

SCHEDULE 2 – DEVELOPMENT FEES

Adopted (10/10/2012)

PART 1 – BUILDING FEES

1. APPLICATION

- 1.1 The application of this Part shall be as described in CULTUS LAKE PARK – BUILDING BYLAW NO. 1002
- 1.2 Words in italics contained within this Part are defined in PART 2 – DEFINITIONS of the CULTUS LAKE PARK – BUILDING BYLAW NO. 1002

2. CONSTRUCTION VALUE

- 2.1 For the purposes of assessing the *permit* fee under Section 3 of this Schedule; the *Building Inspector* may place a value on the *construction* using the following calculation or combination thereof;

First Storey (Main Floor).....	\$100.00 per sq.ft.
Other Storey, Finished.....	\$50.00 per sq.ft.
Other Storey, Unfinished.....	\$35.00 per sq.ft.
Crawl Space.....	\$10.00 per sq.ft.
Basement, Unfinished.....	\$25.00 per sq.ft.
Finishing a Storey.....	\$35.00 per sq.ft.
Renovation of an Existing Dwelling.....	\$35.00 per sq.ft.
Garage or Closed Accessory.....	\$45.00 per sq.ft.
Carport or Open Accessory.....	\$35.00 per sq.ft.
Decks or Patios.....	\$30.00 per sq.ft.
Gas Fireplaces.....	\$3,000.00 each
Solid Fuel Burning Appliance.....	\$6,000.00 each

3. BUILDING PERMIT FEES

- 3.1 The fee shall consist of two parts, being firstly a fee to be submitted with the application and secondly the balance of the

fee to be paid as condition of *permit* issuance. The fee for submission of a *permit* application shall be.....\$150.00

- a) The application fee shall be credited against the *permit* fee when the *permit* is issued.
- b) The *Building Inspector* may approve a refund of an application fee or portion thereof only if plan checking has not commenced.

3.2 The fee for a *permit* shall be:

- a) \$150.00 plus 1.2% of *construction* value when the *construction* value is less than \$1,000,000.00
- b) \$12,150.00 plus 0.75% of *construction* value when the *construction* value is in excess of \$1,000,000.00

3.3 If work commences without a *permit* and a Stop Work Order is issued, the *permit* fee shall be doubled.

3.4 An additional fee of \$150.00 is required when new plans are submitted for a project subsequent to a plan check being complete.

3.5 The *applicant* may apply for a refund of the *permit* fee or a portion thereof calculated in accordance with Subsection 3.6 when a *permit* is surrendered and cancelled if:

- a) The *applicant* has submitted a written request for refund;
- b) The *permit* has not been extended; and
- c) The *Building Inspector* has determined that no *construction* has commenced and no inspection has been made.

3.6 As described in Subsection 3.5, *Cultus Lake Park* will refund fees as follows:

- a) Permits having a total *permit* fee up to \$250.00, no refund shall be allowed; or
- b) Permits having a total *permit* fee between \$250.00 to \$50,000.00, 50% of the *permit* fee in excess of \$250.00 shall be refunded; or
- c) Permits having a total *permit* fee over \$50,000.00, 75% of the *permit* fee shall be refunded.

3.7 The *permit* fee shall be reduced by 10% to a maximum reduction of \$500.00 where a *registered professional* has provided letters of assurance for the structural components of the *building*.

- 3.8 Where a project includes plumbing, a fee of \$10.00 per plumbing fixture shall be paid. Each plumbing trap, roof drain, floor drain, yard and parking lot drain shall be considered to be a plumbing fixture.
- 3.9 The following fee for the installation of a fire protection system and equipment shall apply:
 - a) First sprinkler head.....\$40.00
 - b) Each sprinkler head thereafter.....\$ 1.00
 - c) Each hydrant, hose cabinet, hose outlet & stand pipe..\$10.00
- 3.10 For placing a dwelling conforming to CSA Z240 or CSA A277 (mobile homes or factory built houses) or to relocate a dwelling on a property, the *permit* fee shall be \$400.00 plus 1% of the *construction* value of those other portions of the project which are necessary for final completion.
- 3.11 An Equivalency Proposal fee of \$300.00 is payable upon submission of the information and documentation. If the initial Equivalency Proposal is not acceptable or revisions are submitted by the *applicant*; an additional fee of \$150.00 thereafter is payable upon each subsequent submission.

4. INSPECTION FEES

- 4.1 Inspection fees shall be paid prior to inspection being performed.
- 4.2 The fee to re-inspect *construction* which has been rejected on two (2) prior inspections shall be.....\$75.00
- 4.3 Compliance inspection of a residential *building*.....\$75.00
- 4.4 Compliance inspection of a commercial *building*.....\$200.00

5. DAMAGE DEPOSITS

- 5.1 Prior to issuance of a *permit*, the *applicant* must pay to *Cultus Lake Park* a Damage Deposit of:
 - a) \$250.00 when *construction* value is less than \$10,000.00
 - b) \$2,500.00 when *construction* value is between \$10,000.00 and \$100,000.00
 - c) \$5,000.00 when *construction* value is in excess of \$100,000.00

- d) \$5,000.00 when the *permit* is for the placement or relocation of a dwelling.
- e) \$10,000.00 when the *permit* is for the demolition of a *building* or *structure*.

PART 2 – PLANNING FEES

1. APPLICATION

- 1.3 The application of this Part shall be as described in CULTUS LAKE PARK – SPECIFIED AREA BYLAW 1994

2. DEVELOPMENT VARIANCE PERMIT

- 2.1 Fee for Development Variance application.....\$750.00
(non-refundable)