



2025

SCHEDULE OF FEES FOR DEVELOPMENT & BUILDING RELATED PERMITS

THIS DOCUMENT IS A LISTING OF THE MORE FREQUENTLY USED PERMIT FEES
AND IS INTENDED AS A GUIDE ONLY; IN THE CASE OF A DISCREPANCY,
COUNCIL-APPROVED BY-LAWS WILL BE THE AUTHORITATIVE SOURCE

2025 FEES EFFECTIVE JANUARY 1, 2025
FEES ARE SUBJECT TO CHANGE

2025 FEE SCHEDULE OF FEES

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2025 FEE SCHEDULE

**Zoning and Development Fee By-law -
Schedule 1 - Development Permits**

By-law Section and Text	2025 Fees
Single Detached House, Single Detached House with Secondary Suite, Duplex, Duplex with Secondary Suite, and Laneway House	
1 For a single detached house, single detached house with secondary suite, duplex, or duplex with secondary suite, and its accessory building or accessory use to an existing single detached house or duplex or single detached house or duplex 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 5.2.3 of the Zoning and Development By-law	\$2,970.00
(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1 (a), 1 (c) and 1C	\$4,280.00
(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$6,890.00
1A Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing single detached house or duplex or single detached house or duplex 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 5.2.3 of the Zoning and Development By-law	\$751.00
(b) in all other cases	\$1,470.00
1B For conversion of a single detached house to a single detached house with secondary suite	\$1,030.00
1C 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	\$1,650.00
(b) in all other cases	\$2,520.00
Multiple Dwellings and Freehold Rowhouses	

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By-law Section and Text	2025 Fees
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 5.2.3 of the Zoning and Development By-law:
	Each 100 m ² of gross floor area or part up to 500 m ² \$1,650.00
	For each additional 100 m ² of gross floor area or part \$819.00
	Maximum fee \$66,300.00
(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 \$2,720.00
	For each additional 100 m ² of gross floor area or part \$1,810.00
	Maximum fee \$350,800.00
	Other Uses (Other Than Single Detached Houses, Duplexes 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 single detached house or duplex and a multiple dwelling:
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 5.2.3 of the Zoning and Development By-law:
	Each 100 m ² of gross floor area or part up to 500 m ² \$1,120.00
	For each additional 100 m ² of gross floor area or part \$540.00
	Maximum fee \$55,100.00
(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 \$2,420.00
	For each additional 100 m ² of gross floor area or part \$1,500.00
	Maximum fee \$350,800.00
	Alterations, Changes of Use (Other Than Single Detached Houses, Duplexes)
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 single detached house or duplex:
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 5.2.3 of the Zoning and Development By-law:
	Each 100 m ² of gross floor area or part thereof \$968.00
	Maximum fee \$7,750.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 4(a):
	Each 100 m ² of gross floor area or part thereof \$1,400.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
Maximum fee	\$10,030.00
(c) Where the change of use does not require a comprehensive development review or minor amendment	\$491.00
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 5.2.3 of the Zoning and Development By-law:	
Each 200 m ² of site area or part up to 1 000 m ²	\$751.00
Each additional 200 m ² of site area or part	\$256.00
(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	\$1,030.00
Each additional 200 m ² of site area or part	\$491.00
5A For a Farmers' Market	\$909.00
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 15 000 m ²	\$2,140.00
Each additional 100 m ² of gross floor area or part over 15 000 m ²	\$410.00
(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	\$1,350.00
Each additional 200 m ² of site or part	\$655.00
Child Day Care Facility, Cultural 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	\$956.00
Demolitions	
8 For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the R1-1 or FSD District	\$523.00
Preliminary Applications	
9 For an application in preliminary form only 25% of the fee that would, except for this provision, apply (with a minimum fee of)	\$1,090.00

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

2025 FEE SCHEDULE

By-law Section and Text

**2025
Fees**

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 \$491.00
- (b) all other sections of this schedule \$899.00

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 \$491.00
- (b) 25% of the fee that would, except for this provision, apply (with a minimum fee of) \$491.00
 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

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 \$1,030.00

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 \$456.00
- (b) for all other uses \$1,150.00

