



2025 FEE SCHEDULE
PLANNING & DEVELOPMENT
Effective January 1, 2025

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

NEW RESIDENTIAL:

Single Detached Dwelling (includes Attached Garage & Deck)	\$235.00
Semi-Detached (Includes Attached Garage & Deck)	\$ 235.00 Per unit
Lot Grading Program	\$ 315.00 Per Permit
Stripping and Grading	\$360.00
Stripping & Grading and/or stockpiling and/or excavation outside of a Development Agreement 3 hectares or less	\$385.00
Stripping & Grading and/or stockpiling and/or excavation outside of a Development Agreement greater than 3 hectares	\$615.00
Show Home Use	\$585.00
Development Permit Time Extension	\$130.00
Re-Submission of Plans—After Development Permit Approval	\$205.00
Re-Submission of Plans—After Development Permit Approval for anything over 4 units	\$615.00
Multi-Attached Dwelling —3 to 4 units Base Fee (no approval fee)	\$820.00
Multi-Attached Dwelling—5 or more units Base Fee	\$410.00
- approval fee (per unit)	\$155.00
Re-Inspection Fee for Securities Release for Development Permit	\$205.00

PLANNING AND DEVELOPMENT CONTINUED:

EXISTING RESIDENTIAL:

Accessory Dwelling Unit (Secondary, Garage, Garden Suite)	\$195.00
Demolition	\$190.00
Raised Deck (Includes Pergola)	\$100.00
Accessory Building (e.g. Shed/Garage) Area between 10m ² to 33.5m ² (107.6ft ² to 360ft ²)	\$100.00
Accessory Building (e.g. Shed/Garage) - Area greater than 33.5m ²	\$130.00
Addition (not increasing number of dwelling units)	\$165.00
In Ground Swimming Pool	\$130.00
Second Access	\$240.00
Variance Application for development on existing residential sites	\$205.00
Development Permit Time Extension	\$130.00
Re-Submission of Plans—After Development Permit Approval	\$205.00

PLANNING AND DEVELOPMENT CONTINUED:

COMMERCIAL, LIGHT INDUSTRIAL & INSTITUTIONAL:

New Building, Addition, Renovation or Development - Approval Fee A OR - Approval Fee B Whichever is greater	\$490.00 + \$0.18 per sq ft \$0.24 per \$1,000 of project value
Institutional Housing (Assisted Living Facility) Base Fee - Approval Fee	\$360.00 + \$150.00 per unit
Accessory Building -Approval Fee	\$215.00 + \$0.34 per sq ft
New Occupancy	\$250.00
Change of Use and/or Change of Intensity of Use	\$250.00
Stripping & Grading and/or stockpiling and/or excavation outside of a development agreement	\$595.00
Demolition	\$305.00
Other Development—undefined	\$110.00
Development Permit Time Extension	\$185.00
Re-Submission of Plans (after approval)	\$615.00
Variance Application for development on existing non-residential sites	\$240.00
Annual Seasonal Developments (no modifications)	FIRST YEAR \$250.00 RENEWAL \$130.00
Re-Inspection Fee for Securities Release	\$205.00
Temporary Tent	\$285.00

PLANNING AND DEVELOPMENT CONTINUED:

MEDIUM & HEAVY INDUSTRIAL:

New Building, Addition, Renovation or Development - Approval Fee A OR - Approval Fee B Whichever is greater	\$595.00 + \$0.18 per sq ft \$0.30 per \$1000 of project value (first \$100 million project value) Plus \$0.10 per \$1,000 of project value (for remaining project value exceeding \$100 million)
New Building, Addition, Renovation or Development Not Involving Building where a license has been issued by a Provincial Regulator (such as AER) concerning Sour Gas - Approval Fee A OR - Approval Fee B Whichever is greater	\$7,115.00 + \$0.18 per sq ft \$0.30 per \$1000 of project value
Accessory Building Base Fee -Approval Fee	\$250.00 + \$0.34 per sq ft
New Occupancy, Change of Use and/or Change in Intensity	\$250.00
Accessory Building—Part 10 Trailers for Heavy Industry -Total sq ft under 3000 OR -Total sq ft 3000 or over	\$1000.00 1,500.00
Annual Seasonal Developments (no modifications)	\$250.00 First Year \$130.00 Renewal
Stripping & Grading and/or stockpiling and/or excavation outside of a development agreement	\$595.00
Demolition	\$425.00
Re-Submission of Plans (after approval)	\$605.00
Request for Development Permit Time Extension	\$240.00
Variance Application for development on existing medium/heavy industrial sites	\$475.00
Re-Inspection Fee for Securities Release	\$205.00

