



**TOWN OF PARADISE
2016 FEE SCHEDULE**

GENERAL PERMIT FEES:

Application Processing Fee - Residential* (new home & apt. construction)	\$50.00/Unit (\$200.00 max)
Application Processing Fee - Commercial*	\$200.00
Application Processing Fee - Plan Amendment	\$200.00
* (Non refundable and forming part of the permit fees with the exceptions of Well/Septic System Repair, Fence, Signs and Accessory Building Permits. An additional \$50.00 Processing Fee is charged when an application is changed in a significant manner (i.e.: new house plans, change of building lot)	
Subdivision Processing Fee	\$50. per lot (\$250Min)(\$1,000 max)
Variances Permit Fee	\$100.00
Minimum Fee for Any Permits	\$30.00 (except where noted)
Permit Renewal Fee:(Mobile/Temporary Sign Permits are Not Renewable)	\$30.00
Change in Plans Fee	\$100.00

BUILDING PERMIT FEES:

CONSTRUCTION, ALTERATION, OR RELOCATION OF A BUILDING OR STRUCTURE:

Residential (New Construction)	\$2.00 / m2 Gross Floor Area
Residential (Alterations - No Structural Change)	\$50.00
Residential (Alterations - Structural Change; Inspections Required)	0.75 % of value (\$100 Min.)
Commercial / Industrial / Institutional (New Construction)	\$4.00 / m2 Gross Floor Area
Commercial / Industrial / Institutional (Alterations)	1.00% of Project Value (\$100 Min.)
Accessory Building (New, Alterations, or Additions) Less than 20m ²	\$40.00
Accessory Building (New, Alterations, or Additions) Greater than 20m ²	\$2.00/m2 (\$40.00 minimum)
Swimming Pools (Permanent Installations Greater Than 1 Meter Depth, Includes Fence Permit)	\$50.00
Heating Appliance Installation (Fire Place, Wood Stove, Chimney, Oil Fired Appliance, Tank, etc.)	\$30.00
Fence	\$30.00
Excavation and Grading (Residential - Single Lot)	\$100.00
Excavation and Grading (Non-Residential or Subdivision Development)	\$2,000.00
Minor Landscaping (Existing Residential Only)	\$30.00 (Plus legal fees if Required)
Retaining Walls (Existing Residential Only)	\$30.00 (Plus legal fees if Required)
Culvert Installation/Driveway Relocation	\$50.00
Signs and Advertisements	\$100.00
Occupancy Permit (Residential & Home Based Business)	\$50.00
Occupancy Permit (Commercial / Industrial / Institutional)	\$100.00

PLUMBING:

Plumbing Contractor License	\$100.00
Plumbing Permit (Per Fixture) Residential & Commercial	\$12.00 per fixture
Repairs and/or Replacement (Septic Tanks, Wells, Weeping Tile, Minor Drainage Problems)	\$30.00

DEMOLITION:

Residential	\$100.00
Commercial / Industrial / Institutional	\$500.00

INFRASTRUCTURE IMPROVEMENT FEE: New Residential, Commercial & Industrial Construction Permits:

	\$3,000.00
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WATER & SEWER CONNECTION (Water/Sewer Installed by Town):

Water Connection Fee (Existing Houses)	\$1,200.00
Sewer Connection Fee (Existing Houses)	\$1,200.00
Water Connection Fee (New Houses/ Commercial / Industrial / Institutional)	\$3,000.00 Per Connection
Sewer Connection Fee (New Houses/ Commercial / Industrial / Institutional)	\$3,000.00 Per Connection
Water/Sanitary Sewer/Storm Sewer Connection Fee (Water, Sewer, & Street Services Installed by Developer)	\$50.00 Each - Residential 200.00 Each - Commercial
Residential Water/Sanitary Sewer/Storm Sewer Connection Fee (Connection to Town Mains for Subdivision Servicing - does not include infill subdivided lots)	\$1,000.00
Road Excavation Permit (As per Road Cut Policy) - Residential	\$100.00 Per Permit
Road Excavation Permit (As per Road Cut Policy)- Commercial	\$500.00 Per Permit

