



## Important Information

- Development application fees are regulated by the [Development Services Fees Bylaw No. 7683, 2014](#).
- If the application is withdrawn prior to the submission of the first report to Council or to the Land Use and Planning Committee, 25% of the application fees may be refunded to the applicant.
- A Transportation Review fee has been added to some Development Permit, Special Development Permit, Temporary Use Permit and Rezoning applications. Please see the [Transportation Review Fee Guide](#) for more information.

## Definitions

- **Improved Site Area**  
The whole or portion of the parcel to be improved as part of the development including all proposed buildings, vehicular and pedestrian circulation areas, loading, parking, storage works, decorative areas and landscaped areas.
- **Comprehensive Development Project**  
A development application within any area designated as Comprehensive Development in the Official Community Plan, Downtown Community Plan, and/or Queensborough Community Plan.
- **Large Projects**  
Multi-unit residential or mixed-use projects over 6 units, or all commercial or industrial projects defined at the discretion of the Director of Development Services.
- **Master Planning Project**  
A development application within an area for which, due to the complexity and/or scale of the proposed development, the City requires an applicant to prepare a master plan, showing an overall development concept that generally includes urban design, landscaping, infrastructure, service provision, circulation, present and future land use and/or built form.
- **Multiple-Phase Project**  
A development application which, at the indication of the applicant and/or due to the complexity and/or scale of the proposed development, at the requirement of the City, would be constructed in distinct stages which would be outlined within a development agreement.
- **Small Projects**  
Residential projects that are 6 units or less, or all commercial or industrial projects defined at the discretion of the Director of Development Services.
- **Study Area Project**  
A development application within any area designated as Study Area in the Official Community Plan, Downtown Community Plan and/or the Queensborough Community Plan.
- **Tree Protection Barrier Sign**  
Any sign required by the Director of Development Services to be affixed to a Tree Protection Barrier per [Tree Protection and Regulation Bylaw No. 7799, 2016](#).

# Development Application Review Fees

Board of Variance	Fee
<b>Board of Variance Application</b> All applications, unless otherwise noted	The greater of: <ul style="list-style-type: none"> <li>• \$422.45;</li> <li>• \$42.30 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• \$83.45 per housing unit.</li> </ul>
<b>Board of Variance Application</b> Single detached dwellings	\$468.20
Development Permits	Fee
<b>Development Permit</b> All applications, unless otherwise noted	The greater of: <ul style="list-style-type: none"> <li>• \$2,640.00;</li> <li>• \$41.20 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• Unit Fee, calculated as follows:               <ul style="list-style-type: none"> <li>• \$153.15 per housing unit for the first 250 units;</li> <li>• \$52.85 per housing unit for the next 200 units;</li> <li>and</li> <li>• \$26.40 per housing unit for each subsequent unit.</li> </ul> </li> </ul> Land Title Registration Fee Comprehensive Sign Permit Review Fee Transportation Review Fee
<b>Development Permit</b> Industrial and Mixed Employment, and Employment Lands, unless otherwise noted.	The greater of: <ul style="list-style-type: none"> <li>• \$2,640.00; or</li> <li>• \$22.20 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> Land Title Registration Fee Comprehensive Sign Permit Review Fee Transportation Review Fee

Development Permits	Fee
<p><b>Development Permit</b></p> <p>Applications for:</p> <ul style="list-style-type: none"> <li>• Laneway and Carriage House Development Permit,</li> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres,</li> </ul> <p>unless otherwise noted.</p>	<p>\$1,352.50</p> <p>Land Title Registration Fee</p>
<p><b>Development Permit or Development Permit Amendment</b></p> <p>Minor addition: Maximum 500 sq.m. (5,382 sq. ft.) of gross floor area or 10 percent of total floor space of building, whichever is greater, unless otherwise noted.</p>	<p>\$279.90, plus 50% of the Development Permit application fee</p> <p>Land Title Registration Fee</p> <p>Transportation Review Fee</p>
<p><b>Minor Development Permit or Minor Development Permit Amendment</b></p> <ul style="list-style-type: none"> <li>• Hazard Area Development Permit</li> <li>• Natural Features Development Permit</li> <li>• Improvements with a total value of \$100,000 or less</li> <li>• Façade renovation for buildings affected by water penetration</li> </ul>	<p>\$279.90</p> <p>Land Title Registration Fee</p>
<p><b>Development Permit Amendment</b></p> <p>All application types, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>• \$560.00; or</li> <li>• \$22.20 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> <p>Land Title Registration Fee</p>
<p><b>Development Permit Amendment</b></p> <p>Industrial and Mixed Employment, and Employment Lands Development Permits, unless otherwise noted.</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>• \$560.00; or</li> <li>• \$22.20 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> <p>Land Title Registration Fee</p>