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

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
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
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
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	\$7,610.00
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 or in a heritage conservation area	\$94.30
Awnings	
18 For an awning where the permit will be issued combined with a building permit or a sign permit.	\$327.00
Higher Building Application Fee	
19 Despite any other provision in this schedule 1 to the contrary, for an application, unless fee was collected under Schedule 2 during Rezoning	\$76,400.00
Pre-Application Development Permit	
For service of staff providing comments on an enquiry regarding a proposed development prior to the submission of a development permit application regarding	
Multiple Dwellings and Freehold Rowhouses - % of the fees referred to in Section 2 (b)	5%
Other Uses (Other Than Single Detached Houses, Duplexes or Multiple Dwellings) % of the fees referred to in Section 3 (b)	5%
Developments Requiring Development Permit Board Approval % of the fees referred to in Section 6 (a)	5%

2025 FEE SCHEDULE

**Zoning and Development Fee By-law -
Schedule 2 - Zoning By-law Amendments**

By-law Section and Text		2025 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 2 000 m ² site area	\$61,460.00
	For each additional 100 m ² of site area or part thereof	\$553.00
	Maximum fee	\$245,900.00
Text Amendments (Except CD-1)		
2	For an amendment to the text of the Zoning and Development By-law	\$47,000.00
New CD-1 or Amendment to Existing CD-1		
3	For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District - or - For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law:	
	(a) Within the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is smaller than 8 000 m ² :	
	Up to 2 000 m ² site area	\$216,600.00
	For each additional 100 m ² of site area or part thereof	\$1,520.00
	Maximum fee	\$328,900.00
	(b) Within the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is 8,000 m ² or greater but smaller than 40,000 m ² or where the proposed floor area is greater than 45,000 m ² :	
	For the first 8 000 m ² of site area	\$275,300.00
	For each additional 100 m ² of site area or part thereof	\$1,970.00
	Maximum fee	\$2,349,400.00
	(c) Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is smaller than 8 000 m ² :	
	For the first 2 000 m ² of site area	\$90,400.00
	For each additional 100 m ² of site area or part thereof	\$1,520.00
	Maximum fee	\$328,900.00
	(d) Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is 8,000 m ² or greater but smaller than 40 000 m ² or where the proposed floor area is greater than 45,000 m ²	
	For the first 8 000 m ² of site area	\$275,300.00

