and approvals. It is also recommended that the City give notice to all interested parties of the increase and that Legal Services bring forward by-law amendments as required for enactment.

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Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2017 Proposed +2.0%
Development Permits			
One Family Dwelling, One Family Dwelling with Secondary Suite, Two Family Dwelling and Two-Family Dwelling with Secondary Suite			
1	For a new one family dwelling, one family dwelling with secondary suite, two family dwelling, or two family dwelling with secondary suite, and its accessory building or accessory use to an existing one or two family dwelling or one or two-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	\$1,760.00	\$1,800.00
	(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C	\$2,340.00	\$2,390.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$3,860.00	\$3,940.00
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 or two-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m ² 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 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	\$460.00	\$469.00
	(b) in all other cases	\$906.00	\$924.00
1B.	For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$629.00	\$642.00
1C.	Notwithstanding Section 1, for a one-family dwelling in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase the maximum Floor Space Ratio otherwise permitted by the District Schedule	\$3,010.00	\$3,070.00
1D.	Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted Floor Space Ratio otherwise permitted by the District Schedule	\$3,010.00	\$3,070.00
1E.	For a permit for a laneway house:		
	(a) where the laneway house is one-storey and there is no relaxation of siting or maximum height required	\$1,130.00	\$1,150.00
	(b) in all other cases	\$1,730.00	\$1,760.00

Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2017 Proposed +2.0%
Multiple Dwellings & Freehold Rowhouses			
2	For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse:		
(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	\$1,000.00	\$1,020.00
	For each additional 100 m ² of gross floor area or part	\$500.00	\$510.00
	Maximum fee	\$40,600.00	\$41,400.00
(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	\$1,360.00	\$1,390.00
	For each additional 100 m ² of gross floor area or part	\$834.00	\$851.00
	Maximum fee	\$67,520.00	\$68,900.00
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 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$687.00	\$701.00
	For each additional 100 m ² of gross floor area or part	\$330.00	\$337.00
	Maximum fee	\$33,770.00	\$34,400.00
(b)	where the permit would be issued as a conditional approval except as provided in Section 3 (a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,205.00	\$1,230.00
	For each additional 100 m ² of gross floor area or part	\$687.00	\$701.00
	Maximum fee	\$64,680.00	\$66,000.00
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, 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	\$592.00	\$604.00
	Maximum fee	\$4,740.00	\$4,830.00

Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2017 Proposed +2.0%
(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	\$834.00	\$851.00
	Maximum fee	\$5,970.00	\$6,090.00
(c)	where the change of use does not require a comprehensive development review or minor amendment	\$300.00	\$306.00
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 3.2.7 of the Zoning and Development By-law:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$460.00	\$469.00
	Each additional 200 m ² of site area or part	\$157.00	\$160.00
(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	\$629.00	\$642.00
	Each additional 200 m ² of site area or part	\$300.00	\$306.00
5A	For a Farmers' Market	\$556.00	\$567.00
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	\$982.00	\$1,000.00
	Each additional 100 m ² of gross floor area or part over 10 000 m ²	\$187.00	\$191.00
(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	\$693.00	\$707.00
	Each additional 200 m ² of site or part	\$335.00	\$342.00
Child Day Care Facility Or Social Service Centre			
7	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	\$583.00	\$595.00
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 and RS-6 or FSD District	\$321.00	\$327.00

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

		Current Fees	2017 Proposed +2.0%
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 \$668.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$681.00)
	NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.		
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	\$300.00	\$306.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$300.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$306.00)
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	\$300.00	\$306.00
	(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 \$300.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$306.00)

Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2017 Proposed +2.0%
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	\$629.00	\$642.00
13	For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:		
(a)	for a community care facility or all uses where the applicant is a duly incorporated non-profit society	\$279.00	\$285.00
(b)	For all other uses	\$590.00	\$602.00
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 original application fee	50% of 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	\$4,657.00 plus the development application fees that would, except for this provision, apply	\$4,750.00 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	\$58.00	\$59.00
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$200.00	\$204.00
Higher Building Application Fee			
19	Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m, unless fee was collected under Schedule 2 during Rezoning	\$46,800.00	\$47,700.00