Development Permits	Fee
<b>Development Permit Amendment</b> Applications for: <ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres,</li> </ul> unless otherwise noted.	\$1,352.50 Land Title Registration Fee
<b>Development Permit Amendment</b> Laneway and Carriage House Development Permit	\$279.90
<b>Development Permit</b> <ul style="list-style-type: none"> <li>• Application time extension</li> <li>• Re-issuance of an expired permit</li> </ul>	50% of Application Fee

Development Variance Permits	Fee
<b>Development Variance Permit</b> All applications, unless otherwise noted	The greater of: <ul style="list-style-type: none"> <li>• \$1,372.80;</li> <li>• \$41.20 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• \$84.50 per housing unit.</li> </ul> Land Title Registration Fee
<b>Development Variance Permit</b> Tree retention	The greater of: <ul style="list-style-type: none"> <li>• \$663.00;</li> <li>• \$19.90 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• \$40.80 per housing unit.</li> </ul> Land Title Registration Fee
<b>Development Variance Permit</b> Signage	\$982.10 Land Title Registration Fee
<b>Development Variance Permit Amendment</b> All application types, unless otherwise noted	The greater of: <ul style="list-style-type: none"> <li>• \$560.00; or</li> <li>• \$22.20 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> Land Title Registration Fee
<b>Development Variance Permit</b> Application time extension	50% of application fee

Heritage	Fee
<p><b>Heritage Revitalization Agreement</b></p> <ul style="list-style-type: none"> <li>All applications, unless otherwise noted.</li> <li>Amendments regarding form, character, use or density.</li> </ul>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>\$2,164.85;</li> <li>\$34.90 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>Unit Fee, calculated as follows: <ul style="list-style-type: none"> <li>\$139.45 per housing unit for the first 250 units;</li> <li>\$45.45 per housing unit for the next 200 units; and</li> <li>\$23.25 per housing unit for each subsequent unit.</li> </ul> </li> </ul> <p>Public Consultation Fee Land Title Registration Fee</p>
<p><b>Heritage Revitalization Agreement</b></p> <ul style="list-style-type: none"> <li>Single detached and duplex dwellings, child care</li> <li>Amendments regarding form, character, use or density.</li> </ul>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>\$982.10; or</li> <li>\$34.90 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> <p>Public Consultation Fee Land Title Registration Fee</p>
<p><b>Heritage Revitalization Agreement Minor Amendment</b></p> <p>All applications, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>\$560.00; or</li> <li>\$22.20 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> <p>Land Title Registration Fee</p>
<p><b>Heritage Revitalization Agreement Minor Amendment</b></p> <p>Single detached and duplex dwelling applications, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>\$280.00; or</li> <li>\$22.20 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> <p>Land Title Registration Fee</p>
<p><b>Heritage Revitalization Agreement</b></p> <p>Application time extension</p>	<p>50% of application fee</p>
<p><b>Heritage Alteration Permit</b></p> <p>Property outside heritage conservation area</p>	<p>\$0.00</p>
<p><b>Heritage Alteration Permit</b></p> <p>Alteration of land, buildings, structures, or protected features within heritage conservation area</p>	<p>\$0.00</p>
<p><b>Heritage Alteration Permit</b></p> <p>Subdivision of land within heritage conservation area</p>	<p>\$107.20</p>

