



# Changes to the Schedule of Fees

## New Fees for Commencing Development without a Development Permit

Application fees for development permits are \$50.00 for every \$100,000.00 of the estimated project costs. For example, if a project will cost \$200,000.00, the development permit fee is \$100.00.

Bylaw No. 17-784 includes fees for commencing development without a valid development permit.

These fees will be charged in addition to the development permit application fees in cases where the necessary permits have not been obtained.

All relevant fees required pursuant to the Schedule of Fees and other actions under the *Municipal Government Act* (MGA) will be imposed “on anyone who fails to obtain a valid development permit prior to starting development.” Anyone proceeding with a development without a valid development permit does so at their own risk and is subject to the Municipal District of Greenview’s Schedule of Fees.

## Additional Fees for Developments without Valid Permits

3 (k)	E	Single Family Dwellings/Manufactured Homes & accessory buildings or structures. Floor Area: Equal to or greater than 1076 sq. ft. (Per Permit)	1,000.00
3 (l)	E	Multiple Residential (Per Unit)	1,000.00
3 (m)	E	Minor Home Occupations (Per Permit)	200.00
3 (n)	E	Major Home Occupations (Per Permit)	5,000.00
3 (o)	E	Commercial (Per Permit)	5,000.00
3 (p)	E	Industrial (Per Permit)	5,000.00
3 (q)	E	Signs (Per Permit)	500.00
3 (r)	E	Accessory Buildings, detached garages & structures Floor Area: Less Than: 225 sq. ft. (Per Permit)	100.00
3 (s)	E	Accessory Buildings, detached garages & structures Floor Area: Greater Than: 225 sq. ft. (Per Permit)	1,000.00

## Why Do I Need a Development Permit?

Obtaining a development permit ensures that the proposed development is compatible with surrounding land uses, and does not infringe on the rights of adjacent landowners and other interested persons. A development permit also protects you from future problems that can be expensive. For example, failing to obtain a development permit can result in unforeseen expenses such as road upgrades or the cost of removing unauthorized developments on land that is subject to an easement or right-of-way. A development permit protects you and makes you aware of any conditions or considerations that may need to be undertaken.

## When did the Changes Come into Effect?

Council approved the changes to the Schedule of Fees on May 26, 2015.

## What Happens if I Start Developing without a Development Permit?

If you begin development without a development permit, you will be issued a written notice. The notice will state the amount of fees owing, and a time frame in which the property must be brought into conformity with the Land Use Bylaw.

The Municipal District of Greenview wants to work with you to obtain the development approvals you require in order to comply with municipal, provincial and federal regulations. We hope that through this initiative, we can preserve and enhance both the built and natural environment, as well as protect public amenities for those who live and work in the municipality.