



2021 Planning Applications Fee Schedule

R2021-03

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 ² and under	\$192	--	--	--	--	\$192
	to Manufactured Home - over 10 m ²	\$311	--	\$163	--	--	\$474
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m ² and under	\$384	--	--	\$32	--	\$416
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10 m ²	\$621	\$472	\$163	\$32	--	varies
New	Secondary Suite / Backyard Suite ¹²	\$0	--	--	--	--	\$0
	Contextual dwellings in the Developed Area ²	\$393	\$472	\$245	--	--	\$1,110
	Development Design Guidelines (tract housing)	\$621	--	--	\$32	--	\$653
	Home Occupation - Class 2	\$449	--	--	\$32	--	\$481
	Manufactured Home	\$592	--	\$245	--	--	\$837
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations ³	\$837 + \$50 / unit	--	\$245	\$32	--	varies
	Multi-residential development, townhouses, rowhouses - permitted use ³	\$837 + \$50 / unit	--	\$245	--	--	varies
	Single Detached, Semi-detached & Duplex Dwellings in the Developed Area ²	\$1,183	\$472	\$245	\$32	--	\$1,932
	Relaxations	Proposed structures that do not meet all rules of Land Use Bylaw 1P2007	\$384	--	\$163	\$32	--
	Existing structures that do not meet all rules of Land Use Bylaw 1P2007 ¹¹	\$167	--	--	\$32	--	\$199
Renovations	Multi-residential development, townhouses, rowhouses - permitted use	\$690	--	\$163	--	--	\$853
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations	\$690	--	\$163	\$32	--	\$885
<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 ³	Commercial buildings	\$0.80 / sq. m. of GFA (\$1,823 min.)	--	\$245	\$32	--	varies
	Mixed use buildings	\$0.80 / sq. m. of commercial GFA (\$1,823 min.) + \$837 + \$50 per dwelling unit	--	\$245	\$32	--	varies
	Mezzanine / interior second floor addition - permitted use (no relaxations)	\$621	\$163	--	--	--	\$784
	Mezzanine / interior second floor addition - discretionary use or relaxations	\$621	\$163	\$32	--	--	\$816
Change of Use	Permitted use (no relaxations, no changes to site plan)	\$200	--	--	--	--	\$200
	Permitted use (no relaxations, no changes to site plan) (May 1, 2021 - December 31, 2021)	\$0	--	--	--	--	\$0
	Discretionary use or relaxations required (no changes to site plan) ³	\$625	--	\$32	--	--	\$657
	Discretionary use or relaxations required (no changes to site plan) ³ (May 1, 2021 - December 31, 2021)	\$0	--	--	--	--	\$0
General	Excavating, stripping & grading	\$1,173	--	\$32	--	--	\$1,205
	Outdoor cafes	\$621	\$245	\$32	--	--	\$898
	Outdoor cafes (May 1, 2021 - December 31, 2021)	\$0	\$0	\$0	--	--	\$0
	Retaining walls (commercial/industrial sites and sites that span multiple parcels)	\$980	\$163	\$32	--	--	\$1,175
	Special function / event	\$380	\$245	\$32	--	--	\$657
	Special function / event (May 1, 2021 - December 31, 2021)	\$0	\$0	\$0	--	--	\$0
	Surface parking lots	\$1,173	\$245	\$32	--	--	\$1,450
	Temporary structures (including portable classrooms)	\$980	--	\$32	--	--	\$1,012
	Renovations ³	Change(s) to site plan (i.e. landscaping, parking, access)	\$1,634	\$163	\$32	--	--
	Exterior renovations	\$621	\$163	\$32	--	--	\$816
Signs	Permitted use (no relaxations)	\$100	--	--	--	--	\$100
	Discretionary use or relaxations required	\$669	\$163	\$32	--	--	\$864
<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 ³	\$653	--	--	--	--	\$653
	Planning approval for Business Licence applications	\$41	--	--	--	--	\$41
	Revised Plans application	50% of the applicable current base fee (\$817 max.)	--	--	--	--	varies
	Reactivation fee	50% of the applicable current base fee (\$1,504 max.)	--	--	--	--	varies
	Recirculation fee	\$1,203	--	--	--	--	\$1,203
	Secondary Suite Registry fee ¹²	\$0	--	--	--	--	\$0

