



# 2020 Planning Applications Fee Schedule

R2020-09

Estimate your application fee using the [Planning Applications Fee Calculator](#)

## Development Permits

<i>Residential</i>		<i>Base Fee</i>	<i>Grades Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>
Additions	to Manufactured Home - 10 m <sup>2</sup> and under	\$192	--	--	--	n/a	<b>\$192</b>
	to Manufactured Home - over 10 m <sup>2</sup>	\$311	--	\$163	--	n/a	<b>\$474</b>
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m <sup>2</sup> and under	\$384	--	--	\$32	n/a	<b>\$416</b>
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10 m <sup>2</sup>	\$621	\$472	\$163	\$32	n/a	<b>varies</b>
New	Secondary Suite / Backyard Suite <sup>12</sup>	\$0	--	--	--	n/a	<b>\$0</b>
	Contextual dwellings in the Developed Area <sup>2</sup>	\$393	\$472	\$245	--	n/a	<b>\$1,110</b>
	Development Design Guidelines (tract housing)	\$621	--	--	\$32	n/a	<b>\$653</b>
	Home Occupation - Class 2	\$449	--	--	\$32	n/a	<b>\$481</b>
	Manufactured Home	\$592	--	\$245	--	n/a	<b>\$837</b>
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations <sup>3</sup>	\$837 + \$50 / unit	--	\$245	\$32	n/a	<b>varies</b>
	Multi-residential development, townhouses, rowhouses - permitted use <sup>3</sup>	\$837 + \$50 / unit	--	\$245	--	n/a	<b>varies</b>
	Single Detached, Semi-detached & Duplex Dwellings in the Developed Area <sup>2</sup>	\$1,183	\$472	\$245	\$32	n/a	<b>\$1,932</b>
	Relaxations	Proposed structures that do not meet all rules of Land Use Bylaw 1P2007	\$384	--	\$163	\$32	n/a
	Existing structures that do not meet all rules of Land Use Bylaw 1P2007 <sup>11</sup>	\$167	--	--	\$32	n/a	<b>\$199</b>
Renovations	Multi-residential development, townhouses, rowhouses - permitted use	\$690	--	\$163	--	n/a	<b>\$853</b>
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations	\$690	--	\$163	\$32	n/a	<b>\$885</b>
<i>Commercial / Industrial / Mixed Use</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
Additions / New <sup>3</sup>	Commercial buildings	\$0.80 / sq. m. of GFA (\$1,823 min.)		\$245	\$32	n/a	<b>varies</b>
	Mixed use buildings	\$0.80 / sq. m. of commercial GFA (\$1,823 min.) + \$837 + \$50 per dwelling unit		\$245	\$32	n/a	<b>varies</b>
	Mezzanine / interior second floor addition - permitted use (no relaxations)		\$621	\$163	--	n/a	<b>\$784</b>
	Mezzanine / interior second floor addition - discretionary use or relaxations		\$621	\$163	\$32	n/a	<b>\$816</b>
Change of Use	Permitted use (no relaxations, no changes to site plan)		\$200	--	--	n/a	<b>\$200</b>
	Permitted use (no relaxations, no changes to site plan) (November 1, 2020 - December 31, 2020)		\$0	--	--	n/a	<b>\$0</b>
	Discretionary use or relaxations required (no changes to site plan) <sup>3</sup>		\$625	--	\$32	n/a	<b>\$657</b>
	Discretionary use or relaxations required (no changes to site plan) (November 1, 2020 - December 31, 2020)		\$0	--	--	n/a	<b>\$0</b>
General	Excavating, stripping & grading		\$1,173	--	\$32	n/a	<b>\$1,205</b>
	Outdoor cafes		\$621	\$245	\$32	n/a	<b>\$898</b>
	Outdoor cafes (November 1, 2020 - December 31, 2020)		\$0	\$0	\$0	n/a	<b>\$0</b>
	Retaining walls (commercial/industrial sites and sites that span multiple parcels)		\$980	\$163	\$32	n/a	<b>\$1,175</b>
	Special function / event		\$380	\$245	\$32	n/a	<b>\$657</b>
	Surface parking lots		\$1,173	\$245	\$32	n/a	<b>\$1,450</b>
	Temporary structures (including portable classrooms)		\$980	--	\$32	n/a	<b>\$1,012</b>
Renovations <sup>3</sup>	Change(s) to site plan (i.e. landscaping, parking, access)		\$1,634	\$163	\$32	n/a	<b>\$1,829</b>
	Exterior renovations		\$621	\$163	\$32	n/a	<b>\$816</b>
Signs	Permitted use (no relaxations)		\$100	--	--	n/a	<b>\$100</b>
	Discretionary use or relaxations required		\$669	\$163	\$32	n/a	<b>\$864</b>
<i>Additional Fees</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
	Calgary Planning Commission (CPC) fee	\$653	--	--	n/a	<b>\$653</b>	
	Planning approval for Business Licence applications	\$41	--	--	n/a	<b>\$41</b>	
	Revised Plans application	50% of the applicable current base fee (\$817 max.)	--	--	n/a	<b>varies</b>	
	Reactivation fee	50% of the applicable current base fee (\$1,504 max.)	--	--	n/a	<b>varies</b>	
	Recirculation fee	\$1,203	--	--	n/a	<b>\$1,203</b>	
	Secondary Suite Registry fee <sup>12</sup>	\$0	--	--	n/a	<b>\$0</b>	

