

SCHEDULE "G"
TO MASTER RATES BYLAW 1/82
Effective January 1, 2025
PLANNING FEES
GST EXEMPT

			2025
1.	Statutory & Non-Statutory Plans		
	Land Use Bylaw Amendment/Redistricting		7,365.00
	Land Use Bylaw - New Land Use District		12,000.00
	Land Use Bylaw - New Direct Control District, <0.4 Ha		7,365.00
	Land Use Bylaw - New Direct Control District, >0.4 Ha		12,000.00
	Municipal Development Plan Amendment/Inter-municipal Plan Amendment		6,180.00
	Area Structure Plan/Area Redevelopment Plan Amendment		15,296.00
	(a) Area Structure Plan/Area Redevelopment Plan Amendment- Minor change		7,622.00
	(b) Pre- application <u>Meeting</u> Fee Area Structure Plans New and Amended		670.00
	New Area Structure Plan/Area Redevelopment Plan Bylaw		15,296.00
	3 rd Party or Extraterritorial (outside of City Boundaries) Area Structure Plan		30,540.00
	Neighbourhood Plan <u>(New & Amended)</u>		7,622.00
2.	Miscellaneous		
	Pre-app meeting (inter-departmental)		597.00
	In-depth (generally >1 hr) file review fee		155.00
	Technical Review/Expert Fee		211.00/hr
	Urban Design Review Fee		5,150.00
	Legal Review Fee		494.00/hr
	EMRB Referral Fee		618.00
	Road Closure		2,390.00
3.	Condominium Plans:		
	Examination & Approval (set by the Alberta Condo Property Regulation)		40.00

	Strata Space Subdivision (per unit)		1,545.00
		Application Fee per Unit/ Lot	Approval Fee per Unit/ Lot
4.	Subdivision Fees		
	- LDRR1, R2, BW (Residential)	505.00	212.00
	- SLR, LLR, FBRRX, RXL, RFB	531.00	243.00
	- PRK, CON, PSI (Includes PUL, MR, ER, CR)P, PS, IF	505.00	212.00
	- FUDUR	505.00	212.00
	- MDR, HDR (≤ 9 units) (Freehold/Fee Simple Units)R3 & R3A, & R4 (≤ 9 units) (Freehold/Fee Simple Units) – flat rate	732.00	294.00
	- MDR, HDRR3, R3A, R4 (10 and more units) flat rate	7,195.00	1,597.00
	- MDR, Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICCR3, R3A, R4, DR, Residential in ICC & DT	3,801.00	1,597.00
	- LDRR1, R2 Infill	732.00	294.00
	- Non-Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICCG1, G2, CC, MG, RC, Commercial/Other in BW, ICC & DT	3,801.00	1,597.00
	- BP1, BP2, ICS, INDBP, BP2, CIS, BPT (Less than 0.4 ha)	3,801.00	1,597.00
	- BP, BP2, CIS, BPT (Greater than 0.4 ha)	3,801.00	1,597.00
	- ALT, DCDC, DGMU, DGNUV	3,801.00	1,597.00
	Strata Space Subdivision (per unit)	3,801.00	1,597.00
	Rural Subdivision (FUD, TRNUR/Ag Transition)	505.00	212.00
5.	Phased Condominiums/Subdivision Application	3,801.00	
	Phased Development Condominium Unit & titled parking and/or titled storage within a structure (Set by the Alberta Condo Property Regulation)		40.00
	Phased Development Titled Parking Unit (surface) and/or titled surface storage unit		170.00
6.	Subdivision Endorsement Time Extension Fee		567.00
7.	Subdivision Registration Time Extension Fee		567.00

8.	Resubmission Fee			
	– a 50% resubmission fee applies to all of Schedule “G” if revised plans are submitted by the proponent after the circulation of plans has been initiated.		50% of original fee	50% of original fee
9.	File Search Fee (minor (<1 hr))			57.00
	File Search Fee (In-depth file search (generally > 1 hr) – zoning, BP’s, DP’s, etc.)			155/hr
	File Search, subsequent hours (per hour, applies to Commercial, Institutional, Industrial, Multi-Family, Condominium, and Townhouse projects).			118/hr

Please note - all fees herein do not guarantee approval, and are non-refundable once review begins on the application