

**D. CURRENT PLANNING AND DEVELOPMENT SERVICES**

Changes	<b>Fees for services</b>		
	<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>a) All fees in this part exclude GST.</li> <li>b) All fees are non-refundable.</li> <li>c) The applicant will be responsible for the additional payment of any costs incurred by the County for the review of any application under this part by 3<sup>rd</sup> party legal and engineering consultants.</li> <li>d) Renewal of a permit will be charged the same as a new permit.</li> </ul>		
	<b>1. Agreements: Development (DA) and Encroachment</b>		
	Type of application	Fee	
	a) DA for construction of municipal infrastructure (including any levies if applicable) – administration and registration	\$5,000	
	Voluntary recreation contribution	\$1,300/lot	
	b) DA for payment of off-site levy only – administration and registration	\$500	
1.	c) DA for payment of deposit/security – administration and registration	\$100	
	d) Amendment of an executed DA	\$1,000	
	e) Encroachment agreement	Minor	\$100
		Major	\$500
	<b>2. Development Permits</b>		
	Zoning district and specific land uses	Permitted use	Discretionary use
	<b>AG</b>	\$110	\$310
	Except for the following uses:		
	Grading, stripping and stockpiling	\$250	n/a
	Home-based business	\$150	\$400
	Secondary dwelling	n/a	\$350
2.	Single detached dwelling	\$200	n/a
	<b>R1, R2, R3, R4, R5 &amp; HR</b>	\$110	\$310
	Except for the following uses:		
	Apartment	n/a	\$200/dwelling unit
	Duplex	\$200	n/a
	Mixed use development	n/a	\$800
3.	Recreational vehicle storage facility	n/a	\$1,000
	Semi-detached dwelling	\$200	n/a
	Single detached dwelling	\$200	n/a
	Townhouse	\$200/dwelling unit	n/a
4.	<b>RE</b>	\$1,000	\$300
	Except for the following use:		
	Accessory building/use	\$150	\$200

	<b>C1, C2, C3, I1, I2, I3, I4, I5, IR, AP, INS &amp; REC</b>	\$570 + \$0.11/\$1,000 of project value up to \$100 million + \$0.04/\$1,000 of remaining project value over \$100 million	Same as permitted use
	Except for the following uses: Accessory building/use in INS and REC Grading, stripping and stockpiling Surveillance suite	\$150 \$1,000 n/a	\$350 n/a \$400
	<b>EP, PU &amp; POS</b>	\$200	\$400
<b>5.</b>	<b>DC</b>	MPC/Dev Off	Council
		\$300	\$600
	<b>Other:</b>	Permitted use	Discretionary use
	Change of use	Same fee as listed use	
	Residential addition, deck, ramp	\$110	n/a
	Retaining wall (exceeding 1.2m in height)	\$150	n/a
	Sign	\$100	n/a
	<b>Variations</b> (in addition to development application fee)	Development Officer	MPC
<b>6.</b>		\$100	\$250
<b>3. Penalties and fines</b>			
Development that occurs prior to development permit issuance		Double the current application fee	
All fines are as listed in Table 4.1 of Land Use Bylaw 1385/17			
<b>4. Miscellaneous Services</b>			
Type of application		Fee	
a) Compliance certificate		\$180	
b) Letter of Concurrence			
Cell/Internet/Communication tower		\$1,000	
Amateur/HAM radio tower		\$300	
c) Road allowance closure fee		\$2,500	
d) An application for a development permit submitted by a Recognized Community Association		\$0	
<b>5. Securities</b>			
a) Approach deposit			
Base course and pavement		\$9,000	
Gravel		\$2,550	
Approach inspection		\$250	
b) Grading deposit			
Residential		\$3,000/lot	
All other districts excluding AG		\$2,000/ha	
c) Landscaping Deposit		100% of Construction Costs	
d) Removal of dwelling deposit		\$5,000	

7.	e) Septic system upgrade deposit	\$7,500 or 25% of a qualified contractor's quote (whichever is the greater)
<b>6. Statutory documents, Growth Plan and LUB</b>		
	a) Amendment to the Land Use Bylaw	\$3,000
	b) Amendment to an approved Statutory plan or Outline plan	\$3,000
	c) Application for an Area Structure Plan	\$10,000 plus \$200/ha to a maximum of \$35,000
	d) Application for an Outline Plan	\$5,000 plus \$200/ha to a maximum of \$25,000
	e) Preparation of application to the Capital Region Board under the Regional Evaluation Framework	\$2,000
	Re-referral of application	\$1,000
<b>7. Subdivision and Endorsement</b>		
	a) Single lot subdivision (1 – 4 lots) Application to subdivide one lot Additional fee per lot Application amendment (i.e. when applicant amends proposal during or after the review stage of the application and before a decision is made)	\$1,175 \$200 \$250
	b) Multi-lot subdivision (5 or more lots) Application Additional fee per lot Application amendment (i.e. when applicant amends proposal during or after the review stage of the application and before a decision is made)	\$200 \$600 \$500
	c) Endorsement Application Additional fee per lot	\$250 \$600
	d) Extension of subdivision approval	\$100

**Explanatory notes for changes:**

Highlights in yellow denote changes or additions to the Fees and Charges schedule. See below numbering for corresponding description and fee.

1. This is a new fee and caters for those occurrences where the County must enter into a development agreement to enact the payment of a deposit or security.
2. One basic fee is now proposed, compared to the present schedule which determines fee based on the size of a dwelling and ranges between \$125 - \$325.
3. Apartment, mixed use development and townhouse are new uses and require new fees. Fees based on fee for a single detached dwelling.

4. The fee for permitted use has been reduced from \$2,000 to \$1,000. Reasoning being that land now must be redistricted before extraction can occur.
5. This is a new fee. Applications for development permits in a DC district in the past were charged based upon the fee applicable for the same use, but in a different land use district. However, this has been problematic and the proposal to charge a fee in accordance with the authority making the decision, irrespective of the use, should address these problems.
6. Proposed reduction in fees from \$310 in distinguishing between permitted and discretionary uses. This reduction is based on the additional variance powers for Development Officers provided for in the new LUB.
7. Although Administration has been requiring these deposits in the past, it has never been formally added to the Fees and Charges Schedule. As such, this deposit has been added for consistency purposes.