2025 FEE SCHEDULE

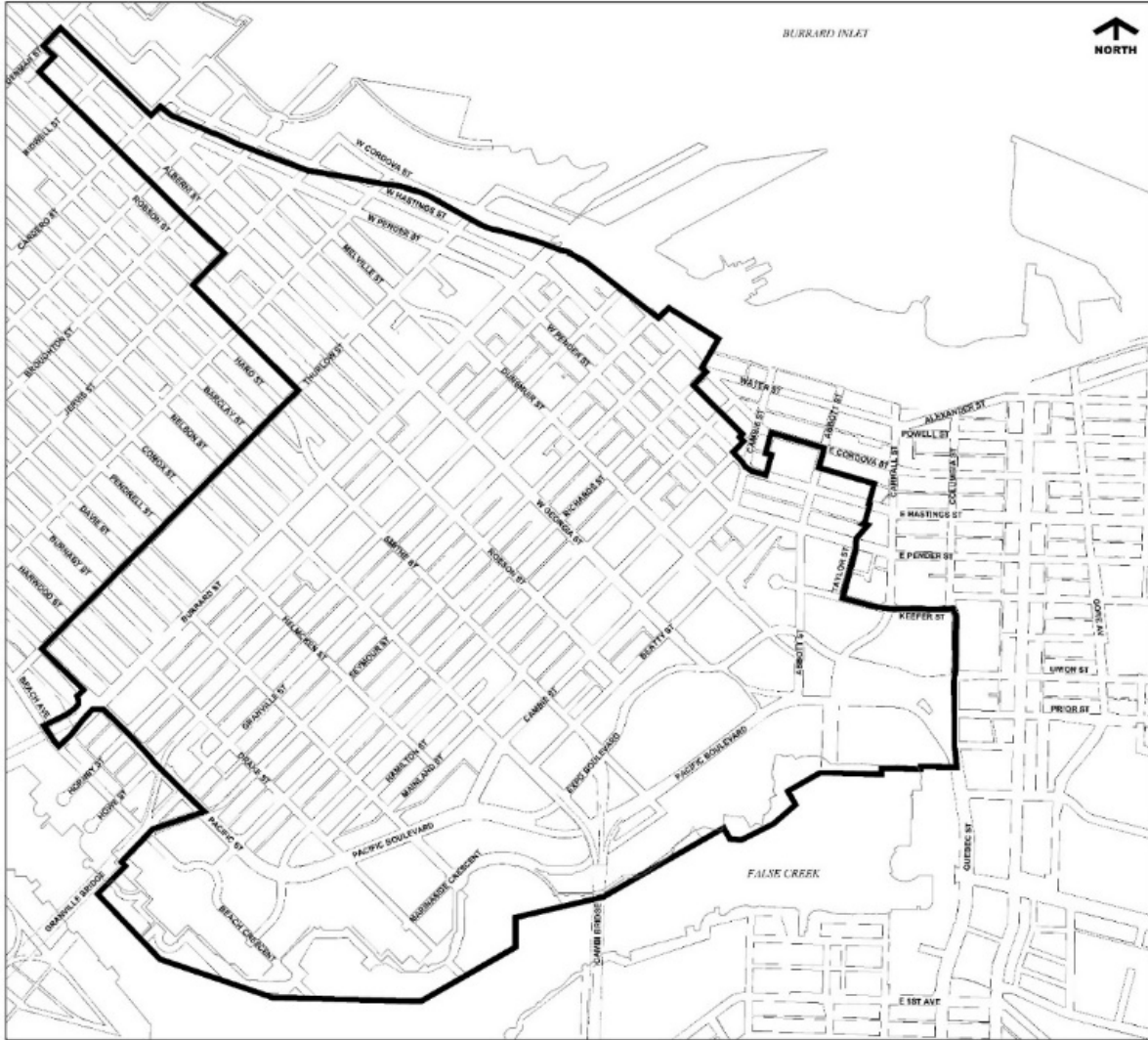
By-law Section and Text	2025 Fees
For each additional 100 m ² of site area or part thereof	\$1,970.00
Maximum fee	\$2,349,400.00
(e) Where the site area is 40 000 m ² or greater:	
For the first 40 000 m ²	\$2,349,400.00
For each additional 100 m ² of site area or part thereof	\$2,990.00
Maximum fee	\$7,830,800.00
Reduced Fees for Large Sites with Limited Changes	
4 Despite sections 3 (e) and 5 of this Schedule 2, for a site area of 40,000 m ² or more, if the complexity or scope of an amendment 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, then the fee is to be:	
For the first 40 000 m ² of site area	\$783,200.00
For each additional 100 m ² of site area or part thereof	\$784.00
Reduced Fees for Large Sites with Limited Minor Changes	
5 Notwithstanding sections 3 (e) and 4 of this Schedule 2, for a site area of 40,000 m ² or more, 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, or	
(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	
For the first 40 000 m ² of site area	\$156,700.00
For each additional 100 m ² of site area or part thereof	\$392.00
Amend CD-1 (One Section Only)	
6 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	\$35,800.00
Higher Building Application Fee	
7 Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that is considered under the Higher Buildings Policy amended on July 11, 2018	\$76,400.00
Application for Rezoning Advice	
8 Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for reviewing drawings and providing comments prior to an application made under Sections 1, 3, 4, 5 or 6.	
(a) Within the downtown area shown on Map 1 or the Broadway area shown on Map 2:	
Up to 2,000 m ² site area	\$20,270.00
For each additional 100 m ² of site area or part thereof	\$362.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
Maximum Fee	\$36,150.00
(b) Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2:	
Up to 2,000 m ² site area	\$15,510.00
For each additional 100 m ² of site area or part thereof	\$362.00
Maximum Fee	\$27,100.00
(c) Additional fee for an application for a rezoning application to review drawings and provide comments prior to an application made under Section 1, 3, 4, 5 or 6 for an incorporated non-profit society or to a governmental agency providing social housing or community services of the regular fee	10%
Application Requiring Policy, Planning and Consultation Work	
9 Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for providing additional planning, policy development, site analysis and public consultation in conjunction with an application made under Section 1, 3, 4, 5 or 6. If the complexity or scope of a proposed rezoning, in the opinion of the Director of Planning, requires planning work including public consultation to determine a preferred option for rezoning, the additional fee is as follows:	
(a) Where the site area is less than 8,000 m ²	
For the first 2,000 m ² of site area	\$102,840.00
For each additional 100 m ² of site area or part thereof	\$1,030.00
Maximum fee	\$247,050.00
(b) 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	\$247,050.00
For each additional 100 m ² of site area or part thereof	\$2,060.00
Maximum fee	\$1,440,760.00
(c) Where the site area is greater than 40,000 m ²	
For the first 40,000 m ² of site area	\$1,440,760.00
For each additional 100 m ² of site area or part thereof	\$2,060.00
Maximum fee	\$12,350,270.00
Except that if the scope of the planning work required to determine a preferred option for rezoning does not warrant the fees above, the Director of Planning must reduce the fees calculated under 9 (b) and (c) by 50%	
Application Requiring an Issues Report	
10 Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for bringing forward a rezoning issues report. For sites where, in the opinion of the Director of Planning, Council direction is needed prior to processing a rezoning application made under Section 1, 3, 4, 5 or 6, the additional fee is:	\$31,700.00

