

2023 FEE SCHEDULE – PLANNING & DEVELOPMENT



Effective January 1, 2023

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

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

NEW RESIDENTIAL:

Single Detached Dwelling (includes Garage & Deck)	\$208.00
Semi Detached Dwelling (includes Garage & Deck)	\$208.00 per unit
Lot Grading Program	\$300.00 per permit
Stripping and Grading	\$347.00
Stripping & Grading and/or stockpiling and/or excavation outside of a Development Agreement 3 hectares or less	\$335.00
Stripping & Grading and/or stockpiling and/or excavation outside of a Development Agreement greater than 3 hectares	\$545.00
Show Home Use	\$544.00
Development Permit Time Extension	\$117.00
Re-Submission of Plans (after Development Permit approval)	\$133.00

EXISTING RESIDENTIAL:

Accessory Dwelling Unit (Secondary, Garage, Garden Suite)	\$181.00
Demolition	\$176.00
Raised Deck (Includes Pergola)	\$85.00
Accessory Building (e.g. Shed/Garage)	\$85.00
Addition (not increasing number of dwelling units)	\$149.00
In Ground Swimming Pool	\$117.00
Second Access	\$225.00
Variance	\$181.00
Development Permit Time Extension	\$117.00
Re-Submission of Plans (after approval)	\$133.00

MULTI-FAMILY (more than two units):

Development Permit	\$352.00 + \$149.00 per unit
Stripping & Grading	\$347.00
Development Permit Time Extension	\$117.00
Re-Submission of Plans (after Development Permit approval)	\$133.00
Re-Inspection Fee for Securities Release	\$149.00



PLANNING AND DEVELOPMENT CONTINUED:

COMMERCIAL, LIGHT INDUSTRIAL & INSTITUTIONAL:

New Construction	THE GREATER OF: \$459.00 + \$0.15 per sq. ft. of building OR
	\$459.00 + \$0.20 per \$1000 of project value
Institutional Housing (Assisted Living Facility) Base Fee	\$330.00
Approval Fee Institutional Housing Per Unit	\$140.00
Accessory Building	\$203.00 + \$0.30 per sq ft
New Occupancy	\$235.00
Change of Use	\$235.00
Stripping & Grading	\$571.00
Demolition	\$293.00
Other Development	\$107.00
Development Permit Time Extension	\$175.00
Re-Submission of Plans (after approval)	\$581.00
Variance	\$229.00
Annual Seasonal Developments (no modifications) – First Year	\$235.00
Renewal	\$117.00
Re-Inspection Fee for Securities Release	\$149.00
Temporary Tent	\$272.00 Approval Fee Temporary Tent \$0.14 per sq ft

MEDIUM & HEAVY INDUSTRIAL:

New Construction	THE GREATER OF: \$571.00 + \$0.15 per sq ft (gross floor area) of building OR
	\$571.00 + \$0.27 per \$1,000 of project value
Accessory Building	\$235.00 + \$0.30 per sq ft
New Occupancy	\$235.00
Change of Use	\$235.00
Annual Seasonal Developments (No Modifications)– First Year	\$235.00
Renewal	\$117.00
Stripping & Grading	\$581.00
Demolition	\$405.00
Re-Submission of Plans (after approval)	\$576.00
Development Permit Time Extension	\$229.00
Variance	\$459.00
Re-Inspection Fee for Securities Release	\$149.00

OTHER PLANNING AND DEVELOPMENT FEES:

SIGN:

Portable/Temporary	\$155.00
Permanent (Excluding Electronic Message)	\$261.00
Electronic Message	\$1,088.00
Freestanding Limited (Show Home)	\$544.00
Fascia (Show Home)	\$325.00
Portable/Temporary (Show Home)	\$272.00

HOME BASED BUSINESS (HOME OCCUPATION):

Home Occupation	\$225.00
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OTHER FEES CONTINUED:

BUSINESS LICENCE:

Accessory Home Occupation	\$107.00/year (pro-rated quarterly)
Resident Business Licence	\$107.00/year (pro-rated quarterly)
Non-Resident Business Licence	\$350.00/year (pro-rated quarterly)
Temporary Licence	\$110.00/28 consecutive days

URBAN BEEKEEPING PILOT PROGRAM:

Beekeeping Licence Fee	\$85.00/year (per licence)
Beekeeping Licence Fee Annual Renewal	\$27.00/year (per licence)

LETTER RESPECTING COMPLIANCE:

Residential - Regular: up to 15 working days return	\$272.00
Residential - Rush: up to 5 working days return	\$469.00
Comm/Ind/Inst/HD – Regular: up to 15 working days return	\$544.00
Comm/Ind/Inst/HD – Rush: up to 5 working days return	\$1,744.00
Additional Original Compliance Certificate	\$32.00/request
Update Letter Respecting Compliance	No charge if within 60 (sixty) days of original letter

ENCROACHMENT AGREEMENTS:

Application to Consider Encroachment Agreement	\$255.00 plus
Up to 5 square metre	\$100.00
Between 5 square metre - 9 square metre	\$250.00
Over 9 square metre	The assessed value of the owner's land, divided by the area of the owner's land times the area of the encroachment
Re-Submission for Revisions prior to Land Titles Registration	\$450.00

CAVEAT/LEGAL INSTRUMENT REVIEW/UPDATE:

Review	\$219.00
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FILE SEARCH (includes Environmental Searches):

File Search – Low Density Residential	\$64.00 + photocopy/scanning fee
Commercial/Industrial/Institutional/High Density Residential	\$411.00 + photocopy/scanning fee
Request for Archived Plans	\$117.00 + photocopy/scanning fee

DEVELOPMENT AGREEMENT:

Development Agreement	\$6,400.00
Development Agreement – Addendum to Existing Agreement	\$4,267.00
Development Water	\$560.00/hectare
Engineering Review and Management Fee	\$2,320.00/hectare
Development CCC/FAC First Re-Inspection	\$1,600.00/inspection
Development CCC/FAC Second and Subsequent Re-Inspection	\$2,667.00/inspection

OUTLINE PLAN

Outline Plan Amendment	\$1,400.00
Outline Plan Review	\$2,341.00

BYLAW & STATUTORY PLAN AMENDMENT:

Municipal Development Plan Amendment	\$10,667.00 per application
Statutory Plan Amendment	\$5,334.00 per application
New Area Structure Plan (ASP) – base fee	\$46,081.00 per application, plus
- Plus, Per Hectare fee	\$128.00 per hectare over the first 260 hectares, plus
- Plus, Quarter page ad, or	At cost per ad, or
- Half page ad	At cost per ad
New Neighbourhood Structure Plan (NSP) – base fee	\$5,334.00 per application, plus
- Plus, Per Hectare fee	\$254.00 per hectare over the first 260 hectares, plus
- Plus, Quarter page ad, or	At cost per ad, or
- Half page ad	At cost per ad
Amendment to any new Area Structure Plan or new Neighbourhood Structure Plan	50% of fee for new ASP or NSP
Land Use Bylaw Amendment	\$3,488.00
Road Closure	\$2,891.00
Edmonton Metropolitan Region Bard (EMRB) referral	As established by EMRB

OTHER PLANNING AND DEVELOPMENT FEES:**SUBDIVISION:**

Subdivision Application (Including Bareland and Conventional Condominium)	\$1,500.00 per subdivision, OR \$500.00 per lot fee (whichever is greater)
Endorsement of Plan of Subdivision (Including Bareland and Conventional Condominium)	\$500.00 minimum fee PLUS \$220.00 per lot fee (excludes an reserve or public utility lots)
Condominium Conversion	\$47.00/condominium unit
Conditional Subdivision Approval Time Extension	\$545.00

REQUEST TO DEFER LEVY PAYMENT:

Fee	\$1,163.00
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RE-NOTIFICATION:

Landowner Notifications	\$1.75/notification
Quarter page ad	at cost per ad
Half page ad	at cost per ad

TELECOMMUNICATION T O W E R

Request for Letter of Concurrence	\$4,059.00
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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 Fees

Letters & Other Fees

cancelling a Permit after processing

\$60.00 or 50% of the permit fee, whichever is greater (less the safety code fees)
Not eligible for a refund if any site inspections have occurred

Re-inspection Fees:

	Residential fee	Non-residential fee
No entry on scheduled inspection	\$ 149.00	\$ 235.00
Re-inspection - 1st offence	\$ 155.00	\$ 155.00
Re-inspection - Additional offences	\$ 235.00	\$ 235.00
Failure to call for required inspection	\$ 145.00 or 5% of original permit fee, whichever is greater	

Other Fees:

Construction or Installation without a permit	Twice the original permit fee
Construction or installation prior to permit issuance	1.5x the original permit fee
Fee for Service Inspection	\$ 145.00 minimum fee + \$140/hr thereafter
Request for Variance / Alternate Solution	\$ 145.00 per hour
Additional copy of Occupancy Certificate	\$ 55.00 per request

Occupancy Prior to Calling for Inspection

1st Offence

Minor infractions with no life safety items \$ 545.00 per offence
 Major infractions with life safety items \$ 820.00 per offence

2nd Offence

Minor infractions with no life safety items \$ 1,090.00 per offence
 Major infractions with life safety items \$ 1,635.00 per offence

3rd Offence

Minor infractions with no life safety items \$ 3,270.00 per offence
 Major infractions with life safety items \$ 5,980.00 per offence

Safety Codes Compliance Letter

Low-Density Residential - Regular Service	\$ 272.00 per request
Low-Density Residential - Rush Service	\$ 469.00 per request
All other zoning - Regular Service	\$ 1,109.00 per request
All other zoning - Rush Service	\$ 1,744.00 per request

***All** Safety Code permit fees are subject to a Safety Codes Council Fee of \$4.50 or 4% of the permit fee, whichever is greater*

Safety Code Fees

Building Permits

All Building permits with a value over \$5000 are subject to a Fire Safety Plan fee which is 8% of the permit fee

New Home Construction

All constructed levels \$ 1.00 - *per square foot*

Residential Alterations/Renovations

Alterations/Renovation	\$ 1.00 - <i>per square foot - Minimum permit fee of \$117.00</i>
Basement Development	\$ 0.30 - <i>per square foot - Minimum permit fee of \$144.00</i>
Raised Deck or Pergola	\$ 144.00 - <i>flat fee</i>
Hot Tub or Swimming Pool	\$ 144.00 - <i>flat fee</i>
Detached Garage or Accessory Building	
Area less than 360SF	\$ 144.00 - <i>flat fee</i>
Area greater than 360SF	\$ 0.38 - <i>per square foot</i>
Demolition	\$ 144.00 - <i>flat fee per permit/unit affected</i>
Fireplace or Wood Stove	\$ 144.00 - <i>flat fee</i>
Relocations & mobile homes	\$ 187.00 - <i>flat fee</i>
Resubmission/Re-examination of plan	\$ 150.00 - <i>per permit</i>

Non-Residential Alterations/Renovations

Up to \$15,000 Construction Value	\$352.00 - <i>per permit</i>
Over \$15,000 Construction Value	\$352.00 + \$8.00 per \$1000 project value
Accessory Building, Modular Unit, Trailers	
Area less than 360SF	\$144.00 - <i>flat fee</i>
Area greater than 360SF	\$0.50 per square foot
Foundation Only Permit	\$500.00 - <i>flat fee</i>
Demolition Permit	\$235.00 - <i>flat fee</i>
Temporary Tent Permit	\$155.00 - <i>per tent</i>
Commercial Code Review without a permit	\$149.00 - <i>per hour</i>
Resubmission/Re-examination of plans	\$469.00 - <i>per permit</i>