OTHER FEES & SERVICES:

Re-Inspection/Premature Inspection Fee (For Any Reason)	\$100.00
After Hours Inspection Fee	Actual Costs (\$200.00 Min)
Water &/or Sewer Reconnection Fee (Non-payment of Taxes)	Actual Costs (\$50 Min.)
Hydrant Use (Council Approval Required)	\$30.00
Water Valve Location Fee (Accuracy Not Assured)	\$50.00

TAX CERTIFICATES AND COMPLIANCE LETTERS

Tax Certificate	\$150.00
Compliance Letter	\$150.00

TAXI PERMITS: (Schedule B Taxi Regulations)

Taxi Stand Permit:	\$50.00
Taxicab Vehicle License (Original/Renewal)	\$50.00
Decals	\$30.00
Transfer of License/Permit	\$30.00

OTHER PERMITS & LICENSES:

Mobile Vendors / Canteen License	\$200.00 Per Month
Vendors	\$100.00
Commercial Vehicle Permit (Annual)	\$100.00
Amusement Machine Operator's License	\$300.00
Amusement Machines	\$30.00 each
Auctioneer's License / Transient Dealers	\$200.00

DEVELOPMENT FEES:

Fees determined by Council at time of application & include the following:

Subdivision of Land for Development:

>Town of Paradise Policy is that ALL new subdivision development be carried out at no cost to the Town, including the installation of any required infrastructure.

>All planning, engineering, and legal cost incurred by the Town are the responsibility of the developer.

>Land for public purposes is to be provided at a rate of 10% of the area of the land to be developed or, at Council's discretion, cash in lieu of land at 10% of the value of the land at time of subdivision. Park Outfitting fees must be paid at the rate of \$500.00 per lot. (Does not apply to homestead lot)

>A development agreement may be necessary and appropriate financial security will be required.

>Developers may be required to prepare/upgrade those open space areas that are to be conveyed to the Town. Details of open space preparation and upgrading shall be outlined in the written agreement between the Developer and Council

WATER & SEWER LEVY (W.V.T.S.F. & Mega Project):

Minimum cost per new residence in serviced areas	\$500.00
Cost per Gross Hectare	\$7,810.00**

**In the case of non-residential use, this figure will be based on the ground floor area, plus required front, rear and side yards as a percentage of the area in hectares

Kenmount Road Service Levies : (Formerly McNamara Drive to Karwood Drive)

Cost of construction of road and services to be applied to new commercial and industrial developments along this road

Road Construction Levy - Cost per acre of developable area	\$12,059.92
Water and Sewer Levy - Cost per acre of benefitted land area - Stage 1	\$39,683.00
Water and Sewer Levy - Cost per acre of benefitted land area - Stage 2	\$36,498.29
Lift Station Levy - Cost per acre of benefitted land area - Stages 1 & 2	\$4,435.00
Services - 1313a Kenmount Road Only - Levy Applies on Sale or Development	\$928,089.24

MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS:

Municipal Plan Amendment Fee (See Note Below)	Actual Cost(\$1000 min. up front) *
Zoning Amendment Fee (See Note Below)	Actual Cost(\$500 min. up front) *
Discretionary Use / Variance/Non-Conforming Use - Advertising Fee:	\$200.00 (actual cost if higher)
Municipal Plan / Development Regulations	\$100.00
Zoning Maps	Hard Copy - \$50, Digital Copy - \$30

Note: amendment fees can include commissioners fees, consultant fees, advertising fees, etc.

SECURITY DEPOSITS:

(Refundable Upon Satisfactory Completion of Permit Conditions)

BUILDING, RENOVATION, DEMOLITION, LANDSCAPING, ETC. SECURITIES.