PLANNING AND DEVELOPMENT CONTINUED:

OTHER PLANNING AND DEVELOPMENT FEES:

SIGNS:

Portable/Temporary	\$165.00
Permanent (Excluding Electronic Message)	\$270.00
Electronic Message	\$1,125.00
Freestanding Limited (Show Home)	\$570.00
Fascia (Show Home)	\$340.00
Portable/Temporary (Show Home)	\$285.00

HOME BASED BUSINESS (HOME OCCUPATION):

Home Occupation	\$240.00
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URBAN BEEKEEPING PILOT PROGRAM:

Beekeeping Licence	\$90.00
Beekeeping Licence Fee Annual Renewal	\$30.00

TELECOMMUNICATION TOWER:

Request for Letter of Concurrence	\$7,665.00
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PLANNING AND DEVELOPMENT CONTINUED:

BUSINESS LICENCE RENEWAL:

Resident—Renewal	\$100.00 per licence/per calendar year
Non-Resident—Renewal	\$360.00 per licence/per calendar year
Seasonal—Resident	50% per licence of renewal fee for resident
Seasonal—Non-Resident	50% per licence of renewal fee for non-resident

BUSINESS & DEVELOPMENT INCENTIVE APPLICATION FEE:

Heartland Incentive Program	\$5,000.00
Major Incentive Program	\$5,000.00

BUSINESS LICENCE FEES—NEW:

Resident—Business Licence Issued Between January 1st and March 31st April 1st and June 30th July 1st and September 30th October 1st and December 31st <i>Applies to Residential, Non-Residential, Transient Traders/ Hawkers and Peddlers.</i>	100% per licence 75% per licence 50% per licence 25% per licence
Non-Resident—Business Licence Issued Between January 1st and March 31st April 1st and June 30th July 1st and September 30th October 1st and December 31st <i>Applies to Residential, Non-Residential, Transient Traders/ Hawkers and Peddlers.</i>	100% per licence 75% per licence 50% per licence 25% per licence
Resident Seasonal Licence	50% per licence
Non-Resident Seasonal Licence	50% per licence

PLANNING AND DEVELOPMENT CONTINUED:**LETTER RESPECTING COMPLIANCE:**

Residential Compliance Certificate (Low Density) - Regular Service	\$280.00
Residential Compliance Certificate—Rush Service	\$485.00
Commercial/Industrial/Residential (building over 4 units) Compliance Certificate—Regular Service	\$560.00
Commercial/Industrial/Residential (building over 4 units) Compliance Certificate—Rush Service	\$1,790.00
Additional Certificate	\$50.00 per request
Update Letter Respecting Compliance	No charge if within 60 (sixty) days of original letter
Zoning Verification Letter	\$50.00

ENCROACHMENT:

Application to Consider Encroachment Agreement	\$270.00
Up to 5 square metres on Public Land	\$110.00
More than 5 square metres but less than 9 square metres on Public Land	\$270.00
More than 9 square meters on Public Land	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 Registration at Land Titles	\$480.00

Caveat and Other Legal Instrument—Review/Update	\$230.00
Request to Defer Levy Payment to Council	\$1,225.00

PLANNING AND DEVELOPMENT CONTINUED:**FILE SEARCH:**

File Search—Low Density Residential	\$65.00 + photocopying/scanning fee to a maximum of \$400.00
Industrial, Commercial, Institutional, non-low density Residential Application	\$435.00
Request for Archived Plans	\$120.00 + photocopying/scanning fee to a maximum of \$400.00

PHOTOCOPYING/SCANNING CHARGES:

8.5" X 11" single sided	\$0.20 per sheet
8.5" X 11" double sided	\$0.30 per sheet
8.5" X 14" single sided	\$0.25 per sheet
8.5" X 14" double sided	\$0.40 per sheet
11" X 17" single sided	\$0.30 per sheet
11" X 17" double sided	\$0.50 per sheet
Larger than 11" X 17"	\$22.00 per sheet

Re-notification:

Land owner notifications	\$2.00 per notification
Quarter page ad—cost of ad	Per ad
Half page ad—cost of ad	Per ad

PLANNING AND DEVELOPMENT CONTINUED:**DEVELOPMENT AGREEMENT:**

Development Agreement	\$6,870.00
Development Agreement—Addendum to Existing Agreement	\$4,580.00
Sub-division Development Water	\$670.00/hectare
Request to Defer Levy Payment to Council	\$1,225.00
Amendment to an Outline Plan (Approved prior to January 1st 2024)	\$2,725.00

BYLAW & STATUTORY PLAN AMENDMENT:

Municipal Development Plan Amendment	\$ 11,445.00 per application
Statutory Plan Amendment (not including new ASPs adopted after January 1st 2024)	\$5,725.00 per application
New Area Structure Plan (ASP) - (Adopted after January 1st, 2024) - Base fee - Plus Per Hectare Fee - Plus Quarter page ad, or - Half page ad	\$49,450.00 + \$130.00 per hectare over the first 260 hectares, plus At cost per ad, or At cost per ad
New Neighbourhood Structure Plan (NSP) -) - (Adopted after January 1st, 2024) - Base fee - Plus Per Hectare Fee - Plus Quarter page ad, or - Half page ad	\$5,725.00 + \$270.00 per hectare over the first 260 hectares, plus At cost per ad, or At cost per ad
Amendment to New Area Structure Plan	50% of base fee
Amendment to Neighbourhood Structure Plan	\$5,725.00
Land Use Bylaw Amendment	\$3,745.00
Land Use Bylaw Amendment-New Land Use District	\$7, 485.00
Road Closure	\$3,100.00

PLANNING AND DEVELOPMENT CONTINUED:

OTHER PLANNING AND DEVELOPMENT FEES:

SUBDIVISION:

Subdivision Application (Including Bareland and Conventional Condominium)	\$1,610.00 per subdivision, OR \$535.00 per lot fee (whichever is greater)
Endorsement of Plan of Subdivision (Including Bareland and Conventional Condominium)	\$535.00 minimum fee PLUS \$235.00 per lot fee (Excludes an reserve or public utility lots)
Condominium Conversion	\$155.00 per condominium unit
Conditional Subdivision Approval Time Extension	\$585.00 per request

DISCLAIMER: The information shown in this document is for reference only. The Fees & Charges Bylaw Schedule A—Bylaw C24-24 takes precedence. The City of Fort Saskatchewan disclaims all responsibility for the accuracy, completeness, timelines and merchantability of information shown. Use this information at your own risk.

For most development permits the cost recovery principle is applied. About 60% OF THE INCURRED COSTS ARE REVOCERED. The purpose is to balance the rights of the property owner with the overall public interest. The basis for the fee is established through PBB.

SAFETY CODE FEES

Building Permits



Building permits valued over \$5000 incur an 8% Fire Safety Plan fee

New Home Construction & Secondary Suites

All developed levels incl. attached garage & decks	\$	1.10	Per square foot
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Residential Alterations/Renovations

Minor Alteration/Renovation	\$	0.40	Per square foot - Minimum permit fee of \$170.00
Major Alteration/Renovation	\$	1.10	Per square foot - Minimum permit fee of \$170.00
Basement Development	\$	0.40	Per square foot - Minimum permit fee of \$170.00
Raised Deck or Pergola	\$	170.00	Per permit
Hot Tub or Swimming Pool	\$	170.00	Per permit
Solar Panel Installation	\$	170.00	Per permit
Detached Garage or Accessory Building			
	Less than 360 SF	\$ 170.00	Per permit
	More than 360 SF	\$ 170.00	+ \$0.45 per square foot over 360 SF
Demolition	\$	170.00	
Fire Place or Wood Stove	\$	170.00	
Resubmission/Re-examination of plan	\$	170.00	
Re-Open Closed permit for SFD or SDD	\$	500.00	or 25% of the original permit fee - whichever is greater

Non-Residential New Construction, Alterations or Renovations

Up to \$15,000 Construction Value	\$	375.00	Per permit
Over \$15,000 Construction Value	\$	375.00	+ \$10.00 per \$1,000 of project value
Accessory Building, Modular Unit, Trailers:			
	Area less than 360SF	\$ 170.00	Flat fee
	Area greater than 360SF	\$ 0.55	Per Square Foot
Foundation Only Permit	\$	535.00	Flat fee
Demolition Permit	\$	255.00	Flat fee
Temporary Tent Permit	\$	180.00	Per tent
Commercial Code Review without a permit	\$	160.00	Per hour
Resubmission/Re-examination of plans	\$	490.00	Per permit

A Safety Code Council Levy applies to all permits: \$4.50 or 4% of the permit fee (whichever is greater), to a maximum of \$560.

