

<b>TOWN OF COALHURST POLICY &amp; PROCEDURE MANUAL</b>	<b>SECTION: SUBDIVISION LAND AND DEVELOPMENT</b>
<b>POLICY: DEVELOPMENT FEES</b>	<b>POLICY NUMBER: 66-01-03</b>

**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
<b>Residential Uses:</b>				
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 <sup>2</sup> (120 ft <sup>2</sup> ) 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	\$250
<b>Commercial:</b>				
g. Change of Use	\$100	\$150	Additional \$150	\$500
h. Commercial building less than 929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	\$300	\$350	Additional \$150	\$2500
i. Commercial building 929 m <sup>2</sup> (10,000 ft <sup>2</sup> ) or greater	\$500	\$550	Additional \$150	\$5000
j. Addition to existing commercial building	\$150	--	Additional \$150	\$500
<b>Industrial:</b>				
k. Change of Use	\$100	\$150	Additional \$150	\$500
l. Industrial building less than 929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	\$300	\$350	Additional \$150	\$2500
m. Industrial building 929 m <sup>2</sup> (10,000 ft <sup>2</sup> ) 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
--------------	------	-------	-----------------	-------

**2. COMPLIANCE FEES (Effective April 1, 2013)**

<b>Compliance</b>	<b>Fee</b>	<b>Waiver greater than 10% or more than one waiver (Meeting Fee)</b>
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 #6 – March 10, 2009**

**Revision #7 – December 1, 2009**

**Revision #8 – February 5, 2013**