2025 FEE SCHEDULE

Map 1 - Downtown Area



2025 FEE SCHEDULE

Map 2 – Downtown Area



2025 FEE SCHEDULE

Subdivision By-law - Schedule F

By-law Section and Text	2025 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 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	\$166,800.00
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	\$83,400.00
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	\$14,370.00
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	\$703.00
(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
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	\$119,700.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
(b) for developments having a Floor Space Ratio (FSR) of 3.0 or less, 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; and day care	\$60,850.00
6 CLASS VI (Freehold Rowhouses) - For an application to subdivide pursuant to Section 223.2 of the Land Title Act, plus per freehold lot.	\$14,370.00 \$1,870.00
7 RECLASSIFICATION - For an application to change from one sub-area to another sub-area in the R1-1 Zoning District	\$7,310.00
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	\$7,310.00
<p>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.</p>	

2025 FEE SCHEDULE

Building By-law
Part A - Building

By-law Section and Text	2025 Fees	
PART A - BUILDING		
1	The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:	
(a)	Except as provided for in Clause (b) and Section 4 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	\$208.00
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$13.30
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$6.74
(b)	For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to:	
(i)	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	
(ii)	any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair	\$132.00
(c)	For an OCCUPANCY PERMIT not required by this By-law but requested	\$300.00
(d)	For the demolition of a BUILDING, not including a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3: For each DWELLING UNIT	\$1,500.00
	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	\$1,500.00
(e)	For the demolition of a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3	\$1,500.00
2	The fees hereinafter specified shall be paid to the City as follows:	

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By-law Section and Text	2025 Fees
(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	\$409.00
(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	\$409.00
(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	\$270.00
(d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$270.00
(e) For each inspection of a drainage tile system:	
For a single detached house or duplex	\$278.00
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	\$544.00
When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$1,090.00
When the estimated cost of the work exceeds \$1,000,000	\$1,370.00
(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 residential building containing not more than 2 principal <i>dwelling units</i>	\$348.00
For all other BUILDINGS	\$698.00
(g) To access plans (electronic or on microfilm) or documents for viewing or copying.	\$59.30
(h) For each microfilm image or electronic file copied	\$16.40
(i) For a request to renumber a BUILDING	\$1,280.00
(j) For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.2. of Book I, Division C and Book II, Division C	50 % of the original BUILDING PERMIT fee to a maximum of
	\$499.00
(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	\$3,270.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
(l) For evaluation 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 SINGLE DETACHED HOUSE or a SECONDARY SUITE	\$270.00
plus for each hour, or part thereof, exceeding one hour	\$270.00
where the PERMIT relates to any other BUILDING	\$819.00
plus for each hour, or part thereof, exceeding one hour	\$409.00
(m) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$497.00
(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. of Book I, Division C	
for each application	\$1,140.00
(o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions	
for each application	\$653.00
(p) For review by the Alternative Solution Review Panel	\$3,670.00
(q) For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$409.00
(r) For each refund issued pursuant to Sentences 1.6.2.7.(2) of Book I, Division C, and Book II, Division C the administrative fee to be deducted	\$92.80
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 (d) and (e) 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.	
4 Upon written application by the payor and on the advice of the Director of Planning, the Chief Building Official shall reduce the fees paid pursuant to Clause (a) of Section 1 by percentage for that part of a building designated as Social Housing.	20%

2025 FEE SCHEDULE

Part B -Plumbing Permits

By-law Section and Text	2025 Fees
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	\$270.00
Each additional FIXTURE	\$84.90
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	\$397.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$110.00
Connection of the City water supply to any hydraulic equipment	\$149.00
2 INSPECTIONS OF FIRELINE SYSTEMS:	
Hydrant & Sprinkler System:	
First two inspections for each 30 m of water supply pipe or part thereof	\$397.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$164.00
Sprinklers:	
First head, single detached house or duplex	\$451.00
First head, all other buildings	\$961.00
First head, renovations to existing sprinkler systems	\$279.00
Each additional head, all buildings (no limit on number)	\$4.94
Firelines:	
Hose Cabinets	\$52.20
Hose Outlets	\$52.20

