

2019 FEE SCHEDULE PLANNING & DEVELOPMENT

Effective January 1, 2019



DEVELOPMENT FEES (All fees are G.S.T. Exempt unless noted)

RETAINED FOR CANCELLED PERMITS: If no inspections conducted, 50% of permit fee retained or \$50.00 – whichever is greater & no refund of Safety Codes Fee. If inspections conducted, no refund.

COMMENCING CONSTRUCTION PRIOR TO BUILDING PERMIT ISSUANCE: Twice the regular fee

NEW RESIDENTIAL:

Single Detached Dwelling (includes Garage & Deck)	\$180.00
Semi-Detached (includes Garage & Deck)	\$180.00 per unit
Lot Grading Program	\$260.00
Stripping and Grading	\$300.00
Show Home Use	\$175.00
Development Permit Time Extension	\$100.00
Variance	\$150.00
Re-Submission of Plans (after Development Permit approval)	\$100.00

EXISTING RESIDENTIAL:

Secondary Suite	\$155.00
Demolition	\$150.00
Raised Deck (Includes Pergola)	\$50.00
Accessory Building (e.g. Shed/Garage)	\$70.00
Addition (not increasing number of dwelling units)	\$125.00
In Ground Swimming Pool	\$100.00
Second Access	\$153.00
Variance (except side yard setback of Principal Building)	\$150.00
Variance for side yard setback of Principal Building	\$100.00 plus \$50.00/percent to \$850.00 maximum
Development Permit Time Extension	\$100.00
Re-Submission of Plans (after approval)	\$100.00

MULTI-FAMILY (more than two units):

Development Permit	\$310.00 + \$125.00/unit
Stripping & Grading	\$300.00
Development Permit Time Extension	\$100.00
Re-Submission of Plans (after Development Permit approval)	\$100.00
Re-Inspection Fee for Securities Release	\$125.00



DEVELOPMENT CONTINUED:

COMMERCIAL, LIGHT INDUSTRIAL & INSTITUTIONAL:

New Construction	THE GREATER OF: \$300.00 + \$0.10 per sq. ft (gross floor area) of building OR
	\$300.00 + \$0.15 per \$1000 of project value
Accessory Building	\$175.00 + \$0.25/SF
New Occupancy	\$200.00
Change of Use	\$200.00
Stripping & Grading	\$500.00
Demolition	\$250.00
Sidewalk Café	\$100.00
Development Permit Time Extension	\$150.00
Re-Submission of Plans (after approval)	\$500.00
Variance	\$200.00
Annual Seasonal Developments (no modifications) – First Year	\$200.00
	Renewal \$100.00
Re-Inspection Fee for Securities Release	\$125.00

MEDIUM & HEAVY INDUSTRIAL:

New Construction	THE GREATER OF: \$500.00 + \$0.10 per sq. ft (gross floor area) of building OR
	\$500.00 + \$0.20 per \$1000 of project value
Accessory Building	\$200.00 + \$0.25 per sq. ft.
New Occupancy	\$200.00
Change of Use	\$200.00
Annual Seasonal Developments – First Year	\$200.00
	Renewal \$100.00
Stripping & Grading	\$500.00
Demolition	\$350.00
Re-Submission of Plans (after approval)	\$500.00
Development Permit Time Extension	\$200.00
Variance	\$400.00
Re-Inspection Fee for Securities Release	\$125.00

OTHER DEVELOPMENT FEES:

SIGN:

New Sign	\$130.00 per sign
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HOME BASED BUSINESS (HOME OCCUPATION):

Home Occupation	\$150.00
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OTHER FEES CONTINUED:

BUSINESS LICENCE:

Accessory Home Occupation	\$95.00/year (pro rated quarterly)
Resident Business Licence	\$95.00/year (pro rated quarterly)
Non-Resident Business Licence	\$320.00/year (pro rated quarterly)
Temporary Licence	\$100.00/28 consecutive days

URBAN BEEKEEPING PILOT PROGRAM:

Beekeeping Licence Fee	\$75.00/year (per licence)
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LETTER RESPECTING COMPLIANCE:

Residential - Regular: up to 15 working days return	\$150.00
Residential - Rush: up to 5 working days return	\$400.00
Comm/Ind/Inst – Regular: up to 15 working days return	\$250.00
Comm/Ind/Inst – Rush: up to 5 working days return	\$600.00
Additional Original Compliance Certificate	\$25.00/request
Update Letter Respecting Compliance	No charge if within 60 (sixty) days of original letter

ENCROACHMENT AGREEMENTS:

Up to 50 square feet	\$200.00
51 square feet – 100 square feet	\$400.00
Over 100 square feet	\$600.00
Re-Submission for Revisions prior to Land Titles Registration	\$100.00

CAVEAT/LEGAL INSTRUMENT REVIEW/UPDATE:

Review	\$100.00
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FILE SEARCH (includes Environmental Searches):

File Search – Low Density Residential	\$50.00 + photocopy fee to a maximum of \$350.00
Commercial/Industrial/Institutional/High Density Residential	\$350.00
Request for Archived Plans	\$100.00 + photocopy fee

DEVELOPMENT AGREEMENT:

Development Agreement	\$2500.00
Development Agreement – Addendum to Existing Agreement	\$1750.00
Development Water	\$500.00/hectare
Engineering Review and Management Fee	\$2000.00/hectare
Development CCC/FAC Inspection	\$500.00/inspection
Outline Plan Review	\$2,000.00 base fee + \$50.00/hectare
Outline Plan Amendment	\$1000.00

BYLAW & STATUTORY PLAN AMENDMENT:

Land Use Bylaw, Area Structure Plan & Municipal Development Plan Amendment	\$3,000.00
Road Closure	\$2,500.00
Capital Region Board (CRB) Referral	As established by the CRB



OTHER FEES CONTINUED:

SUBDIVISION:

Application	\$1,000.00 + \$250.00/lot – Including Bareland and Conventional Condominium (excluding reserve parcels or public utility lots)
Endorsement of Plan of Subdivision	\$300.00 + \$200.00/lot – Including Bareland and Conventional Condominium (excluding reserve parcels or public utility lots)
Condominium Conversion	\$40.00/condominium unit
Conditional Subdivision Approval Time Extension	\$500.00

REQUEST TO DEFER LEVY PAYMENT:

Fee	\$1000.00
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RE-NOTIFICATION:

Land Owner Notifications	\$1.50/notification
Quarter page ad	\$200.00
Half page ad	\$400.00

DISCLAIMER: The information shown in this document is for reference only. The Fees & Charges Bylaw C1-18 takes precedence. The City of Fort Saskatchewan disclaims all responsibility for the accuracy, completeness, timeliness and merchantability of information shown. Use this information at your own risk.



SAFETY CODE PERMITS:

(Fees are G.S.T. exempt unless noted)

RETAINED FOR CANCELLED PERMITS: If no inspections conducted, 50% of permit fee retained or \$50.00 – whichever is greater & no refund of Safety Codes Fee. If inspections conducted, no refund.

COMMENCING CONSTRUCTION PRIOR TO BUILDING PERMIT ISSUANCE: Twice the regular fee

INCLUDE IN ALL SAFETY CODE PERMITS: SAFETY CODES FEE – SHOWN IN BRACKETS - \$4.50 OR 4.0% (WHICHEVER IS GREATER) TO A MAXIMUM \$560.00

Occupancy Certificates:

Request for additional copies of Occupancy Certificates	\$42.00 (per request)
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Fee for Service Inspection:

Fee for Service Inspection (2 Hour Minimum)	\$125.00 minimum fee + 125.00/hour
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Safety Codes Compliance Letters:

Residential - Regular:	\$125.00
Residential - Rush:	\$400.00
High Density Res/Comm/Ind/Inst – Regular	\$200.00
High Density Res /Comm/Ind/Inst – Rush	\$500.00

BUILDING PERMITS: Residential

(Fees are G.S.T. exempt unless noted)

