

2008 Planning Fees Schedule – Effective January 1, 2008

	Filing Fee	Application Fee
Redesignation Fees		
Standard Application		
- Initial fee per new lot (Max. of \$30,000.00)		\$ 700.00
- Initial per new lot if submitted concurrently with Area Structure Plan - Or Area Structure Plan Amendment		\$ 350.00
- Filing fee to be included with initial fee	\$ 75.00	
- Final fee per new lot (Max. of \$28,000.00)		\$ 650.00
Bylaw Amendment	\$ 75.00	\$ 700.00
Miscellaneous Redesignation (includes Boundary Adjustments)		
- Initial fee	\$ 75.00	\$ 700.00
- Final approval fee (when no new lot is created)		\$ 650.00
Area Structure Plan		
- First 8 lots		\$5,000.00
- Additional fee per lot, in excess of 8 lots		\$ 500.00
- Maximum Fee of \$31,500.00		
- Area Structure Plan Amendment		
- Up to & including 7 new lots		\$ 700.00
- Per lot, in excess of the 7 new lots		\$ 500.00
- Maximum fee of \$25,000.00		
Area Concept and Redevelopment Plan		\$5,000.00
- Amendments		75% of Fees
Rescheduling a Hearing		\$ 650.00
Request to Council to waive 6-month waiting period to reapply for a development permit or change in land designation that has been refused.		\$ 500.00
Redesignation & Subdivision within the Hamlets of Blackie and Cayley		50% of Fees as out lined in this schedule
- Residential Road Levy		\$3,500.00 / per new lot
- All other circumstances		\$8,000.00 / per new lot
<p>No municipal road improvement fee will be imposed under the following conditions:</p> <ol style="list-style-type: none"> a. first parcel out of an unsubdivided quarter-section; b. subdivision that does not result in the creation of additional dwelling units (i.e. Boundary Adjustment or Environmental District); c. Council requires a developer to build, rebuild, dust control or surface a municipal road (* see definition below) and the cost of that work exceeds the road improvement fee; d. on Commercial, Recreational, Industrial, Direct Control Districts and on Site Specific applications, Council will determine the necessary access improvements and the appropriate cost of those improvements are to be borne by the Developer; e. on subdivisions/developments accessing directly onto Provincial Highways, Council will generally impose any conditions as set forth by the Province of Alberta. 		
<p>Miscellaneous Council will determine the appropriate fee to be charged upon the issuance of Development Permits and/or renewal of Development Permits.</p>		
<p>*Definition of a Municipal Road: Municipal Road means a road or street subject to the direction, control and management of the Municipality that is not a primary highway or a secondary highway and is not an internal subdivision road.(When a Municipal Road is a dead end road and cannot continue to be developed due to topography, it shall be treated as an internal road, applicable to set backs only)</p>		
<p>*Definition of an Internal Subdivision Road: An Internal Subdivision Road is a public roadway providing access to lots within a registered subdivision.</p>		

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Subdivision Fees		
Note: Staff is authorized to ask for a Certified Cheque, Cash, Visa, Interac or Money Order for Final Subdivision Fees, Public Reserve Monies, and Taxes. (We are unable to accept Visa for payment of taxes.)		
Standard Application		
- Initial Fee per new lot (Maximum lot fees of \$28,000.00)		\$ 650.00
- Filing fee to be included with initial fee	\$ 75.00	
- Final Fee per new lot (Maximum final lot fees of \$35,000.00)		\$ 800.00
Application for Boundary Adjustment		
- Initial Fee	\$ 75.00	\$ 650.00
- Final Approval Fee		\$ 800.00
Time Extensions to Subdivision		\$ 375.00
Subdivision & Development Appeal Board		
Subdivision Appeal Fee – to be collected at the time of Subdivision Application (to be applied towards final fee if not appealed)		\$ 500.00
Refunds & Adjournments		
If requested prior to circulation of Public Hearing (unless otherwise determined by Council)		50% of Original Fee
After Public Hearing has been advertised and circulated		No Refund
Adjournment Fee if held at previously appointed meeting		\$ 500.00
Adjournment Fee if separate meeting is required		\$1,300.00
Other Planning Sales		
Land Use Bylaw & Municipal Development Plan		\$ 55.00
Certificate of Land Use		\$ 30.00
Copies of Area Structure & Concept Plans		\$ 35.00
Certificate of Compliance		\$ 80.00
Engineering Review		
Gravel Road – (single access or road allowance development)		\$1,000.00
Paved Road – 5 to 14 lots		\$1,500.00
Paved Road –15 lots or more		\$2,900.00
Paved Road – more than 32 lots		\$4,000.00
Geotechnical		\$ 500.00
Stormwater Management Plan Review		\$ 1,000.00 per Plan
Other – percolation / water table		\$ 325.00
Water & Sewer Systems – as estimated by Municipal Engineer		Minimum Fee \$1,250.00
Additional inspection fee for approaches – *See note below*		\$ 250.00
Additional inspection fee for roads – *See note below*		\$ 500.00
*NOTE: Existing Planning fees cover a pre and post approach inspection only. Additional inspections will require payment of the above fee before they will be inspected.		
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Site Specific Amendment Fees		
Miscellaneous Site Specific Amendment	\$ 75.00	\$ 575.00
- Final Fee		\$ 575.00
Commercial Arena	\$ 75.00	\$ 575.00
- Final Fee		\$ 575.00
Limited Public Arena	\$ 75.00	\$ 450.00
- Final Fee		\$ 450.00
Private Arena	\$ 75.00	\$ 325.00
- Final Fee		\$ 325.00
Changing the "Use" of an Existing Arena	\$ 75.00	\$ 450.00
- Final Fee		\$ 450.00
Major Home Occupation	\$ 75.00	\$ 450.00
- Final Fee		\$ 450.00
Dugouts	\$ 75.00	\$ 325.00
- Final Fee		\$ 325.00
Removal of Soil (for resale)	\$ 75.00	\$ 450.00
- Final Fee		\$ 450.00
Removal of Soil (personal)	\$ 75.00	\$ 325.00
- Final Fee		\$ 325.00
Boarding of Horses	\$ 75.00	\$ 325.00
- Final Fee		\$ 325.00
Legal Non-conforming issues brought into conformance	\$ 75.00	50% of original initial fee
- Final Fee		50% of Original fee
<p>Note: All Site Specific Amendment Fees will be doubled when the applicant has proceeded with the development prior to applying for the necessary permits. When the applicant has applied for the Site Specific Amendment and Development Permit concurrently, and the Site Specific Amendment is refused, the Development Fees shall be returned to the applicant</p>		