Heritage		Fee
<b>Heritage Alteration Permit</b> Demolition of building or structure within heritage conservation area		\$1,487.75
<b>Heritage Alteration Permit</b> Construction of a new principal dwelling within heritage conservation area		\$967.60
<b>Heritage Alteration Permit</b> Construction of a new laneway or carriage house within heritage conservation area		\$208.10
<b>Heritage Designation Bylaw</b>		\$0.00
Land Purchase Request		Fees
<b>Land Purchase Request</b>		\$1,884.95 plus appraisal, survey and legal costs. Not refundable after first report to LUPC or Council.
Official Community Plan		Fee
<b>Official Community Plan</b> Map designation amendment		The greater of: <ul style="list-style-type: none"> <li>\$2,925.15; or</li> <li>\$41.20 per 1,000 sq. ft., or a portion thereof, of improved site area, plus \$16.95 per 1,000 sq. ft. of improved site area over 20,000 sq. ft.</li> </ul> Public Consultation Fee
<b>Official Community Plan</b> Text amendment		\$982.10 Public Consultation Fee
<b>Official Community Plan</b> Application time extension		50% of Application Fee
Pre-Application Review		Fees
<b>Pre-Application Review</b>		\$5,000.00 Transportation Review Fee

Rezoning	Fee
<p><b>Rezoning</b> All applications, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>• \$2,164.85;</li> <li>• \$34.90 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• Unit Fee, calculated as follows: <ul style="list-style-type: none"> <li>• \$139.45 per housing unit for the first 250 units;</li> <li>• \$45.45 per housing unit for the next 200 units; and</li> <li>• \$23.25 per housing unit for each subsequent unit.</li> </ul> </li> </ul> <p>Public Consultation Fee Transportation Review Fee Comprehensive District Creation Fee (if applicable)</p>
<p><b>Rezoning</b></p> <ul style="list-style-type: none"> <li>• Single detached and duplex dwellings</li> <li>• Text amendments</li> </ul>	<p>\$1,884.95</p> <p>Public Consultation Fee Transportation Review Fee Comprehensive District Creation Fee (if applicable)</p>
<p><b>Comprehensive District Creation</b> Creation of all new zoning districts, unless otherwise noted.</p>	<p>\$2,164.85</p>
<p><b>Comprehensive District Creation</b> Creation of new zoning districts that include adaptable or supportive housing and child care</p>	<p>\$1087.75</p>
<p><b>Rezoning</b> Application time extension</p>	<p>50% of application fee</p>

Special Development Permits	Fee
<b>Special Development Permit</b> All applications, unless otherwise noted	The greater of: <ul style="list-style-type: none"> <li>• \$2,164.85;</li> <li>• \$41.20 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• Unit Fee, calculated as follows:               <ul style="list-style-type: none"> <li>• \$153.15 per housing unit for the first 250 units;</li> <li>• \$52.85 per housing unit for the next 200 units; and</li> <li>• \$26.40 per housing unit for each subsequent unit.</li> </ul> </li> </ul> Land Title Registration Fee Comprehensive Sign Permit Review Fee Transportation Review Fee
<b>Special Development Permit</b> Applications for: <ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres, unless otherwise noted,</li> </ul> unless otherwise noted.	\$1,352.00 Land Title Registration Fee
<b>Special Development Permit or Special Development Permit Amendment</b> Minor addition: Maximum 500 sq.m. (5,382 sq. ft.) of gross floor area or 10 percent of total floor space of building, whichever is greater, unless otherwise noted.	\$279.90, plus 50% of the Development Permit application fee Land Title Registration Fee Transportation Review Fee
<b>Special Development Permit Amendment</b> All application types, unless otherwise noted	The greater of: <ul style="list-style-type: none"> <li>• \$560.00; or</li> <li>• \$22.20 per 1,000 sq. ft., or portion thereof, improved site area.</li> </ul> Land Title Registration Fee



Special Development Permits	Fee
<p><b>Special Development Permit Amendment</b></p> <p>Applications for:</p> <ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres,</li> </ul> <p>unless otherwise noted.</p>	<p>\$1,352.50</p> <p>Land Title Registration Fee</p>
<p><b>Minor Special Development Permit or Minor Special Development Permit Amendment</b></p> <ul style="list-style-type: none"> <li>• Improvements with a total value of \$100,000 or less</li> <li>• Façade renovation for buildings affected by water penetration</li> </ul>	<p>\$279.90</p> <p>Land Title Registration Fee</p>
<p><b>Special Development Permit</b></p> <ul style="list-style-type: none"> <li>• Application time extension</li> <li>• Re-issuance of an expired permit</li> </ul>	<p>50% of Application Fee</p>
Temporary Use Permits	Fee
<p><b>Temporary Use Permit</b></p> <p>All applications, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>• \$1,478.45;</li> <li>• \$52.85 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• \$105.60 per housing unit.</li> </ul> <p>Land Title Registration Fee</p> <p>Transportation Review Fee</p>
<p><b>Temporary Use Permit</b></p> <p>Application involving a non-profit organization</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>• \$982.10;</li> <li>• \$34.90 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• \$69.70 per housing unit.</li> </ul> <p>Land Title Registration Fee</p>