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
Wet & Dry Standpipes	\$52.20
Standpipes	\$52.20
Dual Check Valve In-flow Through Devices	\$52.20
Backflow Preventer	\$270.00
Wet & Dry Line Outlets:	
Each connection	\$52.20
NOTE: A Siamese connection shall be considered as two dry line outlets.	
Each Fire Pump	\$422.00
Each Fire Hydrant	\$130.00
3 REINSPECTIONS	
(a) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$270.00
4 SPECIAL INSPECTIONS	
Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$270.00
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	\$409.00
5 BUILDING SEWER INSPECTIONS	
First two inspections for each 30 m of BUILDING SEWER or part thereof	\$397.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$164.00

Part C - Operating Permits

By-law Section and Text	2025 Fees
Every applicant for an OPERATING PERMIT shall, at the time of application for a new OPERATING PERMIT or renewal of an OPERATING PERMIT, pay to the City the fees set out hereunder:	
For each OPERATING PERMIT relating to equipment or systems in a BUILDING	\$207.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
For not renewing an OPERATING PERMIT on or before the renewal date. The OPERATING PERMIT renewal fee plus	\$117.00
For each reinspection made necessary due to non-compliance with this By-law	\$258.00
For each change of permit holder on an OPERATING PERMIT	\$117.00

Part D - Mechanical Permits

By-law Section and Text	2025 Fees
For a MECHANICAL PERMIT for a single private residential deck, patio, or balcony, in a DWELLING UNIT	\$252.00
For a MECHANICAL PERMIT in a 1-3 storey BUILDING, plus per 1kW	\$413.00 \$14.60
For a MECHANICAL PERMIT in a BUILDING of 4 stories and above, plus for each electric heat pump installation above 6 total heat pump units, to a maximum of \$2,500.00	\$943.00 \$117.00

2025 FEE SCHEDULE

Green Demolition By-law

By-law Section and Text	2025 Fees
SECURITY DEPOSIT CONDITION	
5.1 Every demolition permit subject to a green demolition condition must include a condition, imposed by the Chief Building Official, requiring the permit holder to provide to the City, immediately upon issuance of the permit, security in the form of cash or other legal instrument acceptable to the City in the amount of	\$14,650.00
OTHER PERMIT CONDITIONS	
6.1 A fee must be paid before a demolition permit subject to a green demolition condition may be issued.	\$449.00

Sign Fee By-law

By-law Section and Text	2025 Fees
1.1 Permit Application Fee	
(a) For each sign requiring a permit, other than a billboard, including one building field inspection	\$432.00
(b) For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$1,020.00
(c) For each billboard sign, including one building field inspection	\$1,020.00
(d) For each sign requiring electrical connection, including one electrical field inspection	\$219.00
(e) For a change of scope to require Part 15 Director of Planning Review, the additional fee is the difference between the fees set out in subsections (a) and (b) above	
1.2 Re-Inspection Fee	
Where a re-inspection is required to finalize approval of the installation of a sign after any field inspection, fee for each additional inspection or re-inspection	\$249.00
1.3 Fee for Sign Erected without Permit	
If a sign has been erected for which a sign permit is required, before a sign permit has been issued the fee is double the applicable fee or fees under section 1.1	
1.4 Fee for Revisions to Sign Permit	
Where a sign permit has been issued and must be revised, the fee for review by city staff per hour	\$66.20
1.5 Sign By-Law Amendment Application Fees	
Amendment to Schedule A or Schedule B	
For an application to initiate an amendment to Schedule A or Schedule B only to assign a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning	
	\$1,210.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
<u>Minor Sign By-Law Amendment</u>	
For an application to initiate an amendment to the Sign By-Law for each sign requiring a <i>minor amendment</i>	\$6,080.00
For every additional sign requiring a <i>minor amendment</i> under the same application	\$1,220.00
<u>Major Sign By-Law Amendment</u>	
For an application to initiate an amendment to the Sign By-Law for each sign requiring a <i>major amendment</i>	\$13,770.00
For every additional sign requiring a <i>major amendment</i> under the same application	\$2,770.00
<u>By-Law Amendment for new Sign District</u>	
For an application to initiate amendments to the Sign By-Law to create a new Sign District	\$40,500.00
1.6 Fees for Removal and Storage of Unsafe Signs	
(a) Fee for removal and transportation of signs that are certified by the City Building Inspector to be structurally unsafe	At Cost
(b) Daily storage fee	\$36.90
1.7	
For Council reconsideration of a Director of Planning decision regarding relaxations pursuant to section 15.11 of the Sign By-law	\$3,610.00

