



Development,
Buildings &
Licensing

2021

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

(FEES EFFECTIVE JANUARY 1, 2021 AND SUBJECT TO CHANGE)

2021 FEE SCHEDULE

INDEX

Zoning and Development Fee By-law - #5585	1
Schedule 1 – Development Permits	1
Schedule 2 – Zoning By-law Amendments	6
Map 1.....	7
Subdivision By-law - #5208	10
Building By-law - #12511	11
PART A – BUILDING	11
PART B - PLUMBING	14
PART C – OPERATING PERMIT	15
Electrical By-law - #5563.....	16
Noise Control By-law - #6555	18
Secondary Suite Inspection Fee By-law - #6553.....	18
Protection of Trees By-law - #9958	18
Gas Fitting By-law - #3507	19
Sign Fee By-law - #11880.....	19
Miscellaneous Fees By-law - #5664	21

2021 FEE SCHEDULE

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

Current Fees

One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, Two-Family Dwelling with Secondary Suite, and Laneway House

- 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 m² in gross floor area:
 - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law **\$2,390.00**
 - (b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C **\$3,470.00**
 - (c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel **\$5,570.00**

- 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 m² in gross floor area:
 - (a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required 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 **\$607.00**
 - (b) in all other cases **\$1,190.00**

- 1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite **\$832.00**

- 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 **\$3,980.00**

- 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 **\$3,980.00**

2021 FEE SCHEDULE

Current Fees

- 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..... **\$1,330.00**
 - (b) In all other cases **\$2,040.00**

Multiple Dwellings and 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 m² of gross floor area or part up to 500 m² **\$1,330.00**
 - For each additional 100 m² of gross floor area or part..... **\$661.00**
 - Maximum fee **\$53,600.00**
 - (b) where the permit would be issued as a conditional approval, except as provided in Section 2 (a):
 - Each 100 m² of gross floor area or part up to 500 m² **\$1,840.00**
 - For each additional 100 m² of gross floor area or part..... **\$1,230.00**
 - Maximum fee **\$237,600.00**

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 m² of gross floor area or part up to 500 m² **\$908.00**
 - For each additional 100 m² of gross floor area or part..... **\$436.00**
 - Maximum fee **\$44,600.00**
 - (b) where the permit would be issued as a conditional approval except as provided in Section 3(a):
 - Each 100 m² of gross floor area or part up to 500 m² **\$1,640.00**
 - For each additional 100 m² of gross floor area or part..... **\$1,020.00**
 - Maximum fee **\$237,600.00**

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 m² of gross floor area or part thereof **\$782.00**
 - Maximum fee **\$6,260.00**

2021 FEE SCHEDULE

Current Fees

- (b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):
 - Each 100 m² of gross floor area or part thereof **\$1,130.00**
 - Maximum fee **\$8.100.00**
- (c) where the change of use does not require a comprehensive development review or minor amendment **\$397.00**

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 m² of site area or part up to 1 000 m² **\$607.00**
 - Each additional 200 m² of site area or part **\$207.00**
 - (b) where the permit would be issued as a conditional approval, except as provided in Section 5(a):
 - Each 200 m² of site area or part up to 1 000 m² **\$832.00**
 - Each additional 200 m² of site area or part **\$397.00**
- 5A. For a Farmers' Market **\$734.00**

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 m² of gross floor area or part up to 15 000 m² **\$1,450.00**
 - Each additional 100 m² of gross floor area or part over 15 000 m² **\$277.00**
 - (b) instead of the fees referred to in Section 5:
 - Each 200 m² of site area or part up to 1 000 m² **\$917.00**
 - Each additional 200 m² of site or part **\$444.00**

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..... **\$771.00**

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..... **\$423.00**

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 **\$882.00**)

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

2021 FEE SCHEDULE

Current 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 **\$397.00**
 - (b) all other sections of this schedule **10%** of the fee that would, except for this provision, apply (with a minimum fee of **\$727.00**)

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 **\$397.00**
 - (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 **\$397.00**)

Extensions And Renewals

- 12.** For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void **\$832.00**
- 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 **\$369.00**
 - (b) for all other uses **\$780.00**

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**

2021 FEE SCHEDULE

Current Fees

Application Following Refusal

15. Where an application has been refused and, within 30 days of such refusal, the applicant reappplies 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..... **\$6,150.00** 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 **\$76.00**