New Residential Construction:

all “finished” levels - e.g. main, second, basement, attached garage	\$0.75 per square foot
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Existing Residential Alterations/Additions:

Additions/Renovation - \$100.00 minimum fee	\$0.75 per square foot
Basement Development - \$100.00 minimum fee	\$0.25 per square foot
Raised Deck (Includes Pergolas)	\$100.00 (4.50)
Hot Tub/In Ground Swimming Pool	\$100.00 (4.50)
Garage/Shed 107-360 SF	\$100.00 (4.50)
361 SF or greater	\$0.30 per square foot
Wood Fireplace/Wood Stove installation	\$100.00 (4.50)
Demolition	\$100.00 (4.50)
Relocations & Mobile Homes (set up fee)	\$150.00 (6.00)
Re-submission/Re-examination of Drawings	\$300.00 (12.00)
Re-Inspection Fee (New Permit – Final Inspection Only)	\$125.00 (5.00)
Re-Inspection Fee (No Entry)	\$125.00
Re-Inspection Fee (Not Ready) – First Re-Inspection*	\$125.00
Re-Inspection Fee (Not Ready) – Additional Re-Inspections*	\$200.00
Failure to Call for Inspection	\$125.00
Request for Permit Extension	\$125.00
Request for Variance/Alternate Solution	\$125.00
Fire Safety Plan (for ANY construction or demolition over \$5,000.00 of value):	
8% of Building Permit Fee (not including Safety Codes Fee)	

**No re-inspection fee will be charged if the applicant demonstrates there were reasonable grounds that the project was ready for inspection*

BUILDING PERMITS: Commercial/Industrial/Institutional



RETAINED FOR CANCELLED PERMITS: If no inspections conducted, 50% of permit fee retained or \$50.00 – whichever is greater & no refund of Safety Codes Fee. If inspections conducted, no refund.

COMMENCING CONSTRUCTION PRIOR TO BUILDING PERMIT ISSUANCE: Twice the regular fee

INCLUDE IN ALL BUILDING PERMITS: SAFETY CODES FEE – SHOWN IN BRACKETS ABOVE - \$4.50 OR 4.0% (WHICHEVER IS GREATER) TO A MAXIMUM \$560.00

up to \$15,000 construction value	\$300.00 (12.00)
over \$15,000 construction value	\$300.00 + \$7.00 per \$1,000 Construction Value + applicable safety codes fee
Accessory Building 107.6 SF- 360 SF	\$100.00/each (4.50)
(includes Modular units & Atco Type Trailers) 361 SF and greater	\$0.40 per square foot
Demolition	\$200.00 (8.00)
Temporary Tent	\$127.50 (5.10)
Re-submission/Re-examination of drawings	\$400.00 (16.00)
Re-Inspection Fee (New Permit – Final Inspection Only)	\$125.00 (5.00)
Re-Inspection Fee (No Entry)	\$125.00
Re-Inspection Fee (Not Ready) – First Re-Inspection*	\$125.00
Re-Inspection Fee (Not Ready) – Additional Re-Inspections*	\$200.00
Failure to Call for Inspection	\$125.00
Request for Permit Extension	\$250.00
Request for Variance/Alternate Solution	\$125.00
Commercial Code Review Without Permit	\$125.00/hr
Fire Safety Plan (for construction/demolition over \$5,000.00 of value):	8% of Building Permit Fee

**No re-inspection fee will be charged if the applicant demonstrates there were reasonable grounds that the project was ready for inspection*



GAS PERMITS
NEW” Residential Construction ONLY (Low Density Residential)

Permit Fee – PER UNIT	\$200.00/each (8.00)
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GAS PERMITS
“Residential Alterations” ONLY

Number of Outlets	Permit Fee (Safety Codes Fee)
1	\$100.00 (4.50)
Each Additional Outlet	\$15.00/each + Safety Codes Fee

Commercial/Industrial/Institutional/High Density Residential
BTU FEE INCLUDES: ONE (1) GAS METER.
ADDITIONAL GAS METERS: \$25.00 EACH PLUS BTU FEE