Zoning and Development Fee By-law - # 5585 Schedule 2		Current Fees	2017 Proposed +2.0%
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 ² site area	\$12,590.00	\$12,840.00
	For each additional 100 m ² of site area or part thereof	\$282.00	\$288.00
	Maximum fee	\$126,100.00	\$128,600.00
Text Amendments (Except CD-1)			
2	For an amendment to the text of the Zoning and Development By-law	\$25,300.00	\$25,800.00
New CD-1 or Amendment to Existing 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 <u>not</u> contemplated in an Official Development Plan, - or - 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) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m ² :		
	Up to 4 000 m ² site area	\$101,100.00	\$103,100.00
	For each additional 100 m ² of site area or part thereof	\$465.00	\$474.00
	(b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m ² :		
	For the first 4 000 m ² of site area	\$42,200.00	\$43,000.00
	For each additional 100 m ² of site area or part thereof	\$465.00	\$474.00
	(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m ² or greater but smaller than 40 000 m ² :		
	For the first 8 000 m ² of site area	\$101,100.00	\$103,100.00
	For each additional 100 m ² of site area or part thereof	\$465.00	\$474.00
	(d) where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$742,200.00	\$757,000.00
	For each additional 100 m ² of site area or part thereof	\$1,530.00	\$1,560.00

Zoning and Development Fee By-law - # 5585 Schedule 2		Current Fees	2017 Proposed +2.0%
New CD-1 or Amendment to Existing CD-1 (Contemplated in an ODP)			
4	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 - 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	\$190,100.00	\$193,900.00
	For each additional 100 m ² of site area or part thereof	\$1,530.00	\$1,560.00
5	Despite sections 3 and 4 of this Schedule 2, for a site area of 40 000 m ² or more, if the complexity or scope of an amendment with regard to the second or subsequent phase of a development is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council within 10 years preceding the date of the application for the amendment, then the fee for such second or subsequent phase is to be:		
	For the first 40 000 m ² of site area	\$742,200.00	\$757,000.00
	For each additional 100 m ² of site area or part thereof	\$199.00	\$203.00
Reduced Fees for Large Sites with Limited Changes			
6	Notwithstanding 3(d) and 4 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 ² 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	\$176,200.00	\$179,700.00
	For each additional 100 m ² of site area or part thereof	\$391.00	\$399.00
7	Notwithstanding sections 3(d), 4 and 6 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,		

Zoning and Development Fee By-law - # 5585 Schedule 2		Current Fees	2017 Proposed +2.0%
(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	\$38,400.00	\$39,200.00
	For each additional 100 m ² of site area or part thereof	\$391.00	\$399.00
	Maximum fee	\$153,000.00	\$156,100.00
Amend CD-1 (One Section Only)			
8	Notwithstanding sections 3, 4 and 6 of this schedule:		
	For an amendment to an existing CD-1 By-law where no more than one section required amendment	\$16,900.00	\$17,200.00
Higher Building Application Fee			
9	Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that will exceed 137m	\$46,800.00	\$47,700.00
Application for Rezoning Advice			
10	(a) Fee for reviewing drawings and providing comments pursuant to application for rezoning advice where application for rezoning has not yet been made	\$3,250.00	\$3,320.00
	(b) Fee for reviewing drawings and providing comments to an incorporated non-profit society pursuant to application for rezoning advice where application for rezoning has not yet been made	\$325.00	\$332.00
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Secondary Suite Inspection Fee By-law - # 6553		Current Fees	2017 Proposed +2.0%
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	\$166.00	\$169.00
(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	\$498.00	\$507.00
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Building By-law - # 10908		Current Fees	2017 Proposed +2.0%
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 Clauses (b)(i) and (b)(ii) for the CONSTRUCTION of any BUILDING, or part thereof:		
	When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work	\$124.00	\$126.00
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$8.10	\$8.10
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$4.05	\$4.05
	(b)(i) 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.		
	(b)(ii) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair	\$100.00	\$100.00
	(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 1.9. of Book I, Division C and Book II, Division C of this By-law, the daily fee for occupancy other than for a portable toilet shall be for each 10 m2 or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied	\$2.59	\$2.64
	Subject to a minimum fee of	\$88.00	\$90.00
	Flat rate for each portable toilet	\$88.00	\$90.00
	(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$100.00	\$102.00
	(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 building envelope pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil	Nil