Temporary Use Permits	Fee
Temporary Use Permit Amendment	The greater of: <ul style="list-style-type: none"> <li>• \$560.00; or</li> <li>• \$22.20 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul> Land Title Registration Fee Transportation Review Fee
Temporary Use Permit Application time extension	50% of Application Fee
Telecommunications Antennae Review	Fees
Telecommunications Antennae Review	\$3,406.80

# Transportation Review Fees

Transportation Development Review Fee Development Permit	Fees
<p><b>Transportation Review: Development Permit</b> All applications, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>• \$1,250.00;</li> <li>• \$20.00 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• Unit Fee, calculated as follows:               <ul style="list-style-type: none"> <li>• \$75.00 per housing unit for the first 250 units;</li> <li>• \$25.00 per housing unit for the next 200 units; and</li> <li>• \$13.00 per housing unit for each subsequent unit.</li> </ul> </li> </ul>
<p><b>Transportation Review: Development Permit</b> Industrial and Mixed Employment Districts, Employment Lands Development Permits, unless otherwise noted.</p>	<p>The greater of:</p> <ul style="list-style-type: none"> <li>• \$1,250.00; or</li> <li>• \$11.00 per 1,000 sq. ft., or a portion thereof, of improved site area.</li> </ul>
<p><b>Transportation Review: Development Permit</b> Applications for:</p> <ul style="list-style-type: none"> <li>• Laneway and Carriage House Development Permit,</li> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres,</li> </ul> <p>unless otherwise noted.</p>	<p>\$0.00</p>
<p><b>Transportation Review: Development Permit or Development Permit Amendment</b> Minor addition: Maximum 500 sq.m. (5,382 sq. ft.) of gross floor area or 10 percent of total floor space of building, whichever is greater, unless otherwise noted.</p>	<p>\$137.00, plus 50% of the Development Permit application fee.</p>
<p><b>Transportation Review: Development Permit Amendment</b> All application types, unless otherwise noted.</p>	<p>\$0.00</p>

Transportation Development Review Fee Development Permit	Fees
<b>Transportation Review: Development Permit Amendment</b> Industrial and Mixed Employment Districts, Employment Lands Development Permits	\$0.00
<b>Transportation Review: Development Permit Amendment</b> Applications for: <ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres,</li> </ul> unless otherwise noted.	\$0.00
<b>Transportation Review: Development Permit Amendment</b> Laneway and Carriage House Development Permit	\$0.00
<b>Transportation Review: Minor Development Permit or Minor Development Permit Amendment</b> <ul style="list-style-type: none"> <li>• Hazard Area Development Permit</li> <li>• Natural Features Development Permit</li> <li>• Improvements with a total value of \$100,000 or less</li> <li>• Façade renovation for buildings affected by water penetration</li> </ul>	\$0.00

Transportation Development Review Fee Special Development Permit	Fees
<b>Transportation Review: Special Development Permit</b> All applications, unless otherwise noted	The greater of: <ul style="list-style-type: none"> <li>• \$1,060.00;</li> <li>• \$20.00 per 1,000 sq. ft., or a portion thereof, of improved site area; or</li> <li>• Unit Fee, calculated as follows: <ul style="list-style-type: none"> <li>• \$75.00 per housing unit for the first 250 units;</li> <li>• \$25.00 per housing unit for the next 200 units; and</li> <li>• \$13.00 per housing unit for each subsequent unit.</li> </ul> </li> </ul>

Transportation Development Review Fee Special Development Permit	Fees
<b>Transportation Review: Special Development Permit</b>	\$0.00
Applications for:	
<ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres,</li> </ul>	
unless otherwise noted.	
<b>Transportation Review: Special Development Permit or Special Development Permit Amendment</b>	\$137.00, plus 50% of the Development Permit application fee.
Minor addition: Maximum 500 sq.m. (5,382 sq. ft.) of gross floor area or 10 percent of total floor space of building, whichever is greater, unless otherwise noted.	
<b>Transportation Review: Special Development Permit Amendment</b>	\$0.00
All application types, unless otherwise noted.	
<b>Transportation Review: Special Development Permit Amendment</b>	\$0.00
Applications for:	
<ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings, or</li> <li>• Temporary residential unit sales centres</li> </ul>	
unless otherwise noted.	
<b>Transportation Review: Minor Special Development Permit or Minor Special Development Permit Amendment</b>	\$0.00
<ul style="list-style-type: none"> <li>• Improvements with a total value of \$100,000 or less</li> <li>• Façade renovation for buildings affected by water penetration</li> </ul>	

