

TOWN OF COALHURST POLICY & PROCEDURE MANUAL	SECTION: SUBDIVISION LAND AND DEVELOPMENT
POLICY: DEVELOPMENT FEES	POLICY NUMBER: 66-01-03

PURPOSE

To set the fees established in the Land Use By-Law.

COUNCIL POLICY

1. DEVELOPMENT PERMIT FEES (Effective April 1, 2013)

Type of Development	Permitted Use Fee	Discretionary Use Fee	Waiver Greater than 10% (Meeting Fee)	Commencement of development without a permit fee
Residential Uses:				
a. New Dwelling – single-unit & 2-unit	\$225	\$275	Additional \$150	\$2000
b. New Dwelling – multi-unit (3 units or more)	\$250	\$300	Additional \$150	\$5000
c. New Addition to Residential Building (additions, porches, attached garage, decks, etc.)	\$75	--	Additional \$150	\$500
d. New Accessory Building 11m ² (120 ft ²) or greater (detached garage, shed, etc.)	\$75	\$150	Additional \$150	\$500
e. Home Occupations	\$75	\$150	Additional \$150	\$250
f. All other uses in a residential district (bed & breakfast, child care facility, secondary suite, day home, etc.)	\$100	\$150	Additional \$150	\$1000
g. Moved in mobile home	\$150	\$200	\$150	\$250
Commercial:				
g. Change of Use	\$100	\$150	Additional \$150	\$500
h. Commercial building less than 929 m ² (10,000 ft ²)	\$300	\$350	Additional \$150	\$2500
i. Commercial building 929 m ² (10,000 ft ²) or greater	\$500	\$550	Additional \$150	\$5000
j. Addition to existing commercial building	\$150	--	Additional \$150	\$500
Industrial:				
k. Change of Use	\$100	\$150	Additional \$150	\$500
l. Industrial building less than 929 m ² (10,000 ft ²)	\$300	\$350	Additional \$150	\$2500
m. Industrial building 929 m ² (10,000 ft ²) or greater	\$500	\$550	Additional \$150	\$5000
n. Addition to existing industrial building	\$150	--	Additional \$150	\$500

Public/Institutional (schools, halls, etc.):

o. Change of Use	\$100	\$150	Additional \$150	\$500
p. New building	\$150	\$200	Additional \$150	\$1000
q. Addition to existing building	\$150	--	Additional \$150	\$500

Sign Permit

r. All signs	\$75	\$100	Additional \$75	\$150
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2. COMPLIANCE FEES (Effective April 1, 2013)

Compliance	Fee	Waiver greater than 10% or more than one waiver (Meeting Fee)
a. Letter of Compliance / Zoning Letter: (Request must be received in writing and be accompanied by the prescribed fee.)	\$75	--
b. Legally non-conforming building waiver (legally built prior to current land use bylaw)	\$100	Additional \$150
c. Development not in compliance with permit issued	\$500	Additional \$150

3. OTHER DEVELOPMENT FEES (Effective April 1, 2013)

a. Demolition Permit:	\$75
b. Adoption of Area Structure Plan or Outline Plan	\$2500
c. Land Use Bylaw & Statutory Plan Amendments (Municipal Development Plan, Area Structure Plan, Outline Plan)	\$700
d. Road / Lane Closure	\$700
e. Municipal Reserve Disposal	\$700
f. Request to convene a special meeting of the Municipal Subdivision & Development Authority:	\$500
g. Appeal to Municipal Subdivision & Development Appeal Board:	\$500 *
h. Certificate of Local Authority (Condominium) fee	\$40.00 per unit created
i. Preparation of a development agreement	As required
j. Performance security deposits for moved-in or moved out buildings	Minimum \$5000

*1/2 of fee is refunded if appeal is successful

Revision #8 – February 5, 2013
Revision #9 – August 5, 2014
Revision #10 – February 3, 2015