Building By-law - # 10908		Current Fees	2017 Proposed +2.0%
2	The fees hereinafter specified shall be paid to the City as follows:		
	(a) For a required permit 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	\$250.00	\$255.00
	(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	\$250.00	\$255.00
	(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	\$166.00	\$169.00
	(d) For the first <i>each</i> REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$166.00	\$169.00
	For the second REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$250.00	
	For every subsequent REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$350.00	
	(e) For each inspection of a drainage tile system:		
	For a one- or two-family residence	\$166.00	\$169.00
	For all other drain tile inspections:		
	When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C does not exceed \$500,000	\$332.00	\$339.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$664.00	\$677.00
	When the estimated cost of the work exceeds \$1,000,000	\$830.00	\$847.00
	(f) For a review of records pertaining to a BUILDING to provide the status of outstanding orders and other matters concerning the BUILDING:		
	For a one- or two-family residence	\$213.00	\$217.00
	For all other BUILDINGS	\$427.00	\$436.00
	(g) To access plans (electronic or on microfilm) or documents for viewing or copying	\$36.00	\$37.00
	(h) For each microfilm image or electronic file copied	\$10.00	\$10.20
	(i) For a request to renumber a BUILDING	\$790.00	\$806.00

Building By-law - # 10908		Current Fees	2017 Proposed +2.0%
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.1. of Book I, Division C and Book II, Division C	50 percent of the original BUILDING PERMIT fee to a maximum of \$306.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$312.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I, Division C and Book II, Division C	\$2,000.00	\$2,040.00
(l)	For review of plans, specifications, building materials, procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Section 1.6.6. of Book I, Division C and Book II, Division C		
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$166.00	\$169.00
	plus for each hour, or part thereof, exceeding one hour	\$166.00	\$169.00
	where the PERMIT relates to any other BUILDING	\$500.00	\$510.00
	plus for each hour, or part thereof, exceeding one hour	\$250.00	\$255.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$166.00	\$169.00
(n)	For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. Book I, Division C		
	for each application	\$700.00	\$714.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features		
	for each application	\$400.00	\$408.00
(p)	For review by the Alternative Solution Review panel	\$2,240.00	\$2,280.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$250.00	\$255.00
3	Upon written application of the payor and on the advice of the Acting 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 By-law - # 10908

Current Fees **2017
Proposed
+2.0%**

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

For the Installation of:

One, two or three FIXTURES	\$166.00	\$169.00
Each additional FIXTURE	\$52.00	\$53.00

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	\$243.00	\$248.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$68.00	\$69.00
Connection of the City water supply to any hydraulic equipment	\$92.00	\$94.00

2 INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof	\$243.00	\$248.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$100.00	\$102.00

Sprinklers:

First head, one- or two-family dwelling	\$276.00	\$282.00
First head, all other buildings	\$587.00	\$599.00
First head, renovations to existing sprinkler systems	\$171.00	\$174.00
Each additional head, all buildings (no limit on number)	\$3.00	\$3.10

Firelines:

Hose Cabinets	\$32.00	\$32.60
Hose Outlets	\$32.00	\$32.60
Wet & Dry Standpipes	\$32.00	\$32.60
Standpipes	\$32.00	\$32.60
Dual Check Valve In-flow Through Devices	\$32.00	\$32.60
Backflow Preventer	\$166.00	\$169.00