Transportation Development Review Fee Temporary Use Permits	Fees
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**Transportation Review:  
Temporary Use Permit**

All applications, except those involving a non-profit organization.

The greater of:

- \$725.00;
- \$26.00 per 1,000 sq ft or a portion thereof, of improved site area; or
- \$52.00 per housing unit.

**Transportation Review:  
Temporary Use Permit Amendment**

All applications, except those involving a non-profit organization.

The greater of:

- \$225.00; or
- \$22.00 per 1,000 sq ft, or a portion thereof, of improved site area.

Transportation Development Review Fee Rezoning	Fees
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**Transportation Review:  
Rezoning**

All applications, unless otherwise noted

The greater of:

- \$1,060.00; or
- \$17.00 per 1,000 sq. ft., or a portion thereof, of improved site area; or
- Unit Fee, calculated as follows:
  - \$75.00 per housing unit for the first 250 units;
  - \$25.00 per housing unit for the next 200 units;
  - and
  - \$13.00 per housing unit for each subsequent unit.

**Transportation Review:  
Rezoning**

\$925.00

- Single detached and duplex dwellings,
- Text amendments

Transportation Development Review Fee Pre-Application Review	Fees
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**Transportation Review:  
Pre-Application Review**

\$150.00

## Other Fees

Comprehensive Review	Fees
<p><b>Comprehensive Development Review</b> Applies to all Zoning Bylaw and/or Official Community Plan Amendments for Multi-Phase Projects, Master Planning Projects, Study Area Projects, Comprehensive Development Projects and/or other sites over 6,000 sq.m.</p>	<p>\$76,500.00 for the first 10,000 sq.m. of site area or portion thereof, plus \$357.00 per additional 100 sq.m. of site area to a maximum of \$408,000.</p>
<p><b>Comprehensive Sign Permit Application</b> Sign plans required as part of Development Permit approvals</p>	<p>\$510.00</p>
Deposits	Fees
<p><b>Landscape Deposit</b> Development Permits, Special Development Permits, and Temporary Use Permits</p>	<p>An amount equal to 125% of the costs of hard and soft landscaping on the site, including labour.</p>
<p><b>Landscape Deposit</b> Laneway and Carriage House Development Permit</p>	<p>\$5,000.00</p>
<p><b>Tree Protection Barrier Sign Deposit</b></p>	<p>\$25.50 per sign, refundable upon return of each sign.</p>
Land Title Filing	Fee
<p><b>Preparation of Covenants</b></p>	<p>\$217.55</p>
<p><b>Covenant Discharge</b> Covenant discharge where there is no current development application</p>	<p>\$357.00, plus legal costs incurred by the City.</p>
<p><b>Land Title Document and Administration</b> Document requests</p>	<p>\$20.40</p>
<p><b>Land Title Registration</b> Registration of notices or other documentation with the Land Title and Survey Authority</p>	<p>\$33.80</p>

Miscellaneous	Fees
<b>Additional Notification</b> Additional public meeting and/or change of date request requiring notification	\$1,811.50
<b>Application Change</b> Change of owner or authorized agent	\$323.35
<b>Landscape Plan Review</b> For the review of landscape plans in accordance with Development or Special Development Permits.	\$510.00 - Large Projects Initial Review \$255.00 - Small Projects Initial Review \$255.00 - Subsequent Project Review
<b>Landscape Inspection</b> For the on-site review of landscaping in accordance with Development or Special Development Permits.	\$510.00 - Large Projects Initial Review \$255.00 - Small Projects Initial Review \$255.00 - Subsequent Project Review
<b>Public Consultation</b>	\$982.10 The Public Consultation Fee will be refunded if the application is withdrawn at least four weeks prior to any scheduled City consultation.
<b>Site Profile Administration</b>	\$100.00