**Questions?** Contact our Planning Services Centre at (403) 268-5311, Monday - Friday from 8:00 a.m. to 4:15 p.m. (MT)



# 2020 Planning Applications Fee Schedule

Other Applications		Base Fee	GST	Total Fee
Antennas	Type A - new cell tower or height increase of more than 25% to existing tower	\$3,266	n/a	\$3,266
	Type B - roof top or pole mount	\$817	n/a	\$817
	Type C - co-located or temporary up to 3 months	\$124	n/a	\$124
	Amateur radio towers	\$311	n/a	\$311
Certificates of Compliance <sup>11</sup>	Residential - single, semi-detached, duplex	\$199 per parcel	n/a	\$199 per parcel
	Multi-residential, commercial, industrial - (14 day review)	\$296 per parcel	n/a	\$296 per parcel
	Multi-residential, commercial, industrial - (7 day review)	\$455 per parcel	n/a	\$455 per parcel
General	Condominium application	\$40 per unit	n/a	\$40 per unit
	Confirmation of land use (zoning letter)	\$77 per parcel	n/a	\$77 per parcel
	CPAG pre-application <sup>5</sup>	\$1000	n/a	\$1000
	CPAG pre-application (November 1, 2020 - December 31, 2020)	\$0	n/a	\$0
	Development agreement status letter	\$491	n/a	\$491
	Home Occupation - Class 1	\$0	n/a	\$0
Licence of Occupation <sup>1</sup>	Outdoor cafes	\$7.38 per sq. ft.	\$0.37 per sq. ft.	\$7.75 per sq. ft.
	Commercial use of public easement space	\$11.09 per sq. ft.	\$0.55 per sq. ft.	\$11.64 per sq. ft.
Pushcarts	Non-food (per cart, per year)	\$547	n/a	\$547
	Food (per cart, per year)	\$817	n/a	\$817

**NOTES:**

Note 1: GST: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 2: Building Grade fee: for new Single, Semi-detached, and Duplex Dwellings, the Building Grade fee is due at the time of Development Permit application, unless previously paid. This fee may also be charged on Additions to Single, Semi-detached, and Duplex Dwellings in the Developed Area - over 10 m2, dependent on the scope of the application. The Building Grades fee for multi-residential, commercial and industrial developments is due at the time of Development Site Servicing Plan (DSSP) application. The Building Grade fee is set by Utility Site Servicing Bylaw 33M2005 and is listed on this schedule for convenience only.

Note 3: Calgary Planning Commission: the Calgary Planning Commission (CPC) fee may apply to this application if it listed on the Calgary Planning Commission List. Some examples of when the CPC fee may be required include:

- Developments which require the use of bonus provisions
- Shopping centres over 7000m<sup>2</sup>
- Direct Control sites where specific Council guidelines require CPC approval
- Proposed Place(s) of Worship - Large
- Addiction Treatment and Custodial Care developments with more than ten residents
- Prominent sites in entrances or gateways, as defined in the MDP
- Developments which, in the opinion of the Development Officer, should be reviewed by CPC

The examples above are provided on this schedule for convenience only. For the official complete listing, please see the [Calgary Planning Commission List](#)

Note 4: Condominium applications: the Condominium application fee is set by the Condominium Property Regulation and is listed on this schedule for convenience only.