Building By-law - # 10908		Current Fees	2017 Proposed +2.0%
Wet & Dry Line Outlets:			
	Each connection	\$32.00	\$32.60
NOTE: A Siamese connection shall be considered as two dry line outlets.			
	Each Fire Pump	\$258.00	\$263.00
	Each Fire Hydrant	\$79.00	\$81.00
3	REINSPECTIONS		
	(a) For the first <i>each</i> REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$166.00	\$169.00
	(b) For the second REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$250.00	
	(c) For every subsequent REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$350.00	
4	SPECIAL INSPECTIONS		
	Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$166.00	\$169.00
	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	\$250.00	\$255.00
5	BUILDING SEWER INSPECTIONS		
	First two inspections for each 30 m of BUILDING SEWER or part thereof	\$243.00	\$248.00
	Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$100.00	\$102.00

Protection of Trees By-law - # 9958		Current Fees	2017 Proposed +2.0%
4.3 (c)	a non-refundable application fee of:		
	(i) \$67.00 for a tree permit to remove the first tree in a 12 month period, and	\$66.00	\$67.00
	(ii) \$194.00 to remove each subsequent tree during that same 12 month period; and	\$190.00	\$194.00

Miscellaneous Fees By-law - # 5664		Current Fees	2017 Proposed +2.0%
1	Adopt or Amend an Area Development Plan (ADP)		
	For adoption or amendment of an Area Development Plan:		
	Up to 0.4 ha (43,128 sq. ft.) site area	\$27,100.00	\$27,600.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$263.00	\$268.00
	Maximum fee	\$107,900.00	\$110,100.00
2	Amend an Official Development Plan (ODP) and Area Development Plan (ADP)		
	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$40,700.00	\$41,500.00
3	Amend a Regional or Provincial Land Use Designation		
	For an amendment of a regional or provincial land use designation	\$2,740.00	\$2,790.00
4	Research Requests		
	For research requests:		
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$220.00	\$224.00
	(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	\$110.00	\$112.00
5	Site Profile Review		
	For each review of a site profile	\$100.00	\$100.00
6	Appeal to Board of Variance/Parking Variance Board		
	For the filing of an appeal	\$426.00	\$435.00
7	Approved Use Research Requests		
	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws		
	(a) Residential	\$50.00	\$51.00
	(b) Commercial (one unit only)	\$50.00	\$51.00
	(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$220.00	\$224.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	\$110.00	\$112.00
8	Producing Permit/Document Copies		
	Provide paper copies of permits or specific documents from either microfiche or our images database.		
	(a) 1 to 3 paper copies	\$48.50	\$49.50
	(b) Each additional copy	\$9.50	\$9.70