2025 FEE SCHEDULE

Electrical By-law - Schedule A

By-law Section and Text		2025 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	\$101.10
	When the estimated cost exceeds \$250 but does not exceed \$500	\$136.00
	When the estimated cost exceeds \$500 but does not exceed \$700	\$178.00
	When the estimated cost exceeds \$700 but does not exceed \$1,000	\$233.00
	When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$233.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$76.30
	When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$1,060.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$41.30
	When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$3,000.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$25.00
	When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$4,440.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$17.50
	When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$12,470.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$13.30
	When the estimated cost exceeds \$1,000,000	\$20,540.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$5.73
2	The temporary power permit shall be valid for one year and the fee shall be:	
	(a) for single detached houses or duplexes	\$550.00
	(b) for installation, construction, alteration, repair or maintenance of temporary electrical equipment (such as electric crane or hoist; security alarm or camera; generator; transformer; motor; etc.), and	\$270.00
	(c) for all other uses where the temporary power is supplied from a power source not exceeding 750 V	\$584.00
	(d) for all other uses where the temporary power is supplied from a voltage power exceeding 750 V	\$1,620.00
3	The fee for an annual permit for any one building or site shall be as follows:	

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
(a) For section 5.14(b), or section 5.14(b) in combination with section 5.14(a),(c), and/or (d): Total service supply or power supply rating up to and including the first 500 kVA	\$560.00
For 15 kVA or part thereof exceeding the first 500 kVA	\$11.90
Subject to a maximum fee of	\$7,090.00
(b) For section 5.14(c), or section 5.14(c) in combination with section 5.14(a) and/or section 5.14(d), when the supply rating is 500 kVA or less	\$560.00
(c) For section 5.14(a) and/or section 5.14(d)	\$270.00
4 Fees for an Electrical Permit for the Entertainment and Film Industry	
(a) For an annual permit for filming in a single location	\$834.00
(b) For an annual permit for filming in multiple locations	\$1,620.00
(c) For a Temporary permit for filming in single or multiple locations	
for up to 14 days	\$270.00
for 15 to 30 days	\$544.00
for 31 to 60 days	\$815.00
for 61 to 90 days	\$1,370.00
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 quarter of an hour or part thereof	\$67.40
6 The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$270.00
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	\$390.00
8 The City Electrician may charge the following fees for an Electrical Permit for a temporary special event	
(a) For equipment 5 kW or less	\$137.00
(b) For equipment more than 5 kW but not exceeding 750 V	
for up to 14 days	\$270.00
for 15 to 30 days	\$541.00
for 31 to 60 days	\$814.00
for 61 to 90 days	\$1,350.00
(c) For equipment supplied from a High Voltage power source	\$1,640.00
9 The fee for an application for special permission pursuant to Section 4.9 shall be	\$249.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
10 For electrical equipment in trade shows that has not been approved in accordance with the provisions of the Electrical By-law, the fee for an application to display or energize for up to 14 days	\$249.00
11 The fee for an interim permit pursuant to Section 5.16 shall be	\$233.00
12 The administration fees pursuant to Section 5.20 and 5.27 shall be	
(a) the first \$101.10 of the permit fee when no plan review performed	\$101.10
(b) the first \$270.00 of the permit fee when plan review performed	\$270.00
13 The fee for a permit amendment review pursuant to Section 5.22 shall be	\$101.10

Gas Fitting By-law

By-law Section and Text	2025 Fees
<u>Installations:</u>	
One, two or three appliances	\$270.00
Each additional appliance	\$85.40
Each replacement water heater, gas range, furnace or boiler	\$63.80
Each additional gas meter of a multiple dwelling (same appliance count)	\$63.80
<u>Piping Permits</u>	
(no appliances):	
For first 60 m of piping or part thereof	\$270.00
Every 30 m or part thereof exceeding the first 60 m	\$104.00
<u>Reinspections</u>	
For each reinspection	\$270.00