SAFETY CODE FEES

Gas, Propane & Plumbing Permits



New Home Construction

Plumbing New residential unit	\$	305.00	Per unit
Gas New residential unit	\$	240.00	Per unit

Residential Alterations/Renovations

Plumbing First fixture	\$	125.00	Flat fee
Plumbing Additional fixtures	\$	15.00	each
Gas First outlet	\$	125.00	Flat fee
Gas Additional outlets	\$	20.00	each

Non-Residential New, Alteration or Renovation

Plumbing First fixture	\$	125.00	Flat fee
Plumbing Additional fixtures	\$	15.00	each
Gas Less than 100,000 BTUs	\$	125.00	
Gas 100,001 - 150,000 BTUs	\$	160.00	
Gas 150,001 - 250,000 BTUs	\$	190.00	
Gas 250,001 - 500,000 BTUs	\$	220.00	
Gas 500,001 - 750,000 BTUs	\$	250.00	
Gas 750,001 - 1,000,000 BTUs	\$	275.00	
Gas More than 1,000,000 BTUs	\$	335.00	+ \$10.00 per 100,000 BTU above 1,000,000

Gas Non-Residential Replacement Appliances

Up to 400,000 BTUs	\$	190.00
400,000 - 5,000,000 BTUs	\$	220.00
More than 5,000,000 BTUs	\$	330.00

Additional Permit Fees

Temporary Heat	\$	160.00	Flat fee
Propane Tank Sets	\$	160.00	Per set
Gas/Propane cylinder refill center	\$	365.00	Per permit
Private sewage or holding tank	\$	330.00	Per permit

A Safety Code Council Levy applies to all permits: \$4.50 or 4% of the permit fee (whichever is greater), to a maximum of \$560.

SAFETY CODE FEES

Electrical Permits



New Home Construction

Up to 1999 SF	\$ 265.00	Flat fee
2000 SF and over	\$ 365.00	Flat fee

Residential & Non-Residential Projects

Install cost up to \$2,000	\$ 170.00
\$2,001 - \$5,000	\$ 245.00
\$5,001 - \$10,000	\$ 335.00
\$10,001 - \$20,000	\$ 400.00
\$20,001 - \$50,000	\$ 545.00
\$50,001 - \$100,000	\$ 740.00
\$100,001 - \$150,000	\$ 1,030.00
\$150,001 - \$250,000	\$ 1,575.00
\$250,001 - \$500,000	\$ 2,100.00
\$500,001 - \$750,000	\$ 2,560.00
\$750,001 - \$1,000,000	\$ 3,050.00
Over \$1,000,000	\$ 4,480.00

Non-Residential Annual Permit

Install cost up to \$2,000	\$ 320.00
\$2,001 - \$5,000	\$ 320.00 + \$3.25 per \$100.00 value
\$5,001 - \$50,000	\$ 425.00 + \$2.20 per \$100.00 value
\$50,001 - \$1,000,000	\$ 1,240.00 + \$1.10 per \$100.00 value
\$1,000,001 - \$3,000,000	\$ 12,775.00 + \$1.10 per \$100.00 value
Over \$3,000,000	\$ 31,785.00

Additional Permit Fees

Detached Garage	\$ 170.00
Residential Underground / Service line	\$ 130.00
Non-Residential Underground / Service Line	\$ 170.00

A Safety Code Council Levy applies to all permits: \$4.50 or 4% of the permit fee (whichever is greater), to a maximum of \$560.

SAFETY CODE FEES

Letters & Other Fees



Cancelling a permit after processing

\$70.00 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:

No Entry on scheduled inspection	\$ 255.00	Residential and \$275.00 Non-Residential project
No Entry - Subsequent Offences	\$ 500.00	Residential and Non-Residential
Re-Inspection - First Offence	\$ 255.00	Residential and Non-Residential
Re-Inspection - Subsequent Offences	\$ 500.00	Residential and Non-Residential
Failure to call for required inspection	\$ 175.00	or 5% of original permit fee, whichever is greater

No Safe Access:

First Offence	\$ 350.00	<i>Per offence</i>
Subsequent Offences	\$ 615.00	<i>Per offence</i>

Other Fees:

Construction or installation without a permit		Twice the original permit fee
Construction or installation prior to permit issuance		1.5 Times the original permit fee
Fee for service inspection	\$ 160.00	minimum fee for 1st hr + \$155.00 per hour afterwards
Request for variance / alternate solution	\$ 160.00	<i>Per hour</i>
Copy of Occupancy Certificate	\$ 65.00	<i>Per copy</i>
Inspection cancellation - less than 24 hours notice	\$ 50.00	<i>Per inspection</i>
Occupying prior to calling for inspection		50% of permit fee or \$560.00, whichever is greater

Safety Codes Compliance Letter

Residential - Low Density	\$ 280.00	<i>Per request</i>
All other zones	\$ 1,225.00	<i>Per request</i>

A Safety Code Council Levy applies to all permits: \$4.50 or 4% of the permit fee (whichever is greater), to a maximum of \$560.