Miscellaneous Fees By-law - # 5664		Current Fees	2017 Proposed +2.0%
9	<p>File Research Environmental</p> <p>Provide written information as to whether <i>the</i> City records indicate that a property has any contamination or environmental issues</p>	\$220.00	\$224.00
10	<p>Building Grades</p> <p>The following fees shall be paid to the City for the review of design elevations of streets or lanes where they adjoin a building site, as required with a Development and/or Building Permit application:</p> <p>(a) Where City of Vancouver Staff are required to complete a survey for the purpose of calculating the design elevations of the required streets and lanes:</p> <p style="padding-left: 40px;">Length of property abutting street or lane, or both, is</p> <p style="padding-left: 80px;">Up to 31 m</p> <p style="padding-left: 80px;">Over 31 m and up to 90 m</p> <p style="padding-left: 80px;">Over 90 m and up to 150 m</p> <p style="padding-left: 80px;">Over 150 m and up to 300 m</p> <p style="padding-left: 80px;">Over 300 m</p> <p>(b) Where the applicant provides approved building grade survey information to the City for the purpose of calculating the design elevations of the required streets and lanes:</p> <p style="padding-left: 40px;">Length of property abutting street or lane, or both, is</p> <p style="padding-left: 80px;">Up to 31 m</p> <p style="padding-left: 80px;">Over 31 m and up to 90 m</p> <p style="padding-left: 80px;">Over 90 m and up to 150 m</p> <p style="padding-left: 80px;">Over 150 m and up to 300 m</p> <p style="padding-left: 80px;">Over 300 m</p>	<p>\$1,125.00</p> <p>\$1,350.00</p> <p>\$1,900.00</p> <p>\$2,800.00</p> <p>\$4,150.00</p> <p>\$335.00</p> <p>\$450.00</p> <p>\$560.00</p> <p>\$785.00</p> <p>\$1,235.00</p>	<p>\$1,148.00</p> <p>\$1,377.00</p> <p>\$1,938.00</p> <p>\$2,856.00</p> <p>\$4,233.00</p> <p>\$342.00</p> <p>\$459.00</p> <p>\$571.00</p> <p>\$801.00</p> <p>\$1,260.00</p>
11	<p>Traffic Management Plan Review</p> <p>(a) Where the review is less than 1 hour of staff time</p> <p>(b) Where the review is 1 to 15 hours of staff time</p> <p>(c) Where the review is over 15 hours of staff time</p>	<p>\$ 50.00</p> <p>\$500.00</p> <p>\$1,400.00</p>	<p>\$ 51.00</p> <p>\$510.00</p> <p>\$1,428.00</p>
12	<p>Discharge of a Registered Encumbrance</p> <p>(a) Where the review is less than 2 hours of staff time</p> <p>(b) Where the review is more than 2 hours of staff time</p>	<p>\$200.00</p> <p>\$500.00</p>	<p>\$204.00</p> <p>\$510.00</p>
13	<p>Road Closure Fee</p>	\$8,400.00	\$8,568.00

Gas Fitting By-law - #3507

Current Fees **2017
Proposed
+2.0%**

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	\$166.00	\$169.00
Each additional appliance	\$52.00	\$53.00
Each replacement water heater or gas range	\$92.00	\$94.00

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	\$211.00	\$215.00
65,001 to 200,000	\$225.00	\$230.00
200,001 to 409,000	\$257.00	\$262.00
Over 409,000	\$313.00	\$319.00

in addition to all costs incurred by the inspector.

Vent or Gas Value or Furnace Plenum (no appliances)

One, two or three units	\$166.00	\$169.00
Each additional unit	\$52.00	\$53.00

Piping Permits (no appliances)

For first 60 m of house piping or part thereof	\$166.00	\$169.00
Every 30 m or part thereof exceeding the first 60 m	\$64.00	\$65.00

Reinspections

For the first <i>each</i> REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$166.00	\$169.00
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For the second REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$250.00	
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For every subsequent REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$350.00	
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Special Inspections

To establish the fitness of any existing installations, for each hour or part thereof	\$166.00	\$169.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$166.00	\$169.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$250.00	\$255.00

Subdivision By-law - # 5208		Current Fees	2017 Proposed +2.0%
	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 ² in area; or (ii) where the site is between 10 000 m ² and 40 000 m ² 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	\$102,000.00	\$104,000.00
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 ² and 10 000 m ² 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	\$51,000.00	\$52,000.00
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 ² 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	\$8,770.00	\$8,950.00
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	\$430.00	\$439.00
	(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) greater than 3.0	\$73,200.00	\$74,700.00
	(b) for developments having a Floor Space Ratio (FSR) of 3.0 or smaller, or where the application is solely for the purpose of creating air space parcels to secure separate tenure for public benefits such as libraries, theatres and other cultural amenities, for-profit affordable rental housing, social housing or day care	\$38,300.00	\$39,100.00
6	CLASS VI (Freehold Rowhouses) - For an application to subdivide pursuant to Section 223.2 of the Land Title Act	\$8,770.00,	\$8,950.00,
	plus \$1,170 per freehold lot	\$1,150.00	\$1,170.00
7	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	\$4,460.00	\$4,550.00
8	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	\$4,460.00	\$4,550.00

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.

