



# APPENDIX A - FEE SCHEDULES

Mar 12, 2024

## TABLE OF CONTENTS

<b>1. LAND DEVELOPMENT APPLICATIONS &amp; SERVICING AGREEMENT FEE SCHEDULE.....</b>	<b>2</b>
1.1. Rezoning Application Fees.....	2
1.2. Concept Plans and Plan Amendments.....	2
1.3. Subdivisions and Condominium Applications.....	3
1.4. Subdivision Endorsement Fees.....	3
1.5. Concept Plans and Plan Amendments.....	3
1.6. Additional Land Development Fees.....	4
1.7. Development Agreement Application Fees.....	4
<b>2. DEVELOPMENT PERMIT AND COMPLIANCE FEE SCHEDULE.....</b>	<b>5</b>
2.1. Development Permits - Residential.....	5
2.2. Development Permits - Commercial, Industrial, Institutional and Direct Control.....	6
2.3. Additional Fees.....	6
2.4. Other Development Permits & Supporting Services.....	7
<b>3. BUILDING AND TRADE PERMIT FEE SCHEDULE.....</b>	<b>9</b>
3.1. Building Permits - Residential.....	9
3.2. Building Permits - Industrial / Commercial / Institutional.....	9
3.3. Gas Permits.....	10
3.4. Electrical Permits.....	10
3.5. Plumbing and Private Sewage Permits.....	11
3.6. HVAC Permits.....	12
3.7. Hoarding Building Permits.....	13
3.8. Additional Fees.....	13
<b>3.9. Safety Codes Council Levy - 2014 to 2023.....</b>	<b>14</b>

# 1. LAND DEVELOPMENT APPLICATIONS & SERVICING AGREEMENT FEE SCHEDULE

## 1.1. Rezoning Application Fees

Proposed Category	Proposed Zone(s)	Administrative Base Fee	Area Rate (per hectare)	Buildable Floor Area	Buildable Area Rate
Country Residential	CR	\$750	\$250	n/a	n/a
Urban Residential	R1	\$2,500	\$300	n/a	n/a
Commercial	C1, C2, C3	\$2,750	\$650	n/a	n/a
Industrial	M1	\$2,500	\$350	n/a	n/a
Institutional, Schools, Public Use, Natural & Culturally Significant Areas	P1, P2, P3	\$1,250	\$200	n/a	n/a
Agriculture	AG	\$500	\$150	n/a	n/a
Direct Control (Minor)	DC	\$6,500	Area Rate	Site Area x Floor Area Ratio	\$0.75 per m <sup>2</sup> of Buildable Area
Direct Control (Major)	DC	\$13,000	Area Rate	Site Area x Floor Area Ratio	\$1.05 per m <sup>2</sup> of Buildable Area

## 1.2. Concept Plans and Plan Amendments

Application Type	Fee
Text/Map Amendment to the Zoning Bylaw - Major	\$25,000
Text/Map Amendment to the Zoning Bylaw - Minor	\$12,250
Comprehensive Community Plan (CCP) Amendment	\$10,000
Area Structure Plan / Concept Plan per gross hectare	\$350
Area Structure Plan / Concept Plan minimum fee	\$3,500
Authorization Fee	\$3,125

### 1.3. Subdivisions and Condominium Applications

Application Type	Lots within Zone(s)	Administrative Base Fee	Re-Phasing Fee	Each Additional Lot Fee	Quantity of Lots	Total
New Applications	CR	\$250	n/a	n/a	1	\$250
	R1, C1, C2, C3	\$2,250	n/a	n/a	1	\$2,250
	M1, DC	\$2,750	n/a	n/a	1	\$2,750
	P1, P2, P3, AG	\$500	n/a	n/a	1	\$500
Change Request and Resubmission	n/a	\$750	\$750 (if required)	If required, Refer to Administrative Base Fee	Number of Additional Lots	\$ _____

### 1.4. Subdivision Endorsement Fees

Subdivision Endorsement Type	Lots within Zone(s)	Fee
Each Lot within	CR	\$750
Each Lot within	R1, C1, C2, C3	\$2,500
Each Lot within	M1, DC	\$1,500
Each Lot within	P1, P2, P3, AG	\$750
Time Extension for Endorsement (applied to second and more requests)		\$725

