



DEVELOPMENT FEE SCHEDULE

Development, Building and Related Fees

STATUTORY PLANS	
Amend Land Use Bylaw (includes text amendment and land use map amendment ie. rezoning)	\$1,000.00
Amend Municipal Development Plan	\$5,000.00
Amend Area Structure Plan	\$2,500.00
Amend Area Redevelopment Plan	\$2,500.00
Proposed Adoption of Area Structure Plan	\$2,000.00 + \$75.00/hectare
Proposed Adoption of Area Concept Plan	\$2,000.00 + \$75.00/hectare
Proposed Adoption of Area Redevelopment Plan	\$2,000.00 + \$75.00/hectare

SUBDIVISION/BOUNDARY ADJUSTMENT	
Boundary Adjustment where no additional parcels are created	\$1,000.00
Subdivision	\$2,000.00 base fee + \$200.00 per additional lot
Linen endorsement	\$500.00 + \$100.00 per lot
Time Extension to Approved Subdivision	<ul style="list-style-type: none"> • \$200.00 1st request • \$350.00 2nd request and each subsequent request
Subdivision Development Appeal Fee ISDAB Bylaw 15-06 (as amended or replaced)	\$250.00 per Resolution 2019-94



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DEVELOPMENT PERMITS		
Development or construction commenced prior to obtaining proper permits <ul style="list-style-type: none"> • Payment of double the permit fee does not guarantee an approval or absolve the applicant from the requirement to comply with legislation • Payment of double the permit fee does not limit the Town's ability to issue a fine under Section 557 of the <i>Municipal Government Act</i> 	Double the Development Permit fees	
Contravenes and does not comply with Section 557 of the <i>Municipal Government Act</i> , General Offences (See 6.5 Offences and Penalties Land Use Bylaw 98-14) including development or construction commenced prior to obtaining the proper permits: First Offence Second Offence Third Offence	Regular Fee + Part 2, Long Form ticket under Provincial Offences and Procedures Act: \$1,500.00 \$2,000.00 \$2,500.00	
Residential Buildings		
	<u>Application Fee</u>	<u>Security Deposit</u>
Residential Dwelling		
Detached – Single, studio suite	\$250.00 per unit	\$3,000.00 per unit
Attached – side x side	\$250.00 per unit	\$1,500.00 per unit
Attached – Apartment / up x down	\$250.00 + \$50.00 per unit	\$2,000.00 + \$500.00 per unit
Residential Building Additions	\$200.00 for less than 2,500 sq. ft. + \$50.00 for each additional 1,000 sq. ft. (or portion thereof)	\$1,000.00
Residential Buildings, Accessory (garage, additions less than 250 sq. ft.)	\$100.00	\$1,000.00
Commercial, Industrial or Other Non-residential Buildings		
	<u>Application Fee</u>	<u>Security Deposit</u>
New, Additions and Accessory Buildings	\$400.00 for less than 2,500 sq. ft. + \$50.00 for each additional 1,000 sq. ft. (or portion thereof)	\$5,000.00 minimum or as prescribed in the Development Permit
Industrial and Commercial - Change of Use (exterior renovations, landscaping, parking, screening)	\$250.00 for less than 2,500 sq. ft. + \$50.00 for each additional 1,000 sq. ft. (or portion thereof)	\$1,500.00



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Other Development (and Related) Permits		
	<u>Application Fee</u>	<u>Security Deposit</u>
Application for relaxation (variance)	\$200.00 per variance requested + the initial Development Permit fee	n/a
Time extension (generally 1 year)	<ul style="list-style-type: none"> • \$200.00 for the 1st request • \$350.00 each subsequent request 	n/a
Change of Use / Commercial Occupancy: Existing Structure or Bay, Revised Plan Applications, Intensification of Use Permits, Interior or Exterior Renovation Permits and Sign with Change of Use	\$250.00	Security Deposit as prescribed in the Development Permit
Development Permit – Other	\$250.00	Security Deposit as prescribed in the Development Permit
Home Occupation Permits: <ul style="list-style-type: none"> • Major • Minor 	\$150.00 \$50.00	n/a n/a
Signage Permits	\$50.00	n/a
Soil Stripping / Grading	\$500.00	Security Deposit as prescribed in the Development Permit
Demolition Permit	\$200.00	\$2,500.00
Water and Sewer Connections (per service where off-site levies have not been applied to the development)	\$6,000.00 Water Connection \$7,500.00 Sewer Connection	n/a
Water Meter	Per Water and Sewer Utility Bylaw 18-01 as amended/replaced from time to time	n/a
Development Completion Certificate Inspection (both Development and Subdivision)	<ul style="list-style-type: none"> • 1st and 2nd inspections included in permit fee • \$300.00 for each subsequent inspection 	

DOCUMENT COPIES/FEEs	
Photocopies – Black & White	\$0.50 per page*
Photocopies – Colour	\$1.00 per page*



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Land Use Bylaw, Municipal Development Plan, Area Structure Plan, Area Concept Plan, Area Redevelopment Plan, Intermunicipal Development Plan, Development Agreement	Photocopy charges will apply <i>(Black & White or Colour as applicable)</i>
Town of Black Diamond Maps	Available on-line
<p>* “<i>per page</i>” indicates 1 side only, a double-sided document will be charged for 2 pages ** <i>Digital copies of documents may be available on the website or can be emailed at no charge</i></p>	

OTHER	
NSF Cheques	\$25.00
FOIP Request	\$25.00 + costs to produce records, per the Regulation
Consultant, Solicitor or other Professional Fees for Preparation or Review of Documents	<ul style="list-style-type: none"> • Fees invoiced at cost; • Apply a 10% late penalty for these invoices that are 60 days past due.
Fire Department Review of Plans	\$75.00 per review

GENERAL	
Reschedule a Public Hearing	\$1,000.00
Letter of Compliance / Real Property Report	<ul style="list-style-type: none"> • Residential \$100.00; • Residential (<i>within 2 business days</i>)* \$150.00; • Non-residential \$150.00; • Non-residential (<i>within 2 business days</i>)* \$300.00; <p><i>*when available</i></p>
Zoning Confirmation Letter	\$50.00
Special Municipal Planning Commission Meeting	\$350.00
Special Council Meeting	\$1,000.00 (pro-rated if other Council business is conducted)
Encroachment Agreements or Amendments to Utility Right of Way Agreements	\$250.00 + registration fees
Preparation of Development Agreement (includes registration)	\$500.00
Road Closure (under Section 24 of MGA)	\$1,000.00
Parking Cash in Lieu (per stall)	\$2,500.00



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Notes :

- *Performance Security must be in the form of cash, certified Cheque or letter of credit as per Land Use Bylaw.*
- *Fees are non-refundable once circulation has commenced (professional services, Town department heads).*
- *Fees are non-refundable if the applicant fails to submit outstanding information and documents in accordance with MGA Section 683.1(8). Should a new application be submitted after return of the original application a new application fee will be charged.*
- *Fees are non-refundable after a decision has been given.*
- *Fees are non-refundable after Subdivision application has been circulated.*
- *Fees are non-refundable after application has been presented to Council (Direct Control).*
- *Municipal Reserve and Public Utility Lots are exempt.*
- *As per resolution 2001-543, Municipal projects are exempted from Development Permit fees.*
- *Fire Department inspections for regulated occupancies and those properties inspected as part of the Town's Fire QMP will be as per Cost of Fire Department Inspections Bylaw 11-10 as amended from time to time.*