BTU Input	Permit Fee (Safety Codes Fee)
Less than 100,000	\$100.00 (4.50)
100,001 – 150,000	\$125.00 (5.00)
150,001 – 250,000	\$150.00 (6.00)
250,001 – 500,000	\$175.00 (7.00)
500,001 – 750,000	\$200.00 (8.00)
750,001 – 1,000,000	\$225.00 (9.00)
More than 1,000,000	\$275.00 + \$7.00/100,000 BTU above 1,000,000 + Safety Codes Fee

SAFETY CODES FEE - \$4.50 OR 4% (WHICHEVER IS GREATER) – SHOWN IN BRACKETS TO A MAXIMUM OF \$560.00.

COMMENCING WORK PRIOR TO PERMIT ISSUANCE: TWICE THE REGULAR FEE

RE-INSPECTION FEES:

No Entry (Residential): \$125.00

No Entry (Non-Residential): \$200.00

Not Ready (First Re-Inspection)*: \$125.00

Not Ready (Additional Re-Inspections)*: \$200.00

**No re-inspection fee will be charged if the applicant demonstrates there were reasonable grounds that the project was ready for inspection*

FAILURE TO CALL FOR INSPECTION: \$125.00

50% OR \$50.00 – WHICHEVER IS GREATER, RETAINED FOR CANCELLED PERMITS AND NO REFUND OF SAFETY CODES FEE.

All fees are G.S.T. Exempt unless noted



REPLACEMENT GAS APPLIANCES Commercial and Industrial

BTU Input	Permit Fee (Safety Codes Fee)
0-400,000 BTU Input	\$150.00 (6.00)
400,001-5,000,000 BTU Input	\$175.00 (7.00)
Over 5,000,000 BTU Input	\$275.00 (11.00)

PROPANE

Type of Installation	Permit Fee (Safety Codes Fee)
Propane Tank Sets (New or Replacements)	\$125.00 (5.00)
Temporary Propane/Natural Gas Heating (Includes Tank Set)	\$125.00 (5.00)
Gas/Propane Cylinder Refill Centers	\$300.00 (12.00)

PRIVATE SEWAGE DISPOSAL SYSTEM

Private Sewage Disposal System Permit	\$275.00 (11.00)
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PLUMBING PERMITS

NEW Residential Construction ONLY (Low Density Residential)

Permit Fee – PER UNIT	\$250.00/each (10.00)
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PLUMBING

Number of Fixtures	Permit Fee (Safety Codes Fee)
1 Fixture	\$100.00 (4.50)
Each Additional Fixture	\$10.00/each + Safety Codes Fee

SAFETY CODES FEE - \$4.50 OR 4% (WHICHEVER IS GREATER) – SHOWN IN BRACKETS TO A MAXIMUM OF \$560.00.

COMMENCING WORK PRIOR TO PERMIT ISSUANCE: TWICE THE REGULAR FEE

RE-INSPECTION FEES:

No Entry (Residential): \$125.00

No Entry (Non-Residential): \$200.00

Not Ready (First Re-Inspection): \$125.00

Not Ready (Additional Re-Inspections): \$200.00

**No re-inspection fee will be charged if the applicant demonstrates there were reasonable grounds that the project was ready for inspection*

FAILURE TO CALL FOR INSPECTION: \$125.00

50% OR \$50.00 – WHICHEVER IS GREATER, RETAINED FOR CANCELLED PERMITS AND NO REFUND OF SAFETY CODES FEE.

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UNDERGROUND & TEMPORARY ELECTRICAL

Permit Fee – PER SERVICE - RESIDENTIAL	\$100.00/each (4.50)
Permit Fee – PER SERVICE – COMMERCIAL, INDUSTRIAL, INSTITUTIONAL & HIGH DENSITY MULTI FAMILY	\$125.00/each (5.00)

ELECTRICAL

NEW” Residential Construction ONLY (Low Density Residential)

Square Footage	Permit Fee (Safety Codes Fee)
Up to 1200 square feet	\$150.00 (6.00)
1200 to 1500 square feet	\$175.00 (7.00)
1501 to 2000 square feet	\$200.00 (8.00)
2001 to 2500 square feet	\$225.00 (9.00)
Over 2500 square feet	\$250.00 (10.00)
Attached Garage	Include in square footage of the principal building
Detached Garage	\$125.00 (5.00)

For residential renovations, additions, etc., use Electrical Installation Cost Sheet.