### 1.5. Concept Plans and Plan Amendments

Other Applications	Fee
<b>Bare Land Condominium</b>	
Application Fee (per bare land unit to be created)	Refer to Subdivision Application Fees
Endorsement Fee (per bare land unit to be created)	Refer to Subdivision Endorsement Fees
Flat fee for parking stalls converted to bare land unit (per stall)	\$175
<b>Strata Space Plan</b>	

Application Fee	Refer to Subdivision Application Fees
Endorsement Fee	Refer to Subdivision Endorsement Fees
<b>Condominium Fees</b>	
Application fee per unit excluding common property pursuant to the Condominium Property Regulation	\$50
Flat fee for parking stalls converted to condominium units (per stall)	\$30

## 1.6. Additional Land Development Fees

Other Applications	Fee
Re-circulation (3rd and subsequent recirculation) Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,125
Pre-Application Meeting	\$500
Notification and Engagement Fee per component (for Rezoning, Plan Amendment, Road Closure)	\$1,500
Re-notification Fee (per label)	\$3.50
DC Notification Fee (per label)	\$5.50
DC Notification Fee minimum	\$50
International Notification Fee (per label)	\$5.50
Road Closure Applications	\$1,750
Change of Address <i>(per address and only permitted when Emergency Response and Administration deem necessary)</i>	\$385

## 1.7. Development Agreement Application Fees

Other Applications	Fee
Commercial / Industrial / Institutional*	\$7,500
Residential / Bare Land Condominium / Recreational*	\$3,000
<i>*Note: Engineering Fees by third-party for Development Agreement are charged in addition to Application Fees. The Planning Manager has the discretion to reduce the fee for minor development agreements outside of multi-lot subdivisions/condominiums.</i>	
Development Agreement Amendment	\$1,250
Off-Site Levy Deferral Agreement	\$1250
<i>Note: The applicant will be responsible for the additional payment of any costs incurred by Enoch Cree Nation for reviewing the draft agreement and drawings by third-party legal and engineering consultants at the discretion of the Planning Manager.</i>	

## 2. DEVELOPMENT PERMIT AND COMPLIANCE FEE SCHEDULE

### 2.1. Development Permits - Residential

Residential	Development Permit Fee	Lot Grading Inspection Fee	Total
<b>Home Improvement Permits</b>			
Basic Addition or Site Improvements	\$140	n/a	\$140
Minor Addition or Site Improvements	\$185	n/a	\$185
Major Addition or Site Improvements	\$400	n/a	\$400
<b>New Residential Dwellings</b>			
Single Detached and Backyard Housing	\$600	\$155	\$755
Duplex, Semi-Detached, Residential Sales Centre	\$600	\$310	\$910
Multi-unit housing up to 4 dwelling units	\$1,000	\$480	\$1,480
Each additional dwelling unit above 4 dwelling units	\$81 x # of dwelling units	\$63 x # of dwelling units at grade or first level	\$ _____
<b>Residential Related and Move-On Applications</b>			
Residential Demolition	\$100	n/a	\$100
Residential Move-On, Recreational Vehicle Parking	\$185	n/a	\$185
Home-Based Business / Permitted Development / Home Occupancy	\$140	n/a	\$140
Home Based Business - Discretionary	\$400	n/a	\$400

## 2.2. Development Permits - Commercial, Industrial, Institutional and Direct Control

Commercial, Industrial, Institutional and Direct Control	Development Permit Fee	Lot Grading Inspection Fees	Total
<b>New or Alternations to Existing Buildings</b>			
Non-residential Gross Floor Area (GFA) up to 500 m <sup>2</sup> (5,381.95 sq. ft.) and up to 4 dwelling units in residential portion per building	\$1,170	\$480	\$1650
Additional Non-residential Gross Floor Area above 500 m <sup>2</sup> (5,381.95 sq. ft.)	\$1.15 x ___ m <sup>2</sup>	n/a	\$ _____
Each additional dwelling unit in the residential portion above the first 4 units	\$81 x # of dwelling units	\$63 x # of dwelling units at grade or first level	\$ _____
<b>Change of Use</b>			
Permitted Uses or Uses in Direct Control Zones	\$400	n/a	\$400
Discretionary Use	\$525	n/a	\$525
<b>Commercial Related Applications</b>			
Non-residential Demolition	\$100	n/a	\$100
Satellite Signal Receiving Antenna, Satellite Dish, Amateur Radio Antennae and Support Structures	\$185	n/a	\$185
Outdoor Patio (on site), Special Events, Christmas Tree Lot, Temporary Garden Greenhouse, Garden Centre, Solar Panels	\$400	n/a	\$400
Exterior Alterations or Renovations to existing Non-residential buildings/site	\$400	n/a	\$400
Standalone Parking Facility	\$920	n/a	\$920