Note 5: CPAG pre-application: applicants are entitled to a 50% refund of their originally paid CPAG Pre-application fee if they choose to cancel the pre-application prior to receipt of the Pre-application Preliminary Assessment Form. No refund is permitted after receipt of the Pre-application Preliminary Assessment Form.

Note 6: Development Completion Permits (DCP): the City is able to charge for any additional DCP inspections required as a result of project phasing or the need for re-inspection. The current DCP fee will be charged.

Note 7: Resubmitted applications: where identical applications are submitted at any time up to 30 days prior to expiry of the previous development permit, 50% of the applicable current base fee will be charged.

Note 8: Additions to a Multi-residential development, townhouses and rowhouses: is a development which is producing new Gross Floor Area (GFA).

Note 9: Renovations to a Multi-residential development, townhouses and rowhouses: is a development which is NOT producing new Gross Floor Area (GFA), such as changes to the plan, exterior renovations, enclosing existing balconies, adding awnings, adding a roof-top mechanical enclosure, et cetera.

Note 10: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: • within seven calendar days of the application date: 75% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after the initial seven days, and prior to a decision being rendered: 25% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after a decision has been rendered: no refund of the fees paid • for revised plans: fees may be transferred to a new DP if the revised plan was applied for in error or cancelled before the review began.

Note 11: Customers will only be charged one fee for applications requiring both a relaxation on a residential existing structure and a certificate of compliance on single-detached, semi-detached, and duplex dwellings. You will not be charged both fees.

Note 12: Secondary Suites/Backyard Suites development permit fees and Secondary Suite registry fees are waived until December 31, 2021.

**Questions?** Contact our Planning Services Centre at (403) 268-5311, Monday - Friday from 8:00 a.m. to 4:15 p.m (MT)



# 2020 Land Use Amendment Fee Schedule

R2020-09

## Land Use Amendments

**Step 1:** Calculate subtotals for each group that contains one or more of your proposed districts. If proposing multiple districts within one type, the base fees within that type are cumulative. For example, for an application that includes R-C1 and M-H1, you will enter \$9,162 (\$2,681 + \$6,481) in the "total base fees" field.

Type	Group	Proposed District	Base Fee	Hectares	Area Rate	Subtotals	
Residential & Special Purpose	A	R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, S-SPR, S-CS, S-R, S-CI, S-CRI, S-UN, S-URP, S-FUD, S-TUC, CC-ER	\$2,681	_____	ha		
	B	M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2	\$4,987	_____	ha		
	C	CC-MHX, CC-MH, M-H1, M-H2, M-H3	\$6,481	_____	ha		
			<b>\$</b> _____	+	( _____ ha x \$244 = \$ _____ )	=	<b>\$</b> _____
		<i>total base fees</i>		<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>	
Commercial & Mixed Use	A	C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR	\$9,342	_____	ha		
	B	C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$5,884	_____	ha		
	C	CR20-C20/R20	+ \$15,407	_____	ha		
			<b>\$</b> _____	+	( _____ ha x \$671 = \$ _____ )	=	<b>\$</b> _____
		<i>total base fees</i>		<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>	
Industrial	A	I-G, I-B, I-E, I-C, I-R, I-O, I-H	\$6,483	+	( _____ ha x \$344 = \$ _____ )	=	<b>\$</b> _____
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>	
Direct Control	A	Direct Control - proposed use(s) listed in Section 21 (3) of LUB 1P2007	\$10,018	+	( _____ ha x \$344 = \$ _____ )	=	<b>\$</b> _____
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>	
Technical	A	Minor Technical Amendments (administrative corrections, as determined by the Approving Manager)	\$2,452	flat rate		=	<b>\$</b> _____
						<i>Subtotal</i>	
<b>Step 1 subtotal (add all subtotals above):</b>						<b>\$</b> _____	

**Step 2:** Add applicable DC fee(s) if applying to create a Direct Control District based on one of the Residential, Special Purpose, Commercial or Industrial districts. Each DC fee is charged once per group. For example, for an application that includes Direct Control Districts based on R-C1L, M-CG, C-C2, C-COR2 and I-G, the total DC fee will be \$5,038 (\$1,118 + \$2,237 + \$1,683). If not applying for a Direct Control District based on one of the below districts, skip this step.

