

Encroachment – User Fee Schedule

Residential & Partially Exempt Encroachment Formula
<i>Land Value x Area of Encroachment x Residential & Non Profit Factor x Risk Factor = Fee</i>

Non Residential Encroachment Formula
<i>Land Value x Area of Encroachment x Non Residential Factor x Risk Factor = Fee</i>

Parking Encroachment Formula
<i>Area of Parking Encroachment x \$1.75 = Fee (One Time or Annual Fee based on Zoning)</i>

LAND VALUES	
Residential (R1 & R2 only)	\$12.00/ft ²
Commercial (and >=R3)	\$15.00/ft ²
Industrial	\$7.00/ft ²
Institutional	\$5.00/ft ²
Downtown	\$36.00/ft ²
PARKING SPACE VALUE	
\$350.00/200ft ² parking space (\$1.75/ft ²)	

RISK FACTOR	
Below Grade	0.70 Risk Factor
Grade to 2.4m (8'-0")	1.25 Risk Factor
Above 2.4m (8'-0")	0.30 Risk Factor

ZONING FACTOR	
Residential & Partially Exempt Factor = 0.5	
Non Residential Factor = 0.05	