## 2.3. Additional Fees

Leave as Built & Existing Without Permit	Fee
Development existing without a required Development Permit and Building Permit	Double regular application fee may apply
Leave As Built - Accessory Building for House/Other Residential Renovations & Additions	\$140

Leave as Built - Single Detached, Semi-detached, Duplex	\$185
Leave As Built - Other Development Permits (Multi-unit Housing, Non-Residential)	\$400
<b>Revision Fees</b>	
Minor Amendment to Development Permit - Minor Residential Applications (Home Improvement Permits)	\$125
Minor Amendment to a Minor Development Permit - Single Detached, Semi-detached, Duplex, Backyard Housing and Row Housing (up to 4 Principal Units; includes re-examination of Plan Fee)	\$200
Minor Amendments to a Major Development Permit: Residential Development of: Multi-unit Housing (5 or more Dwellings), Cluster/Lodging/Supportive Housing; and Non-residential Development	\$400
Recirculation Fee (for the third and subsequent re-circulations), Extension of Development Permit Commencement Fee	50% of Permit Fee
Off-Premise Advertising Fee (per Sign)Re-examination of Plans Fee for Major Development Permits	\$275
<b>Non-Sufficient Funds (NSF) Fee</b>	\$50
<b>Variance Request Fee</b>	
Variance Request Fee to be added to the Base Application Fee ( <i>Excluding Driveway, Overheight Fence, Home Based Business - Discretionary, Leave as Built and the per unit fees</i> )	25% of Base Fee

## 2.4. Other Development Permits & Supporting Services

<b>Compliance Certificates and Zoning Confirmation</b>	<b>Fee</b>
Single Detached, Semi-detached or Duplex	Regular Service \$150 Express Service \$500
Multi-unit housing or Non-Residential	Regular Service \$300 Express Service \$750
Compliance Certificate Revision	\$100
Zoning Confirmation Letter (per site)	\$140
Compliance Certificate	\$50
<b>Sign Developments</b>	
Portable Signs - Valid for 90 days	\$100
Portable Signs - Valid for 365 days	\$300
Fascia Signs	\$185

Freestanding Signs, Projecting Signs, or Comprehensive Sign Design <i>Replacement Face (no fee, but still requires authorization from the owner)</i>	\$400 <i>Exempt</i>
Off-Premise Advertising Fee (per Sign)	150% of the Base Fee
<b>Other Developments</b>	
Urban Agriculture - Hen Enclosure, Urban Indoor Farm, Urban Outdoor Farm	\$100
Cell Towers - Freestanding, Rooftop	\$3,500
<b>Pre-Application Meetings</b>	
Major Development Permits ( <i>Non-residential and Multi-unit Residential, Cluster/Lodging/Supportive Housing</i> )	\$500
Minor Development Permits ( <i>New Infill Construction for Single Detached Housing, Semi-detached Housing, Duplex Housing, Backyard Housing</i> )	\$200
<b>Development Permit Inspection Fees</b>	
Non-residential developments and Residential developments with 5 or more Dwellings in Redeveloping Areas for the first two inspections	\$550
<b>Lot Grading Inspection Fees</b>	
Single Detached and Semi-detached Housing (per dwelling unit)	\$155
Multi-family housing (per building) Each Additional Multi-unit Housing dwelling above the first 4 units on the first level	\$500 \$75
Any other land use - Minimum fee per building, addition to building or alterations of surface drainage	\$450
Re-inspection	\$175