Group	District DC is based on	DC Fee
Residential & Special Purpose	A, B & C R-C1L, R-C1Ls, R-C1, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2, CC-MHX, CC-MH, M-H1, M-H2, M-H3, S-UN, S-SPR, S-CS, S-R, S-CI, S-CRI, S-URP, S-FUD, S-TUC, CC-ER	\$1,118
Commercial & Mixed Use	A & C C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR, CR20-C20/R20	\$2,237
	B C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$1,683
Industrial	A I-G, I-B, I-E, I-C, I-R, I-O, I-H	+ \$1,683
<b>Step 2 subtotal (add applicable DC fees):</b>		<b>\$</b> _____

**Step 3:** Add required surcharges and combine subtotals to determine total fee.

Required surcharges	Advertising fee	\$1,472
	Calgary Planning Commission fee	+ \$653
	<b>Step 3 subtotal:</b>	<b>\$2,125</b>

**Total fee (add subtotals of Steps 1, 2, and 3):** **\$** \_\_\_\_\_

Questions? Contact our Planning Services Centre at (403) 268-5311, Monday - Friday from 8:00 a.m. to 4:15 p.m.



# 2020 Land Use Amendment Fee Schedule

## Other Applications

<i>Policy Amendments</i>	<i>Base Fee</i>	<i>Advertising Fee</i>	<i>CPC Fee</i>	<i>Total Fee</i>
to approved Area Structure Plan, Community Plan or Area Redevelopment Plan (statutory or non-statutory)				
Minor Amendment	\$1,145 +	\$1,472 +	\$653 =	<b>\$3,270</b>
Major Amendment	\$3,835 +	\$1,472 +	\$653 =	<b>\$5,960</b>
<i>Additional Fees</i>				<i>Fee</i>
CPAG pre-application <sup>5</sup>				<b>\$1000</b>
CPAG pre-application (November 1, 2020 - December 31, 2020)				<b>\$0</b>
Recirculation fee				<b>\$1,203</b>

### NOTES:

*Note 1: GST:* GST is not applicable for land use and policy amendment application fees.

*Note 2: Secondary Suite / Backyard Suite:* fee is reinstated for an individual land use amendment and is calculated under Residential & Special Purpose - Group A district.

*Note 3: Calgary Planning Commission:* applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

*Note 4: Concurrent applications:* Policy amendment applications made concurrently with land use amendment applications will be advertised separately and are required to pay for advertising and CPC fees for each application.

*Note 5: CPAG pre-application:* applicants are entitled to a 50% refund of their originally paid CPAG Pre-application fee if they choose to cancel the pre-application prior to receipt of the Pre-application Preliminary Assessment Form. No refund is permitted after receipt of the Pre-application Preliminary Assessment Form.

*Note 6: Plan Amendment fees:* plan amendment fees will be waived if, in the opinion of the Approving Manager, the plan amendment proposed is in response to a change in City standards or a technical requirement of a City Business Unit.

*Note 7: Refunds:* the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application on this schedule:

- prior to circulation to civic departments: 90% of the base fee, area rate, and DC fee will be refunded, plus the full CPC and advertising fee
- after circulation and prior to CPC, the CPC and advertising fee will be refunded
- prior to advertising for the public hearing: the advertising fee will be refunded
- after advertising but prior to the public hearing: no refund of the fees paid

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# 2020 Subdivision Fee Schedule

