

DEVELOPMENT SERVICES			
REDESIGNATION AND SUBDIVISION			
<i>Note:</i> Condominium Units and Bareland Condominium units are considered to be lots for the purpose of administering these fees.			
<i>Note:</i> Boundary adjustment fees for applications and for all endorsement purposes, shall be assessed on a per lot basis, based upon the number of original lots involved in the application to which boundaries are being or have been adjusted.			
Pre-Application Meeting	\$ 250.00	Based on 1 hour meeting	GST exempt
Conceptual Scheme/Master Site Development Plan/Area Structure Plan Application Fees			
Conceptual Scheme Review minimum fee per application (up to a ¼ section of land, and pro-rated on a per acre basis above)	\$ 4,500.00		GST exempt
Conceptual Scheme Review additional fee per acre over 160 acres	\$ 26.00		GST exempt
Conceptual Scheme Review Maximum Fee (Regardless of affected area)	\$ 75,000.00		GST exempt
Conceptual Scheme Amendment fee	\$ 2500.00		GST exempt
Master Site Development Plan	\$ 2,500.00		GST exempt
Area Structure Plan Minor Amendment fee	\$ 5,000.00		GST exempt
Area Structure Plan Review or Major Amendment	Actual Cost Plus Expenses		
Redesignation Application Fees (Direct Control (DC) Bylaws – All uses Excluding Gravel Pits)			
<i>Note:</i> For the purposes of determining appropriate fess, Municipal and/or Environmental Reserve Lots & Public Utility lots are not included in the calculations.			
DC Bylaw Review (where no subdivision is provided for in the DC Bylaw) minimum fee per application (up to 40 acres)	\$ 3,780.00		GST exempt
DC Bylaw review (where no subdivision is provided for in the DC Bylaw) additional fee per acre pro-rated above 40 acres	\$ 110.00	Per acre	GST exempt
DC Bylaw amendment (site specific – affecting a single parcel) fee	\$ 1,075.00		GST exempt
DC Bylaw amendment (affecting multiple parcels) fee	\$ 2,050.00		GST exempt
DC Bylaw Review Maximum Fee (Regardless of affected area)	\$ 75,000.00		GST exempt
DC Bylaw Review (where subdivision is provided for in the DC Bylaw) including the first 6 potential new lots	\$ 3,780.00		GST exempt
DC Bylaw Review For the next 44 lots (each)	\$ 280.00		GST exempt
DC Bylaw Review For the next 50 lots (each)	\$ 180.00		GST exempt
DC Bylaw Review For each additional lot (each)	\$ 80.00		GST exempt
DC Bylaw Review Maximum Fee (Regardless of potential new lots)	\$ 75,000.00		GST exempt
DC Bylaw for Power Stations – Deposit for public hearings and cost recovery for staff resources related to AEUB Hearings and for County legal fees associated with the file if not covered by the intervener costs (note that the unused portion of the deposit will be refunded. Further, if the costs of the hearing exceed \$20,000.00, then the applicant will be liable for the balance)	\$ 20,000.00		GST exempt

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REDESIGNATION AND SUBDIVISION, cont.			
Redesignation Application Fees			
<i>Note: For the purposes of determining appropriate fees, Reserve & Utility lots are not included in the calculations.</i>			
Farmstead (Redesignation and Subdivision)	\$	1,125.00	GST exempt
Redesignation for residential first parcel out	\$	1,000.00	GST exempt
Redesignation Institutional/Business/Agricultural/ Residential/ Hamlet/ Condominium: (provides for 1-6 new lots) outside an Area Structure Plan or Concept Plan area	\$	2,250.00	Restructured fee for developments without benefit of an ASP or CS Plan area GST exempt
Redesignation Institutional/Business/Agricultural/ Residential/ Hamlet/Condominium: (provides for 1-6 new lots) inside an Area Structure Plan or Concept Plan area	\$	1,100.00	GST exempt
Redesignation Next 44 lots (per lot)	\$	305.00	GST exempt
Redesignation Next 50 lots (per lot)	\$	205.00	GST exempt
Redesignation Each additional lot	\$	80.00	GST exempt
Redesignation Maximum Fee (Regardless of potential new lots)	\$	75,000.00	GST exempt
Application to Council for Bylaw text amendments (all uses)	\$	1,050.00	GST exempt
Textual Fees			
Amending any Redesignation or Subdivision Application once submitted	\$	275.00	Per amendment GST exempt
Gravel Pits			
Redesignation Application fee (NB. The Master Site Development Plan fee is also applicable to Gravel Pit Applications and is in addition to the fee listed here except in instances where a Master Site Development Plan has already been approved for the area of the proposed pit)	\$	3,675.00	Per each ¼ section or portion thereof. GST exempt
Refund of Redesignation Application Fees			
Prior to circulation of file		85% of original fee	GST exempt
During or after circulation of file		50% of original fee	GST exempt
After advertising of the Bylaw in the newspaper and notification of adjacent landowners		No Refund	
Recess of a Public Hearing at request of the Applicant			
For development of 1 – 4 lots	\$	550.00	GST exempt
More than 4 lots	\$	65.00	Additional rate per lot GST exempt
For Gravel Pit	\$	1,580.00	GST exempt
Recess Sine Die		Two Times the Fees Noted Above	GST exempt