2008 Planning Fees Schedule – Effective January 1, 2008

Note: If Development or Construction proceeds prior to obtaining the proper permits, the fee shall be doubled.	Filing Fee	Application Fee
Appeals		
Appeal Fee required for all Development Appeals when application is not within Development Officer's Discretion		\$ 575.00
Development Permits		
Dwellings & Accessory (Includes mobile homes)	\$ 75.00	\$ 200.00
Relaxation of Setbacks – within Development Officer's Discretion	\$ 75.00	\$ 200.00
Intensive Agriculture		
- Less than 2 animal units per 3 acres	\$ 75.00	\$ 350.00
- Up to 10 animal units per 3 acres	\$ 75.00	\$ 600.00
- Up to 20 animal units per 3 acres	\$ 75.00	\$1,200.00
- Up to 50 animal units per 3 acres	\$ 75.00	\$2,400.00
- Over 50 animal units per 3 acres	\$ 75.00	\$3,500.00
- Kennels / Personal – Maximum 8 – No Boarding	\$ 75.00	\$ 450.00
- Other Kennels	\$ 75.00	\$ 725.00
Arena		
- Personal Use Only	\$ 75.00	\$ 375.00
- Limited Public	\$ 75.00	\$ 675.00
- Limited Public with Commercial Component		\$1,000.00
- Commercial	\$ 75.00	\$1,900.00
Greenhouse, Tree Farm, Etc	\$ 75.00	\$ 525.00
Home Occupations	\$ 75.00	\$ 200.00
Dugouts	\$ 75.00	\$ 200.00
Soil Stripping (for sale or personal)	\$ 75.00	\$ 700.00
Commercial / Industrial / Recreation		
- Up to 1 million	\$ 75.00	\$ 725.00
- Up to 12 million	\$ 75.00	\$1,800.00
- Over 12 million	\$ 75.00	\$3,000.00
Natural Resources		
- Less than 2 acres	\$ 75.00	\$ 575.00
- 2 to 4 acres	\$ 75.00	\$1,400.00
- 4.01 to 12 acres	\$ 75.00	\$3,500.00
- More than 12 acres	\$ 75.00	\$6,500.00
Signs		
- Personal	\$ 75.00	\$ 200.00
- Commercial	\$ 75.00	\$ 525.00
Other	\$ 75.00	\$ 200.00
Special Events Per Event		
Up to 500 people	\$ 75.00	\$ 525.00
501 – 2,500 people	\$ 75.00	\$ 750.00
2,501 – 10,000 people	\$ 75.00	\$3,400.00
10,001 plus	\$ 75.00	\$6,800.00

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Note: If Development or Construction proceeds prior to obtaining the proper permits, the fee shall be doubled.	Filing Fee	Application Fee
Building Permits		
Main Floor and up per sq. ft	\$ 75.00	0.48
Walkout per sq. ft. & Bi-Level	\$ 75.00	0.24
Mobile Home per sq. ft	\$ 75.00	0.30
Commercial per sq. ft	\$ 75.00	0.37
Garage	\$ 75.00	0.27
Fireplaces		
- Masonry	\$ 75.00	\$ 135.00
- Freestanding	\$ 75.00	\$ 105.00
Minimum Fee	\$ 75.00	\$ 105.00
Electrical & Plumbing Permits		
Residential (Permits are valid for a 12-month period)	Safety Code Fee	
- Up to 1,200 sq. ft.	\$ 4.90	\$ 140.00
- 1,201 – 1,500 sq. ft.	\$ 6.65	\$ 190.00
- 1,501 – 2,500 sq. ft.	\$ 7.35	\$ 210.00
- Over 2,500 sq. ft.	\$ 9.27	\$ 265.00
* Apartment or Condominium - \$100.00 per unit (Permits are valid for a twelve month period)		
Gas Permits	\$ 4.20	\$ 120.00
Septic Permits	\$ 5.60	\$ 160.00