Awnings

18. For an awning where the permit will be issued combined with a building permit or a sign permit. **\$264.00**

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 **\$61,800.00**

2021 FEE SCHEDULE

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

Current Fees

Change Zoning District (Except to CD-1)

1. For an amendment to the Zoning District Plan to re-designate from one zoning district to any other zoning district except a new Comprehensive Development District:
 - Up to 2 000 m² site area..... **\$41,600.00**
 - For each additional 100 m² of site area or part thereof..... **\$374.00**
 - Maximum fee..... **\$166,600.00**

Text Amendments (Except CD-1)

2. For an amendment to the text of the Zoning and Development By-law..... **\$33,400.00**

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, where the site area is smaller than 8 000 m²:
 - Up to 2 000 m² site area..... **\$146,800.00**
 - For each additional 100 m² of site area or part thereof..... **\$1,040.00**
 - Maximum Fee **\$222,800.00**
 - (b) Within the downtown area shown on Map 1, where the site area is 8 000 m² or greater but smaller than 40 000 m² or where the proposed floor area is greater than 45 000 m²:
 - For the first 8 000 m² of site area **\$186,500.00**
 - For each additional 100 m² of site area or part thereof..... **\$1,330.00**
 - Maximum Fee **\$1,591,400.00**
 - (c) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m²:
 - For the first 2 000 m² of site area **\$61,200.00**
 - For each additional 100 m² of site area or part thereof..... **\$1,040.00**
 - Maximum Fee **\$222,800.00**
 - (d) Outside the downtown area shown on Map 1, where the site area is 8 000 m² or greater but smaller than 40 000 m² or where the proposed floor area is greater than 45 000 m²:
 - For the first 8 000 m²..... **\$186,500.00**
 - For each additional 100 m² of site area or part thereof..... **\$1,330.00**
 - Maximum Fee **\$1,591,400.00**

2021 FEE SCHEDULE

	<u>Current Fees</u>
(e) Where the site area is 40 000 m ² or greater:	
For the first 40 000 m ²	\$1,591,400.00
For each additional 100 m ² of site area or part thereof.....	\$2,020.00
Maximum Fee	\$5,304,500.00

Map 1



2021 FEE SCHEDULE

Current Fees

Reduced Fees for Large Sites with Limited Changes

4. Despite 3(e) and 5 of this Schedule 2, for a site area of 40 000 m² 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 is to be:
- For the first 40 000 m² of site area **\$530,500.00**
For each additional 100 m² of site area or part thereof..... **\$530.00**

Reduced Fees for Large Sites with Limited Minor Changes

5. Notwithstanding 3(e) and 4 of this Schedule 2, for a site area of 40 000 m² 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 m² of site area **\$106,100.00**
For each additional 100 m² of site area or part thereof..... **\$266.00**

Amend CD-1 (One Section Only)

6. Notwithstanding sections 3, 4 and 5 of this schedule:
- For an amendment to an existing CD-1 By-law where no more than one section required amendment **\$24,300.00**

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 **\$61,800.00**

Application Requiring 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:
- Up to 2 000 m² of site area **\$5,950.00**
For each additional 100 m² of site area **\$106.00**
Maximum fee **\$10,610.00**
- (b) Outside the downtown area shown on Map 1:
- Up to 2 000 m² of site area **\$4,550.00**
For each additional 100 m² of site area **\$106.00**
Maximum fee **\$7,960.00**
- (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 **10% of the regular fee**

2021 FEE SCHEDULE

Current Fees

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 prior to an application being 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 prior to determining a preferred option for rezoning, the additional fee is as follows:
- (a) Where the site area is less than 8 000 m²
 - For the first 2 000 m² of site area **\$53,000.00**
 - For each additional 100 m² of site area or part thereof..... **\$530.00**
 - Maximum Fee..... **\$127,300.00**

 - (b) Where the site area is 8 000 m² or greater but smaller than 40 000 m²
 - For the first 8 000 m² of site area **\$127,300.00**
 - For each additional 100 m² of site area or part thereof..... **\$1,060.00**
 - Maximum Fee..... **\$742,600.00**

 - (c) Where the site area is greater than 40 000 m²
 - For the first 40 000 m² of site area **\$742,600.00**
 - For each additional 100 m² of site area or part thereof..... **\$1,060.00**
 - Maximum Fee..... **\$6,365,400.00**