Electrical By-law - # 5563		2016 Current Fees	2017 Proposed +2.0%
1	<p>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:</p> <p>When the estimated cost does not exceed \$250</p> <p>When the estimated cost exceeds \$250 but does not exceed \$500</p> <p>When the estimated cost exceeds \$500 but does not exceed \$700</p> <p>When the estimated cost exceeds \$700 but does not exceed \$1,000</p> <p>When the estimated cost exceeds \$1,000 but does not exceed \$10,000</p> <p style="padding-left: 20px;">plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000</p> <p>When the estimated cost exceeds \$10,000 but does not exceed \$50,000</p> <p style="padding-left: 20px;">plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000</p> <p>When the estimated cost exceeds \$50,000 but does not exceed \$100,000</p> <p style="padding-left: 20px;">plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000</p> <p>When the estimated cost exceeds \$100,000 but does not exceed \$500,000</p> <p style="padding-left: 20px;">plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000</p> <p>When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000</p> <p style="padding-left: 20px;">plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000</p> <p>When the estimated cost exceeds \$1,000,000</p> <p style="padding-left: 20px;">plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000</p>		
		\$62.00	\$63.20
		\$84.00	\$85.70
		\$109.00	\$111.20
		\$142.00	\$145.00
		\$142.00	\$145.00
		\$47.00	\$47.90
		\$649.00	\$662.00
		\$25.50	\$26.00
		\$1,830.00	\$1,870.00
		\$15.50	\$15.80
		\$2,720.00	\$2,770.00
		\$10.75	\$11.00
		\$7,630.00	\$7,780.00
		\$8.35	\$8.50
		\$12,560.00	\$12,810.00
		\$3.45	\$3.50
2	<p>The temporary power permit shall be valid for one year and the fee shall be:</p> <p>(a) for single and two-family dwellings</p> <p>(b) for all other uses where the temporary power is supplied from a power source not exceeding 750 V</p> <p>(c) for all other uses where the temporary power is supplied from a voltage power exceeding 750V</p>		
		\$336.00	\$343.00
		\$356.00	\$363.00
		\$977.00	\$997.00
3	<p>The City Electrician may issue an annual permit where one person, firm or corporation has more than one site, the fee for an annual permit for any one building or site shall be as follows:</p> <p>Total service rating up to and including the first 500 kVA</p> <p>For 10 kVA or part thereof exceeding the first 500 kVA</p> <p>Subject to a maximum fee of</p>		
		\$342.00	\$349.00
		\$6.80	\$6.90
		\$4,320.00	\$4,410.00

Electrical By-law - # 5563		2016 Current Fees	2017 Proposed +2.0%
4.	Fees for an Electrical Permit for the Entertainment and Film Industry		
(a)	For an annual permit for filming in a single location	\$510.00	\$520.00
(b)	For an annual permit for filming in multiple locations	\$977.00	\$997.00
(c)	For a temporary permit for filming in a single or multiple locations		
	for up to 14 days	\$166.00	\$169.00
	for 15 to 30 days	\$332.00	\$339.00
	for 31 to 60 days	\$498.00	\$508.00
	for 61 to 90 days	\$830.00	\$847.00
5	The fee for staff time spent inspecting of electrical work or reviewing resubmitted or amended plans to determine compliance with this By-law, if a permit holder deviates from approved plans, for each hour or part thereof	\$166.00	\$169.00
6	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be		
	For the first reinspection	\$166.00	\$169.00
	For the second reinspection	\$250.00	
	For every subsequent reinspection	\$350.00	
7	The fee for inspection and plan review outside normal working hours and at a minimum inspection and review time of four (4) hours, including traveling time, shall be for each hour or part thereof	\$238.00	\$243.00
8	Fees for an Electrical Permit for installations related to tents and similar structures		
(a)	Where each installation that is supplied from a portable single-phase generator rated at not more than 5 kW	\$84.00	\$85.70
(b)	Where each installation that is supplied from a portable generator rated at more than 5 kW or from any other temporary or permanent power source not exceeding 750 V		
	for up to 14 days	\$166.00	\$169.00
	for 15 to 30 days	\$332.00	\$338.00
	for 31 to 60 days	\$498.00	\$507.00
	for 61 to 90 days	\$830.00	\$845.00
(c)	Where each installation is supplied from a High Voltage power source	\$997.00	\$1,017.00