2008 FEE SCHEDULE "B" FOR OTHER THAN NEW RESIDENTIAL

Installation Cost	Permit Fee	Installation Cost	Permit Fee *
0-\$500.00	\$ 120.00	\$20,000.01-\$40,000.00	\$ 370.00
\$500.01-\$1000.00	\$ 160.00	\$40,000.01-\$80,000.00	\$ 580.00
\$1000.01-\$5,000.00	\$ 170.00	\$80,000.01-\$100,000.00	\$ 790.00
\$5,000.01-\$10,000.00	\$ 195.00	\$100,000.01-\$200,000.00	\$1050.00
\$10,000.01-\$20,000.00	\$ 265.00	\$200,000.01-\$400,000.00	\$1260.00
		\$400,000.01 plus	\$1630.00

NOTE: To determine the applicable permit fee for owner applicants, the labour cost is considered to be equal to the material cost for the installation.

* An additional 3.5% Safety Codes Fee is applicable to Permit Fees listed in Schedule B.

2008 Planning Fees Schedule – Effective January 1, 2008

	Safety Code Fee	Application Fee
COMMERCIAL/INDUSTRIAL PERMITS - GAS:		
Gas Installation		
- 100,000 BTU's or less	\$4.20	\$ 120.00
- 100,001 to 200,000 BTU's	\$4.80	\$ 137.00
- 200,001 – 400,000 BTU's	\$5.25	\$ 150.00
- 400,001 – 1,000,000 BTU's	\$6.65	\$ 190.00
- 1,000,001 – 2,000,000 BTU's	\$9.80	\$ 280.00
- Over 2,000,001 BTU's		\$ 280.00 + \$45.00/million total BTU's
Propane Tank Set (new or replacement)	\$4.00	\$ 60.00
Temporary Propane/Natural Gas Heating (includes tank set)	\$4.00	\$ 80.00
Gas/Propane Cylinder and Refill Centre	\$4.55	\$ 130.00
Replacement Commercial or Industrial Appliances per unit as follows:		
- 0 – 400,000 BTU input	\$4.00	\$ 45.00
- 400,001 – 5,000,000 BTU input	\$4.00	\$ 105.00
- Over 5,000,001 BTU input	\$11.02	\$ 315.00

COMMERCIAL/INDUSTRIAL PERMITS – ELECTRICAL

For Commercial/Industrial Permits – Use Schedule 'B' attached

Annual Permits		
- 100 kVA or less		\$ 150.00
- 101 to 2,500 kVA		\$ 150.00 + \$14.00/100 kVA
- 2,501 to 5,000 kVA		\$ 500.00 + \$12.00/100 kVA
- 5,001 to 10,000 kVA		\$ 750.00 + \$ 8.00/100 kVA
- 10,001 to 20,000 kVA		\$ 1100.00 + \$ 4.00/100 kVA
- Over 20,000 kVA		\$ 1500.00 + \$ 1.50/100 kVA

All calculations are based on connected load and per 100 kVA or fraction of 100 kVA over the minimum stated kVA

Building, Plumbing, Gas, Septic, and Electrical Notes and Conditions:

Note: Plan submissions may be required at the discretion of the Safety Codes Officer. Since these plans will be for information purposes only, there will not be a plan review fee charged and no plan review letter will be issued.

- 3.5% of the permit cost, or \$4, whichever is greater to a maximum of \$500.

* Inspections would be conditional to the following:

- the permit fee is based on a sufficient number of inspections to assess the acceptability of the installation as outlined in the Municipal District of Foothills Quality Management Plan.

- Return inspections required because of deficiencies may, in extreme situations, be charged for in addition to these initial fees at a rate of \$50.00 per inspection.

2008 FEE SCHEDULE "B" FOR OTHER THAN NEW RESIDENTIAL

Installation Cost	Permit Fee
0-\$500.00	\$ 120.00
\$500.01-\$1000.00	\$ 160.00
\$1000.01-\$5,000.00	\$ 170.00
\$5,000.01-\$10,000.00	\$ 195.00
\$10,000.01-\$20,000.00	\$ 265.00

Installation Cost	Permit Fee*
\$20,000.01-\$40,000.00	\$ 370.00
\$40,000.01-\$80,000.00	\$ 580.00
\$80,000.01-\$100,000.00	\$ 790.00
\$100,000.01-\$200,000.00	\$1050.00
\$200,000.01-\$400,000.00	\$1260.00
\$400,000.01 plus	\$1630.00

NOTE: To determine the applicable permit fee for owner applicants, the labour cost is considered to be equal to the material cost for the installation.