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 **\$10,610.00**

2021 FEE SCHEDULE

Subdivision By-law - #5208
Schedule F

Current 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 m² in area; or (ii) where the site is between 10 000 m² and 40 000 m² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law **\$134,700.00**
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 m² and 10 000 m² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I **\$67,400.00**
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 m² 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 **\$11,600.00**
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 **\$569.00**
 - (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 **\$96,700.00**
 - (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 or day care **\$49,100.00**
6. **CLASS VI (Freehold Rowhouses)** – For an application to subdivide pursuant to Section 223.2 of the Land Title Act **\$11,600.00**
Plus, per freehold lot, **\$1,510.00**
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 **\$5,900.00**
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 **\$5,900.00**

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

2021 FEE SCHEDULE

Building By-law - #12511

Current 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) 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 **\$168.00**

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 **\$10.70**

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000 **\$5.40**
 - (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 **\$106.00**
 - (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 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... **\$3.40 + GST**

Subject to a minimum fee of..... **\$116.00**

Flat fee for each portable toilet..... **\$116.00**
 - (d) For an OCCUPANCY PERMIT not required by this By-law but requested **\$242.00**
 - (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 **\$1,220.00**

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 **\$1,220.00**
 - (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 ... **\$1,220.00**

[Green Demolition By-law No. 11023](#)
 For houses subject to the Green Demolition By-law, an additional fee of **\$360.00** will apply.

- (g) For the repair of building walls pursuant to requirements of Book I, Division B, Part 5 for any residential building..... **Nil**

2021 FEE SCHEDULE

Current Fees

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 **\$330.00**
 - (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 **\$330.00**
 - (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 **\$218.00 + GST**
 - (d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected **\$218.00 + GST**
 - (e) For each inspection of a drainage tile system:
 - For a one- or two-family residence **\$225.00**
 - 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 **\$439.00**
 - When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000 **\$878.00**
 - When the estimated cost of the work exceeds \$1,000,000 **\$1,100.00**
 - (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 dwelling units ... **\$281.00**
 - For all other BUILDINGS **\$564.00**
 - (g) To access plans (electronic or on microfilm) or documents for viewing or copying **\$47.90**
 - (h) For each microfilm image or electronic file copied **\$13.20**
 - (i) For a request to renumber a BUILDING **\$1,040.00**
 - (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 \$403.00**
 - (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 **\$2,640.00**

2021 FEE SCHEDULE

Current Fees

- (l) For an 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 ONE-FAMILY DWELLING or a SECONDARY SUITE **\$218.00**
 plus for each hour, or part thereof, exceeding one hour **\$218.00**

 where the PERMIT relates to any other BUILDING **\$661.00**
 plus for each hour, or part thereof, exceeding one hour **\$330.00**
 - (m) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations **\$402.00**
 - (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 1, Division C
 for each application **\$924.00**
 - (o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions
 for each application **\$528.00**
 - (p) For review by the alternative solution review panel **\$2,960.00**
 - (q) For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2..... **\$330.00**
- 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.

2021 FEE SCHEDULE

Current 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.....	\$218.00
Each additional FIXTURE	\$68.60

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.....	\$320.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$89.10
Connection of the City water supply to any hydraulic equipment	\$121.00

2. INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof.....	\$320.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$132.00

Sprinklers:

First head, one- or two-family dwelling.....	\$365.00
First head, all other buildings	\$776.00
First head, renovations to existing sprinkler systems	\$226.00
Each additional head, all buildings (no limit on number)	\$4.00

Firelines:

Hose Cabinets.....	\$42.20
Hose Outlets.....	\$42.20
Wet & Dry Standpipes.....	\$42.20
Standpipes	\$42.20
Dual Check Valve In-flow Through Devices.....	\$42.20
Backflow Preventer	\$218.00

2021 FEE SCHEDULE

Current Fees

Wet & Dry Line Outlets:

Each connection..... **\$42.20**

NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump..... **\$341.00**

Each Fire Hydrant **\$105.00**

3. REINSPECTIONS

(a) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected..... **\$218.00 + GST**

4. SPECIAL INSPECTIONS

Each inspection to establish fitness of any existing fixture for each hour or part thereof **\$218.00 + GST**

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..... **\$330.00**

5. BUILDING SEWER INSPECTIONS

First two inspections for each 30 m of BUILDING SEWER or part thereof **\$320.00 + GST**

Each additional inspection for each 30 m of BUILDING SEWER or part thereof **\$132.00 + GST**

PART C – OPERATING PERMIT

Every applicant for an OPERATING PERMIT shall, at the time of application, pay to the City the fee set out hereunder:

For the first OPERATING PERMIT relating to equipment or systems in a BUILDING **\$250.00** (fee comes into effect January 1, 2022)

For each additional OPERATING PERMIT relating to equipment or systems in the same BUILDING **\$100.00** (fee comes into effect January 1, 2022)

2021 FEE SCHEDULE

Electrical By-law - #5563 - Schedule A

Current 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	\$71.70
When the estimated cost exceeds \$250 but does not exceed \$500	\$110.20
When the estimated cost exceeds \$500 but does not exceed \$700	\$144.20
When the estimated cost exceeds \$700 but does not exceed \$1,000	\$187.50
When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$187.50
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$61.70
When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$858.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000.....	\$33.30
When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$2,420.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000.....	\$20.20
When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$3,580.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000.....	\$14.20
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$10,080.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$10.70
When the estimated cost exceeds \$1,000,000	\$16,590.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$4.70

2. The temporary power permit shall be valid for one year and the fee shall be:

(a) for single and two-family dwellings.....	\$445.00
(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	\$218.00
(c) for all other uses where the temporary power is supplied from a power source not exceeding 750V.....	\$471.00
(d) for all other uses where the temporary power is supplied from a voltage power exceeding 750V.....	\$1,300.00

3. The fee for an annual permit for any one building or site shall be as follows:

(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	\$452.00
For 15 kVA or part thereof exceeding the first 500 kVA.....	\$9.60
Subject to a maximum fee of.....	\$5,720.00
(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	\$452.00
(c) For section 5.14(a) and/or section 5.14(d)	\$218.00

2021 FEE SCHEDULE

Current Fees

- 4. Fees for an Electrical Permit for the Entertainment and Film Industry**
 - (a) For an annual permit for filming in a single location. **\$674.00**
 - (b) For an annual permit for filming in multiple locations **\$1,300.00**
 - (c) For a Temporary permit for filming in single or multiple locations
 - for up to 14 days. **\$218.00**
 - for 15 to 30 days **\$439.00**
 - for 31 to 60 days **\$658.00**
 - for 61 to 90 days. **\$1,100.00**

- 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..... **\$218.00****

- 6. The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be..... **\$218.00****

- 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..... **\$315.00****

- 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 **\$110.00**
 - (b) For equipment more than 5 kW but not exceeding 750 V
 - for up to 14 days **\$218.00**
 - for 15 to 30 days **\$437.00**
 - for 31 to 60 days. **\$657.00**
 - for 61 to 90 days. **\$1,090.00**
 - (c) For equipment supplied from a High Voltage power source..... **\$1,320.00**

- 9. The fee for an application for special permission pursuant to Section 4.9 shall be ... **\$201.00****

- 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 for permission to display or energize for up to 14 days **\$201.00****

- 11. The fee for an interim permit pursuant to Section 5.16 shall be **\$187.50****

- 12. The administration fees pursuant to Section 5.20 and 5.27 shall be**
 - (a) the first \$81.70 of the permit fee when no plan review performed
 - (b) the first \$218.00 of the permit fee when plan review performed

- 13. The fee for a permit amendment review pursuant to Section 5.22 shall be **\$81.70****

2021 FEE SCHEDULE

**Noise Control By-law - #6555
Schedule E**

Current Fees

For an application under section 17 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 **\$197.00**
 - (ii) for an application submitted less than five working days prior to the date of the proposed activity. **\$390.00**
-

Secondary Suite Inspection Fee By-law - #6553

Current Fees

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 **\$218.00 + GST**
or
 - (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 **\$656.00 + GST**
-

Protection of Trees By-law - #9958

Current Fees

With the tree permit application, the applicant must submit all information, certificates, and fees required under this By-law for issuance of the tree permit including a non-refundable application fee

- (i) for a tree permit to remove the first tree in a 12 month period **\$87.00**
- (ii) to remove each subsequent tree during that same 12 month period **\$250.00**

2021 FEE SCHEDULE

Gas Fitting By-law - #3507

Current Fees

Installations:

One, two or three appliances	\$218.00
Each additional appliance	\$69.00
Each replacement water heater, gas range, furnace or boiler	\$51.50
Each additional gas meter of a multifamily dwelling (same appliance count).....	\$51.50

Piping Permits (no appliances)

For first 60 m of piping or part thereof.....	\$218.00
Every 30 m or part thereof exceeding the first 60 m	\$84.40

Reinspections

For each reinspection.....	\$218.00
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Sign Fee By-law - #11880

Current Fees

Schedule 1

1.1 Permit Application Fee

(a) For each sign requiring a permit, other than a billboard, including one building field inspection	\$349.00
(b) For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$824.00
(c) For each billboard sign, including one building field inspection	\$824.00
(d) For each sign requiring an electrical connection, including one electrical field inspection	\$177.00
(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.....	\$201.00
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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.