All Safety Code permit fees are subject to a Safety Codes Council Fee of \$4.50 or 4% of the permit fee, whichever is greater

Safety Code Fees

Gas, Propane & Plumbing Permits

GAS & PROPANE

New Home Construction

New Residential Unit \$ 229.00 - *per unit*

Residential Alterations/Renovations

First Outlet \$ 117.00 - *flat fee*
Additional Outlets \$ 17.00 - *each*

Non-Residential Alterations/Renovations - Includes 1 gas meter

Less than 100,000 BTUs	\$ 117.00
100,001 - 150,000 BTUs	\$ 149.00
150,001 - 250,000 BTUs	\$ 181.00
250,001 - 500,000 BTUs	\$ 208.00
500,001 - 750,000 BTUs	\$ 235.00
750,001 - 1,000,000 BTUs	\$ 261.00
More than 1,000,000 BTUs	\$ 320.00 + \$8.00 per 100,000 BTU above 1 million
Additional meters	\$ 30.00 each + Fees based on BTUs

Non-Residential Replacement Appliances

Less than 400,000 BTUs	\$ 181.00
400,001 - 5,000,000 BTUs	\$ 208.00
More than 5,000,000 BTUs	\$ 315.00

Additional Permit Fees

Temporary Heat	\$ 149.00 - <i>flat fee</i>
Propane Tank Sets	\$ 149.00 - <i>per permit</i>
Gas/Propane Cylinder Refill Center	\$ 347.00 - <i>per permit</i>

PLUMBING

New Home Construction

New Residential Unit \$ 288.00 - *per unit*

Alterations/Renovations Residential & Non-residential

First Fixture \$ 117.00 - *flat fee*
Additional Fixtures \$ 12.00 - *each*

Additional Permit Fees

Private Sewage Disposal System \$ 315.00 - *per permit*

Safety Code Fees

Electrical Permits

New Home Construction - Based on Square Footage

Up to 1200sf	\$ 309.00
1201 - 1500	\$ 336.00
1501 - 2000	\$ 368.00
2001 - 2500	\$ 400.00
More than 2500sf	\$ 427.00

Alterations/Renovations Residential & Non-residential - Based on Install Cost

Up to \$2,000	\$ 197.00
\$2,001 - \$5,000	\$ 283.00
\$5,001 - \$10,000	\$ 395.00
\$10,001 - \$20,000	\$ 469.00
\$20,001 - \$50,000	\$ 640.00
\$50,001 - \$100,000	\$ 875.00
\$100,001 - \$150,000	\$ 1,211.00
\$150,001 - \$250,000	\$ 1,829.00
\$250,001 - \$500,000	\$ 2,464.00
\$500,001 - \$750,000	\$ 3,029.00
\$750,001 - \$1,000,000	\$ 3,600.00
More than \$1,000,000	\$ 5,232.00

Annual Electrical - Non-residential Only - Based on Install Cost

Up to \$2,000	\$ 309.00
\$2,001 - \$5,000	\$ 309.00 + \$3.00 / \$100.00 value - <i>Maximum fee \$411.00</i>
\$5,001 - \$50,000	\$ 411.00 + \$2.00 / \$100.00 value - <i>Maximum fee \$1,195.00</i>
\$50,001 - \$1,000,000	\$ 1,195.00 + \$1.00 / \$100.00 value - <i>Maximum fee \$12,208.00</i>
\$1,000,0001 - \$3,000,000	\$ 12,208.00 + \$1.00 / \$100.00 value - <i>Maximum fee \$29,622.00</i>
More than \$3,000,000	\$ 29,622.00 + \$0.30 / \$100.00 value

Additional Permit Fees

Detached garage	\$155.00 - <i>flat fee</i>
Residential Underground Permit	\$117.00 - <i>flat fee</i>
Non-residential Underground Permit	\$155.00 - <i>flat fee</i>