Sign By-law - # 6510		2016 Current Fees	2017 Proposed +2.0%
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	\$93.00	\$94.90
(b)	For each sign requiring an electrical connection plus	\$93.00	\$94.90
(c)	For each sign incorporating a supporting structure plus	\$93.00	\$94.90
(d)	For a billboard, free-standing sign or parking lot advertising sign	\$93.00	\$94.90
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 an installation, the fee for each additional inspection shall be	\$93.00	\$94.90
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	\$450.00	\$459.00
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 Licenses and Inspections.		
13.4	Registration Fee		
	Where a fascia 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	\$56.70	\$57.80

Sign By-law - # 6510		2016 Current Fees	2017 Proposed +2.0%
13.5	Amendment Application Fee		
13.5.1	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	\$6,670.00	\$6,800.00
(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	\$10,020.00	\$10,220.00
(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	\$166.00	\$169.00
(ii)	To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site	\$1,660.00	\$1,690.00
(iii)	To assign a Comprehensive Development District to a new schedule to be created	\$10,020.00	\$10,220.00
13.5.2	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.		
13.5.3	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.		

Noise Control By-law - #6555 Schedule E		Current Fees	2017 Proposed +2.0%
For an application for an exception to the noise by-law:			
(i)	for an application submitted at least five working days prior to the date of the proposed activity	\$148.00	\$151.00
(ii)	for an application submitted less than five working days prior to the date of the proposed activity.	\$296.00	\$302.00

Animal Control By-law - #9150 Fee Schedule	Current Fees	2017 Proposed +2.0%
Part 1 - Licence Fees	\$41.00	\$42.00
Altered male or female dog (per annum)	\$5.00	\$5.00
Replacement tag		
Part 2 - Impound Fees		
Licenced dog	\$89.00	\$90.00
Unlicenced dog	\$174.00	\$175.00
Licenced aggressive dog	\$322.00	\$325.00
Unlicenced aggressive dog	\$411.00	\$415.00
Fowl, other Bird, rabbit or rodent	\$16.00	\$16.00
Reptile or other animal	\$89.00	\$89.00
Part 3 - Maintenance Charges (per day)		
Dog	\$22.00	\$22.50
Aggressive dog	\$30.00	\$30.50
Fowl, other bird, rabbit or Rodent	\$5.00	\$5.00
Reptile or other animal	\$31.00	\$31.00
Exotic Bird (Amazon Parrots, African Grey, Cockatoos, Conures, Lorikeets and Macaws)	\$16.00	\$16.00
Part 4 - Adoption Fees		
Dog Up to 7 years of age	\$281.00	\$285.00
Dog >7 years old / Medical Conditions	\$86.00	\$87.00
Mouse, rat, hamster, gerbil, degu, chicken, rooster, duck, pigeon, dove	\$5.00	\$5.00
Budgie and Finch	\$10.00	\$10.00
Guinea pig, parakeet, lovebird	\$16.00	\$16.00
Rabbit, chinchilla, hedgehog	\$31.00	\$31.00
Ferret	\$58.00	\$58.00
Part 5 - Miscellaneous		
Microchipping	\$15.00	\$15.00