Noise Control By-law

By-law Section and Text	2025 Fees
Application under section 4.4(e) of the Noise Control By-law, a non-refundable application fee of:	
(i) for an application submitted at least five working days prior to the date of the proposed activity	\$244.00

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
(ii) for an application submitted less than five working days prior to the date of the proposed activity, if the time limit has been waived under (c) above	\$484.00

Secondary Suite Inspection Fee By-law

By-law Section and Text	2025 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 ; or	\$270.00
(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	\$812.00

Protection of Trees By-law

By-law Section and Text	2025 Fees
4.4(c) a non-refundable application fee of:	
(i) for a tree permit to remove the first tree in a 12 month period	\$108.00
(ii) to remove each subsequent tree during that same 12 month period	\$310.00

2025 FEE SCHEDULE

Miscellaneous Fees By-law

By-law Section and Text		2025 Fees
Adopt or Amend an Area Development Plan (ADP)		
1	For adoption or amendment of an Area Development Plan:	
	Up to 0.4 ha (43,128 sq. ft.) site area	\$44,200.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$428.00
	Maximum fee	\$176,400.00
Amend an Official Development Plan (ODP) and Area Development Plan (ADP)		
2	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$66,400.00
Amend a Regional or Provincial Land Use Designation		
3	For an amendment of a regional or provincial land use designation	\$4,470.00
Site Disclosure Statement Review		
4	For each review of a site disclosure statement	\$100.00
Appeal to Board of Variance/Parking Variance Board		
5	For the filing of an appeal	\$2,930.00
Approved Use Research Requests		
6	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws	
	(a) Residential	\$81.90
	(b) Commercial (one unit only)	\$81.90
	(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$357.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause above	\$179.00
File Research Environmental		
7	Provide written information as to whether the City records indicate that a property has any contamination or environmental issues.	\$357.00

2025 FEE SCHEDULE

By-law Section and Text

**2025
Fees**

8 Building Grades

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:

- (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:

Length of property abutting street or lane, or both, is

Up to 31 m	\$2,120.00
Over 31 m and up to 90 m	\$2,530.00
Over 90 m and up to 150 m	\$3,540.00
Over 150 m and up to 300 m	\$5,240.00
Over 300 m	\$7,770.00

- (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:

Length of property abutting street or lane, or both, is

Up to 31 m	\$633.00
Over 31 m and up to 90 m	\$838.00
Over 90 m and up to 150 m	\$1,040.00
Over 150 m and up to 300 m	\$1,460.00
Over 300 m	\$2,320.00

Traffic Management Plan Review

- 9 (a) Where the review is less than 1 hour of staff time \$81.90
- (b) Where the review is 1 to 15 hours of staff time \$819.00
- (c) Where the review is over 15 hours of staff time \$2,300.00

Discharge of a Registered Encumbrance

- 10 (a) Where the review requires up to 2 hours of staff time \$327.00
- (b) Where the review requires more than 2 hours of staff time \$819.00

- 11 **Road Closure Fee** \$13,740.00

Producing Permit/Document Copies

2025 FEE SCHEDULE

By-law Section and Text	2025 Fees
12	The following application fee will be paid to the City for providing 1 to 4 paper or electronic copies of permits or specific documents from either microfiche or our images database.
(a)	Residential (Single Detached House or Duplex) \$76.30
(b)	One Unit in a Commercial Building \$76.30
(c)	All other Buildings \$157.00
(d)	For each additional copy beyond the 4 documents referred in this section above \$15.80
Research Requests	
13	For applications referred to in section 12, and other research requests, that require extensive research (more than one hour of staff time):
(a)	Research requests requiring up to a maximum of 2 hours of staff time \$357.00
(b)	For each additional hour or part thereof beyond the 2 hours referred to in (a) above \$179.00
	For a property research letter or document request under section 12 or 13, where an applicant requests in writing that the review be carried out during overtime: \$258.00
	For each hour or part thereof
View Cone Assessment	
14	Service of staff assessing maximum development height on a proposed development site subject to a view cone authorized by Council \$1,240.00
15	For service of staff review, revision and execution of the following agreements required for developments:
(i)	Bridge Proximity Agreement \$670.00
(ii)	Services Agreement \$1,130.00
(iii)	Statutory Rights of Way \$824.00
(iv)	Traffic Demand Management Agreement \$979.00