New Home Construction-landscaping, inspections, etc.	\$1,000.00
Residential (New & Existing)-driveways, culverts, major landscaping, retaining walls, etc.	\$500.00
Residential Renovation (Structural Change, Fuel Fired Appliance, Major Renovations)	\$250.00
New Commercial Buildings (Based on Construction Value) **Note Below	1% of \$ Value (\$2,000.00 Min)
Commercial Renovations (Based on Construction Value)	1% of \$ Value (\$1000.00 Min)
Commercial Buildings - Landscaping Security	\$1,000.00
Residential Demolition	\$500.00
Commercial and Other Demolition	\$2000.00 min
Residential Accessory Building greater than 20 m ² but less than 100 m ²	\$250.00
Residential Accessory Building 100 m ² or greater	500
Quarrying	As Directed By Council
Driveways - No curb/sidewalk cut	\$500.00
Driveways - Curb/Sidewalk cut	\$1,000.00

EXCAVATION AND GRADING SECURITIES:

Residential (New construction When Permit Issued)	\$100.00 Per Lot
Residential (When No Building Permit Issued)	\$500.00
Commercial, Residential Subdivisions and Others (Minimum)	\$2,000.00 or As Directed By Council

WATER AND SEWER CONNECTION SECURITIES:

Existing curb stop to structure	\$250.00
Connection to main lines (No Street Crossing)	\$500.00
Crossing half street or less - must be paid by Contractor (Approved by Engineering Dept.)	\$2,000.00 Min ** (Held for 2 Years)
Crossing more than half street - must be paid by Contractor (Approved by Engineering Dept.)	\$4,000.00 Min ** (Held for 2 Years)

**Contractor may supply bonding acceptable to the town

OTHER SECURITIES

Christmas Tree Vendors	\$100.00
Any other security as deemed necessary by council	As Directed By Council

ENFORCEMENT FEES & PENALTIES:**Animal Control:**

The Seizing and Impounding Fees shall be paid by the Owner of the Animal seized or impounded:

Unlicensed Animal (First Offense):	\$45.00
Unlicensed Animal (Second Offense):	\$75.00
Unlicensed Animal (Third Offense):	\$150 and Animal Euthanized
Boarding Fees (Per Dog Per Day)	\$10.00
Animal Tags (Available at Town Hall)	No Charge
Pick-Up Injured Animals	\$100.00

In addition, the Owner, of an animal, who contravenes or fails to comply with Sections 3,4, or 5 of the Town of Paradise Dog Regulations may be charged under these Regulations and upon conviction be fined as follows:

First Offense	\$100.00
Second Offense	\$200.00
Third Offense	\$300.00

SNOW CLEARING:

No person shall shovel, plow, or blow snow or residue from a driveway or lot unto

ANY highway, road or street within the Municipal Boundaries of the Town of Paradise.

First Offense	\$100.00
Second Offense	\$250.00
Third Offense	\$500.00

REMOVAL OF VEHICLES:

Towing of Motor Vehicles	\$200.00 Min or Actual Cost
Daily Impounding of Vehicles	\$30.00 Per Day

SCHEDULE OF PENALTIES

Section	Offense	Penalty/Offense
2(a)	Obstructing Snow Clearing	\$50.00
6	Obstructing Traffic	\$50.00
8	No Parking Bus Stop	\$50.00
10(a)	Parking Without a Permit	\$50.00
19(a)	No Parking on Sidewalk	\$50.00
19(b)	No Parking in Front of Loading Door	\$50.00
19(c)	No Parking in Intersection	\$50.00
19(d)	No Parking Within 1 Meter of Fire Hydrant	\$50.00
19(g)	No Parking Anytime	\$50.00
23(b)	Wrong Way on One-Way Street	\$50.00
25(h)	Heavy Truck Prohibition	\$100.00
19(h)	Parked in Handicap Without Permit (Blue Zone)	\$75.00

OTHER FEES:

Copy of Assessment Roll	\$100.00
General Photocopying	\$0.50 Per Page
Automated Waste Collection Fees	\$25.00 Per Bin
Recreation and Leisure Services Rental Rates	As per Rental Fee Structure