### 3. BUILDING AND TRADE PERMIT FEE SCHEDULE

#### 3.1. Building Permits - Residential

Residential - New Construction	Fee
Minimum Building Permit Fee	\$175
Residential/dwelling construction, additions, renovations, or secondary suite creations - all levels, excluding basement (see Basement Development)	\$0.60/sq. ft. (minimum \$175.00)
Accessory buildings to include garages (attached or detached), decks, storage sheds & shops	\$0.35/sq. ft. (minimum \$175.00)
Basement Development	\$0.35/sq. ft. (minimum \$175.00)
Relocate existing homes other than manufactured homes	\$0.50/sq. ft. (minimum \$175.00)
Manufactured Homes/Modular Homes/RTM (ready to move)	\$500.00 plus \$0.35 sq. ft. for basement
Fireplaces (all types) and Woodstoves, Swimming Pools and Hot Tubs	\$175
Demolition (Residential)	\$175
Re-opening of Closed Permit	\$175
Fee for Construction Without Permit	Double Original Fee
Re-inspection Fee (site not ready, not accessible, or deficiencies not rectified from previous inspection)	\$175
Permit Renewal	\$50% Original Permit Fee (min. \$175.00)
Revised Plans Review (after permit is issued)	50% Original Permit Fee (to a maximum of \$1,000)
Variance Review	\$175

#### 3.2. Building Permits - Industrial / Commercial / Institutional

Industrial / Commercial / Institutional - New Construction	Fee
Minimum Building Permit Fee	\$350
Based on Construction Value (CV) for first \$1,000,000	\$11.00/\$1,000 CV
Based on Construction Value (CV) for each addition \$1,000	\$10.00/\$1,000 CV

Demolition (Industrial / Commercial / Institutional)	\$350
Fee for Construction Without Permit	Double Original Fee
Permit Renewal	50% Original Permit Fee <i>(min. \$317.00)</i>
Re-opening of Closed Permit	\$350
Revised Plans Review (after permit is issued)	50% Original Permit Fee <i>(to a maximum of \$1,000)</i>
Re-inspection Fee <i>(site not ready, not accessible, or deficiencies not rectified from previous inspection)</i>	\$350
Variance Review	\$350

### 3.3. Gas Permits

<b>Industrial / Commercial / Institutional / Multi-Family Developments</b>	<b>Fee</b>
Construction Value: \$0 - \$20,000	\$200
Construction Value: \$20,001 - \$500,000	\$250
Construction Value: \$500,000 - \$1,000,000	\$350
Construction Value: \$1,000,000 - \$5,000,000	\$525
Construction Value: \$5,000,001+	\$850
<b>Single Detached Housing or Single Unit in a Residential Multi-Family Development</b>	\$115
<b>Temporary Heat - Commercial Permits</b>	\$180
<b>Temporary Heat - Single Detached Housing or Single Unit Permits</b>	\$115
Re-inspection Fee <i>(site not ready, not accessible, or deficiencies not rectified from previous inspection)</i>	\$350
Variance Review	\$350

### 3.4. Electrical Permits

	<b>Fee</b>
<b>Other New Developments</b>	
New Semi-detached or Row Housing - Service Cable & House Wiring Permit Fee per unit	\$320
New Apartment, Duplex Housing or Stacked Dwellings - Service Cable	\$185

Permit Fee	
New Apartment, Duplex Housing or Stacked Dwellings - House Wiring Permit Fee	\$120
<b>Annual Electrical Permits</b>	
Electrical Installation Cost - Minimum Fee	\$330
Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.10
Inspection Fee - First and Each Additional Hour	\$155
<b>For Owners Residing in a Single Family Residential Dwelling and Stand Alone Electrical Permits</b>	
Minor Alterations - minimum fee with Electrical Installation Cost up to \$3,000	\$155
Electrical Installation Cost: \$0 - \$3,000	\$155
Electrical Installation Cost: \$3,001 - \$10,000	\$220
Electrical Installation Cost: \$10,001 - \$50,000	\$390
Electrical Installation Cost: \$50,001 - \$250,000	\$800
Electrical Installation Cost: \$250,001+	\$2,585
<b>For Electrical Permits Obtained in Connection with Other Permits</b>	
Construction Value: \$0 - \$24,000	\$155
Construction Value: \$24,001 - \$80,000	\$225
Construction Value: \$80,001 - \$400,000	\$400
Construction Value: \$400,001 - \$2,000,000	\$800
Construction Value: \$2,000,001+	\$2,585
Additional Meter Set (per Meter)	\$50

### 3.5. Plumbing and Private Sewage Permits

Residential / Industrial / Commercial / Institutional	Fee
1 to 15 fixtures	First 5 fixtures \$200 Each additional fixture \$10
Connection of a mobile home to an existing water & sewer system	\$175
Re-inspection Fee (not approved or not ready)	\$175
Demolition (Industrial / Commercial / Institutional)	\$350