R2020-09

## Subdivision Applications

Category	Application Type	Base Fee	Endorsement Fee	GST	Total Fee
Outline Plan	0 - 10 hectares	\$5,967	--	n/a	<b>\$5,967</b>
	Over 10 hectares	\$597 / ha	--	n/a	<b>varies</b>
Comprehensive Developments	Conforming, bareland condominium, or half acre in East Springbank area, 2 - 10 lots	\$3,002	\$536	n/a	<b>\$3,538</b>
	Conforming, bareland condominium, or half acre in East Springbank area, over 10 lots	\$301 / lot	\$54 / lot	n/a	<b>varies</b>
	Non-conforming - minor (no-recirculation), 2 - 10 lots	\$3,162	\$536	n/a	<b>\$3,698</b>
	Non-conforming - minor (no-recirculation), over 10 lots	\$319 / lot	\$54 / lot	n/a	<b>varies</b>
	Non-conforming - major (re-circulation required), 2 - 10 lots	\$4,320	\$536	n/a	<b>\$4,856</b>
	Non-conforming - major (re-circulation required), over 10 lots	\$451 / lot	\$54 / lot	n/a	<b>varies</b>
	No outline plan, or non-residential, or redivision of previous outline plan parcel, 2 - 10 lots	\$5,967	\$536	n/a	<b>\$6,503</b>
	No outline plan, or non-residential, redivision of previous outline plan parcel, over 10 lots	\$428 / lot	\$54 / lot	n/a	<b>varies</b>
Single & Two-family Dwellings	1 - 2 lots	\$1,174	--	n/a	<b>\$1,174</b>
	3 - 10 lots	\$3,002	\$536	n/a	<b>\$3,538</b>
	Subdivision by instrument	\$1,174	--	n/a	<b>\$1,174</b>
Reserve Parcels	Subdivision of a reserve parcel	\$1,174	--	n/a	<b>\$1,174</b>

## Other Applications

Category		Base Fee	Advertising Fee	CPC Fee	GST	Total Fee
Addressing <sup>4</sup>	Address number change - single address	\$869	--	--	\$43.45	<b>\$912.45<sup>4</sup></b>
	Address number change - multiple addresses	\$869 plus \$101 / address	--	--	\$43.45 + \$5.05 / address	<b>varies<sup>4</sup></b>
	Street name change	\$869 plus \$101 / address	--	\$653	\$43.45 + \$5.05 / address	<b>varies<sup>4</sup></b>
General	Comfort letter <sup>4</sup>	\$125	--	--	\$6.25	<b>\$131.25<sup>4</sup></b>
	Road closure <sup>5</sup>	\$2,379	\$1,472	--	--	<b>\$3,851<sup>5</sup></b>
	Development obligations estimate <sup>4</sup>	\$400	--	--	\$20	<b>\$420<sup>4</sup></b>
	Disposition of reserve parcel	\$3,155	\$1,472	\$653	--	<b>\$5,280</b>
<b>Additional Fees</b>				<b>Base Fee</b>	<b>GST</b>	<b>Total Fee</b>
	Indemnification agreement fee <sup>4</sup>			\$1,601	\$80.05	<b>\$1,681.05<sup>4</sup></b>
	CPAG pre-application <sup>2</sup>			\$1,000	n/a	<b>\$1,000</b>
	CPAG pre-application (November 1, 2020 - December 31, 2020)			\$0	n/a	<b>\$0</b>
	Land appraisal surcharge			\$6,680	n/a	<b>\$6,680</b>
	Recirculation fee			\$1,203	n/a	<b>\$1,203</b>

### NOTES:

Note 1: Calgary Planning Commission: applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 2: CPAG pre-application: applicants are entitled to a 50% refund of their originally paid CPAG pre-application fee if they choose to cancel the pre-application prior to receipt of the pre-application preliminary assessment form. No refund is permitted after receipt of the pre-application preliminary assessment form.

Note 3: Dedication of reserve: no fee is charged for lots being dedicated as reserve

Note 4: GST: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities. No GST is charged on the CPC fee.

Note 5: Road closure: road closure always requires land use amendment approval, prior to subdivision application approval. The Calgary Planning Commission fee is included in the Land Use Amendment application fees.

Note 6: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule:

- after the services of an appraiser have been retained: land appraisal surcharge is non-refundable
- prior to circulation to civic departments: 90% of the base fee paid, plus any applicable endorsement, CPC and advertising fee will be refunded
- after circulation and prior to endorsement or CPC: any applicable endorsement, CPC and advertising fee will be refunded
- prior to advertising for the public hearing: the advertising fee will be refunded
- after advertising but prior to the public hearing: no refund of the fees paid
- if Council does not approve a street name change: \$101 per address is refunded

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