Questions? Contact our Planning Service Centre at 403 268 5311 or using Live Chat at calgary.ca/livechat, Monday – Friday from 8:00am to 4:15pm (MST)



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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	--	\$3,266
	Type B - roof top or pole mount	\$817	--	\$817
	Type C - co-located or temporary up to 3 months	\$124	--	\$124
	Amateur radio towers	\$311	--	\$311
Certificates of Compliance ¹¹	Residential - single, semi-detached, duplex	\$199 per parcel	--	\$199 per parcel
	Multi-residential, commercial, industrial - (14 day review)	\$296 per parcel	--	\$296 per parcel
	Multi-residential, commercial, industrial - (7 day review)	\$455 per parcel	--	\$455 per parcel
General	Condominium application	\$40 per unit	--	\$40 per unit
	Confirmation of land use (zoning letter)	\$77 per parcel	--	\$77 per parcel
	CPAG pre-application ⁵	\$1000	--	\$1000
	CPAG pre-application ⁵ (May 1, 2021 - December 31, 2021)	\$0	--	\$0
	Development agreement status letter	\$491	--	\$491
	Home Occupation - Class 1	\$0	--	\$0
Licence of Occupation ¹	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	--	\$547
	Food (per cart, per year)	\$817	--	\$817

NOTES:

Note 1: 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 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 7000m²
- 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 entranceways 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: 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 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.



2021 Subdivision Fee Schedule

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Subdivision Applications

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

Other Applications

Category		Base Fee	Advertising Fee	CPC Fee	GST	Total Fee
Addressing ⁴	Address number change - single address	\$869	--	--	\$43.45	\$912.45⁴
	Address number change - multiple addresses	\$869 plus \$101 / address	--	--	\$43.45 + \$5.05 / address	varies⁴
	Street name change	\$869 plus \$101 / address	--	\$653	\$43.45 + \$5.05 / address	varies⁴
General	Comfort letter ⁴	\$125	--	--	\$6.25	\$131.25⁴
	Road closure ⁵	\$2,379	\$1,472	--	--	\$3,851⁵
	Development obligations estimate ⁴	\$400	--	--	\$20	\$420⁴
	Disposition of reserve parcel	\$3,155	\$1,472	\$653	--	\$5,280
Additional Fees				Base Fee	GST	Total Fee
	Indemnification agreement fee ⁴			\$1,601	\$80.05	\$1,681.05⁴
	CPAG pre-application ²			\$1,000	--	\$1,000
	CPAG pre-application² (May 1, 2021 - December 31, 2021)			\$0	--	\$0
	Land appraisal surcharge			\$6,680	--	\$6,680
	Recirculation fee			\$1,203	--	\$1,203

NOTES:

Note 1: 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

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

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

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2021 Land Use Amendment Fee Schedule

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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	
			\$	+ (ha x \$244 = \$)	= \$
			<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	
			\$	+ (ha x \$671 = \$)	= \$
			<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 = \$)	= \$
				<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 = \$)	= \$
				<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		= \$
						<i>Subtotal</i>

Step 1 subtotal (add all subtotals above): \$ _____

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

Step 2 subtotal (add applicable DC fees): \$ _____

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

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

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

2021 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 =	\$3,270
Major Amendment	\$3,835 +	\$1,472 +	\$653 =	\$5,960
<i>Additional Fees</i>				<i>Fee</i>
CPAG pre-application ⁵				\$1,000
CPAG pre-application ⁵ (May 1, 2021 - December 31, 2021)				\$0
Recirculation fee				\$1,203

NOTES:

Note 1: 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

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