2021 FEE SCHEDULE

Current Fees

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 **\$53.50/hour**

1.5 Sign By-law Amendment Application Fees

Amendment to Schedule A

For an application to initiate an amendment to Schedule A only to assign a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning **\$713.00**

Minor Sign By-law Amendment

For an application to initiate an amendment to the Sign By-law for each sign requiring a minor amendment **\$3,560.00**

For every additional sign requiring a *minor amendment* under the same application **\$713.00**

Major Sign By-law Amendment

For an application to initiate an amendment to the Sign By-law for one sign requiring a major amendment **\$8090.00**

For every additional sign requiring a major amendment under the same application **\$1,620.00**

By-law Amendment for new Sign District

For an application to initiate amendments to the Sign By-law to create a new Sign District..... **\$23,760.00**

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 **\$29.70**

2021 FEE SCHEDULE

Miscellaneous Fees By-law - #5664
Schedule 1

Current 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 \$35,700.00
 - For each additional 100 m² (1,080 sq. ft.) of site area, or part thereof \$347.00
 - Maximum fee \$142,600.00

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 \$53,700.00

Amend a Regional or Provincial Land Use Designation

- 3. For an amendment of a regional or provincial land use designation \$3,610.00

Research Requests

- 4. For research requests:
 - (a) Research requests requiring up to a maximum of 2 hours of staff time \$289.00
 - (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 \$145.00

Site Profile Review

- 5. For each review of a site profile \$100.00

Appeal to Board of Variance/Parking Variance Board

- 6. For the filing of an appeal \$2,370.00

Approved Use Research Requests

- 7. Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws
 - (a) Residential \$66.10
 - (b) Commercial (one unit only) \$66.10
 - (c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time \$289.00
 - For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above \$145.00

Producing Permit/Document Copies

- 8. Provide paper copies of permits or specific documents from either microfiche or our images database
 - (a) 1 to 3 paper copies \$64.20
 - (b) Each additional copy \$12.70

2021 FEE SCHEDULE

Current Fees

File Research Environmental

- 9. Provide written information as to whether the City records indicate that a property has any contamination or environmental issues. \$289.00

Building Grades

- 10. 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 \$1,710.00
Over 31 m and up to 90 m \$2,050.00
Over 90 m and up to 150 m \$2,870.00
Over 150 m and up to 300 m \$4,240.00
Over 300 m \$6,280.00
(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 \$511.00
Over 31 m and up to 90 m \$677.00
Over 90 m and up to 150 m \$844.00
Over 150 m and up to 300 m \$1,180.00
Over 300 m \$1,870.00

11. Traffic Management Plan Review

- (a) Where the review is less than 1 hour of staff time \$66.10
(b) Where the review is 1 to 15 hours of staff time \$661.00
(c) Where the review is over 15 hours of staff time \$1,860.00

12. Discharge of Registered Encumbrance

- (a) Where the review requires up to 2 hours of staff time \$264.00
(b) Where the review requires more than 2 hours of staff time \$661.00

- 13. Road Closure Fee \$11,100.00

2021 FEE SCHEDULE

Other Fees (Cost Recovery)

Publication Sales

1.	Zoning & Development By-law.....	\$94.00
2.	Zoning & Development Bulletins.....	\$31.00
3.	Parking By-law.....	\$11.00
4.	Sign By-law.....	\$12.00
5.	Subdivision By-law.....	\$5.00
6.	Protection of Trees By-law.....	\$7.00
7.	Heritage By-laws.....	\$15.00
8.	Land Use – Binder 1 contents.....	\$50.00
9.	Land Use – Binder 2 contents.....	\$50.00
10.	Official Development Plan.....	\$62.00
11.	Custom Binder for any of above.....	\$30.00

Note: The Building By-law is sold through the Queen’s Printer in Victoria, for more information, go to their website at: https://www.crownpub.bc.ca/Product/Listing/13508_Codes-and-Construction-Publications

Service Charge for cheques returned NSF.....	\$35.00
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