ANNUAL ELECTRICAL

For “Commercial, Industrial & Institutional” only

Cost of Installation	Permit Fee (Safety Codes Fee)
\$1 - \$2,000	\$265.00 (10.60)
\$2,001 - \$5,000	\$265 + \$3.00/\$100 value
\$5,001 – \$50,000	\$355 + \$1.50/\$100 value
\$50,001 - \$1,000,000	\$1,030 + \$1.00/\$100 value
\$1,000,001 to 3,000,000	\$10,530 + 0.75/\$100 value
\$3,000,001 and over	\$25,530 + 0.25/\$100 value

SAFETY CODES FEE - \$4.50 OR 4% (WHICHEVER IS GREATER) – SHOWN IN BRACKETS TO A MAXIMUM OF \$560.00.

COMMENCING WORK PRIOR TO PERMIT ISSUANCE: TWICE THE REGULAR FEE

RE-INSPECTION FEES:

No Entry (Residential): \$125.00

No Entry (Non-Residential): \$200.00

Not Ready (First Re-Inspection): \$125.00

Not Ready (Additional Re-Inspections): \$200.00

**No re-inspection fee will be charged if the applicant demonstrates there were reasonable grounds that the project was ready for inspection*

FAILURE TO CALL FOR INSPECTION: \$125.00

50% OR \$50.00 – WHICHEVER IS GREATER, RETAINED FOR CANCELLED PERMITS AND NO REFUND OF SAFETY CODES FEE.

All fees are G.S.T. Exempt unless noted.

ELECTRICAL

(For Residential Alterations, New Multi-Family (more than 4 units), Commercial, Industrial, Institutional, and Alterations for All)

INSTALLATION COST: Total value of electrical materials, fixtures & supplies + labour (in the case of a homeowner – double the value of materials, fixtures & supplies to get installation cost)

Installation Cost \$	Permit Fee (Safety Codes Fee)
Up to 2,000	\$120.00 (4.80)
2,000.01 – 5,000	\$180.00 (7.20)
5,000.01 – 10,000	\$280.00 (11.20)
10,000.01 – 20,000	\$345.00 (13.80)
20,000.01 – 50,000	\$495.00 (19.80)
50,000.01 – 100,000	\$700.00 (28.00)
100,000.01 – 150,000	\$1000.00 (40.00)
150,000.01 – 250,000	\$1550.00 (62.00)
250,000.01 – 500,000	\$2100.00 (84.00)
500,000.01 – 750,000	\$2600.00 (104.00)
750,000.01 – 1,000,000	\$3100.00 (124.00)
Above 1,000,000	\$4500.00 (180.00)

SAFETY CODES FEE - \$4.50 OR 4% (WHICHEVER IS GREATER) – SHOWN IN BRACKETS TO A MAXIMUM OF \$560.00.

COMMENCING WORK PRIOR TO PERMIT ISSUANCE: TWICE THE REGULAR FEE 50% OR \$50.00 – WHICHEVER IS GREATER, RETAINED FOR CANCELLED PERMITS AND NO REFUND OF SAFETY CODES FEE.

RE-INSPECTION FEES:

No Entry (Residential): \$125.00

No Entry (Non-Residential): \$200.00

Not Ready (First Re-Inspection): \$125.00

Not Ready (Additional Re-Inspections): \$200.00

**No re-inspection fee will be charged if the applicant demonstrates there were reasonable grounds that the project was ready for inspection*

FAILURE TO CALL FOR INSPECTION: \$125.00

All fees are G.S.T. Exempt unless noted.

For all other fees, please consult the City of Fort Saskatchewan Fees and Charges Bylaw. This Bylaw is available for viewing on our website: www.fortsask.ca

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