Fee for plumbing work Without Permit	Double Original Fee
Permit Renewal	50% Original Permit Fee <i>(min. \$317.00)</i>
Re-opening of Closed Permit	\$175
Revised Plans Review (after permit is issued)	50% Original Permit Fee <i>(to a maximum of \$1,000)</i>
Re-inspection Fee <i>(site not ready, not accessible, or deficiencies not rectified from previous inspection)</i>	\$350
Variance Review	Residential \$175 Other \$350
<b>Private Sewage</b>	
Installation/Replacement of private sewage disposal field, treatment mound or open discharge, or any other effluent treatment system.	\$300
Installation/Replacement of holding tank(s) - with approval	\$175
Fee for private sewage installation work Without Permit	Double Original Fee
Inspection for existing private sewage systems for new subdivisions	\$250
Permit Renewal	50% Original Permit Fee <i>(min. \$317.00)</i>
Re-opening of Closed Permit	\$175

### 3.6. HVAC Permits

<b>Industrial / Commercial / Institutional - New Construction</b>	<b>Fee</b>
Alterations/Replacing Existing HVAC in Residential Multi-Family Development	\$115
New Residential Multi-Family Development - per \$1,000 of Construction Value	\$0.58
New Single Detached Housing or Single Unit in a Residential Multi-Family Development	\$115
Other Developments - per \$1,000 of Construction Value	\$0.58
Other Developments - minimum fee	\$180

### 3.7. Hoarding Building Permits

Location	Cost	Additional Portion Costs
Sidewalk or Boulevard	\$7.50 per lineal metre/week	\$1.50 per square metre/week
Sidewalk (Priority Pedestrian Zones)	\$19.00 per lineal metre/week	\$3.75 per square metre/week
Lane Closure of Minor Street	\$7.50 per lineal metre/week	\$2.50 per square metre/week
Lane Closure of Major Street	\$15.00 per lineal metre/week	\$5.00 per square metre/week
Enhanced Hoarding	<i>Enoch Cree Nation encourages the use of enhanced screening for hoarding applications. The use of Indigenous public art provides opportunities for Enoch Cree Nation youth and artists to showcase their work. This is in addition to required adequate screening, fencing or scaffolding (as per the Alberta Building Code) around a site to protect the public from any possible hazards. Use of enhanced hoarding will result in up to a 50% discount in hoarding rates, as determined by the Planning Manager.</i>	

### 3.8. Additional Fees

Pre-Application Meeting	Fee
Commercial Building Permits - Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling (over 5 units and/or multi-building residential construction sites) Building Applications	\$500
<b>Re-examination of Revised Plans</b>	
For minor residential projects as listed above, projects with construction value of \$0 - \$10,000:	\$115
For all other projects	\$275
<b>Additional Inspections</b> (per inspection)	\$275
<b>After Hours Inspections</b> (Business hours are 8:00 AM - 4:30 PM on weekdays)	
Up to three hours including travel time when commenced out of business hours	\$550
Each additional half hour or part thereof	\$92
<b>Fire Inspection Services Fee for Construction Site Plan Review</b>	\$400
<b>Festivals and Special Events</b>	
First hour of inspection	<i>Standard commercial and trade minimum fee per schedule above</i>
Each additional half hour or part thereof	\$92

### 3.9. Safety Codes Council Levy - 2014 to 2023

Safety Codes Council Levy - 2014 to 2023	Levy
<p data-bbox="203 346 922 373"><a href="#">Council Fee Schedule: Alberta Safety Codes Authority (ASCA) – Permit Fees</a></p> <p data-bbox="203 399 911 451">For more information about the Safety Codes Council, visit their website at <a href="https://www.safetycodes.ab.ca/">https://www.safetycodes.ab.ca/</a></p>	<p data-bbox="1144 346 1433 472"><i>Safety Codes Fee is applicable to all Building, Gas, Temporary Gas, Plumbing, HVAC, Sanitary / Sewage, and Electrical Permits.</i></p> <p data-bbox="1144 504 1433 598"><i>It is 4% of each individual permit fee, with a minimum of \$4.50 and a maximum of \$560 per permit.</i></p>

— END OF REPORT —