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<u>Subdivision by Instrument or Plan</u>			
Farmstead separation (Redesignation and Subdivision)	\$	1,125.00	GST exempt
Farmstead separation, first parcel out, where Zoning Complies (Subdivision)	\$	800.00	GST exempt
Boundary adjustment	\$	250.00	Per lot or new title GST exempt
Building Condominium	\$	40.00	Per unit GST Exempt
All other Subdivision Applications	\$	1,125.00	First 2 lots, plus GST exempt
	\$	525.00	Per lot, for third & fourth lots, plus GST exempt
	\$	260.00	for next 46 lots GST exempt
	\$	100.00	Per lot for next 50 lots, plus GST exempt
	\$	50.00	Per lot for each additional lot GST exempt
Phased approvals	\$	525.00	Per Phase GST exempt
If Municipal Reserves are outstanding – an Appraisal Fee is payable	\$	Actual Cost incurred by the municipality	Per title GST exempt
Re-submission of previously approved subdivision application (original application fee or the fee listed here whichever is the lesser. NB- The Subdivision Appeal Fee is still applicable and the “Municipal Reserves are outstanding – an Appraisal Fee is payable” may also be applicable).	\$	2,250.00	Per application GST exempt
<u>Subdivision Application Fee Refunds</u>			
If requested prior to circulation		85% of original fee	GST exempt
Before staff report is completed		50% of original fee	GST exempt
After completion of staff report		No Refund	GST exempt
<u>Subdivision Approval Extension or Re-activation Requests</u>			
First Request	\$	310.00	GST exempt
Second Request	\$	465.00	GST exempt
Third Request	\$	620.00	GST exempt
Fourth & each subsequent request	\$	1,050.00	GST exempt
Denied Time Extension Request		100% refund of time extension application Fees	

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REDESIGNATION AND SUBDIVISION, cont.				
Endorsement Fees				
Endorsement fees per lot for all applications except boundary adjustments (excluding reserve and utility parcels)	\$	285.00	Per lot for the First 10 lots, plus	GST exempt
	\$	180.00	Per lot for the Next 40 lots, plus	GST exempt
	\$	50.00	Per lot for Each additional lot	GST exempt
Boundary Adjustment Endorsement Fee	\$	110.00	Per lot or title	GST exempt
Planning and Development Sales, Service and Miscellaneous Fees				
Sale of Plans:				
Land Use Bylaw with Maps (1 Binder)	\$	90.00		
Direct Control (DC) Bylaws Only (1 Binder)	\$	90.00		
Land Use Bylaw with Maps and DC Bylaws (2 Binders)	\$	150.00		
Municipal Development Plan	\$	70.00		
Intermunicipal Plans (each separate copy)	\$	15.00		
Area Structure Plan or Area Redevelopment Plan	\$	20.00		
Conceptual Scheme	\$	10.00		
Studies/Background reports	\$	15.00		
Land Title Document(s)	\$	15.00	Per title/instrument	GST exempt
Commercial, Office and Industrial Design Guidelines		No Charge		
Historic Planning Research (Old Legislation)				(See Schedule of Rates under FOIP)
Plan Cancellation				
Application Fee	\$	1,000.00		GST exempt
Discharge of Caveats (each)	\$	200.00	Plus \$25.00 administrative fee	GST exempt
General Administrative				
Third Party Outsourcing Fee	\$ Actual costs plus expenses			
Fiscal Impact Assessment (County Model)	\$ Actual costs incurred by the Municipality			GST Exempt