



Inventory of Costs of Development Permits for Redevelopment

Multi Residential, Mixed Use and Commercial Buildings

The below table reflects the general steps and costs associated with an application for redevelopment. It responds to requests from the development industry for greater clarity and transparency around the general process, required permits and associated fees and charges on development in the City of Calgary's developed areas.

For information on the planning process, visit The City of Calgary's [Planning and Development](#) or [Planning System](#) webpages. You may also contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311.

For general building and development permit information, visit the City's [Building and Development lists and forms \(CARLs\)](#) websites.

Other links:

[2017 Planning Applications Fee Schedule](#)

[2017 Land Use Amendment Fee Schedule](#)

[2017 Subdivision Fee Schedule](#)

[2017 Planning Documents & Records Fee Schedule](#)

This document broadly captures the application-related redevelopment costs for **multi-residential buildings** or **mixed residential and commercial** buildings in Calgary.

This list of costs is associated with development permits and is organized into the processing stages of a Development Permit, including:

1. Pre-Application Costs
2. Application Submission Costs
3. Review/Circulation/Detailed Team Review (DTR) Costs
4. Post Decision Costs
5. Prior to Release (PTR) Conditions Costs
6. Post Release Costs

The list may not be comprehensive. Updates will be made on an ongoing basis.

Disclaimer: *The information provided is information on fees typical for development, and may not be comprehensive. It may not be relied upon as an exact estimate of the fees that may be triggered on any specific development. Further, it has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The City of Calgary accepts no responsibility to persons relying solely on this information.*

To provide updates and feedback on this form, please contact marlena.rogowska@calgary.ca

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Pre-Application Costs

Item	Anticipated Cost	Comments
Outline Plan	0-10 Hectares (\$5,967) >10 (\$597/ha)	See the Complete Application Requirement List for details.
Comprehensive Developments (Subdivision)	Varies.	All Subdivision applications are required to be submitted electronically (via ePlans). See the Subdivision Application Requirements for details.
Reserve Parcels (Subdivision)	\$1,174	For more information see the Subdivision webpage for details.
Subdivision fee	\$3,538 (3 - 10 lots)	For more information see Subdivision Application Requirements for details. See 2017 Subdivision Fee Schedule .
Comfort Letter	\$53 + gst	Part of subdivision fees. See 2017 Subdivision Fee Schedule .
Disposition of reserve parcel	\$5,280 (includes base fee, advertising and CPC fees)	Only applies to reserve parcel developments mainly in greenfield areas. See 2017 Subdivision Fee Schedule . For more information visit Calgary's Planning System webpage, or contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311.
Land Appraisal Surcharge	\$6,680	Only triggered if: <ol style="list-style-type: none"> 1. Municipal Reserves are still owing on the site and the site is larger than 0.8 ha 2. Municipal Reserve will be provided as cash-in-lieu instead of land If both these conditions apply then the land value needs to be appraised in order to determine the amount owing as cash-in-lieu.
Off site levies estimate fee	\$160 + gst	Part of subdivision fees. See 2017 Subdivision Fee Schedule .
Explore Meeting Fee/ CPAG Pre App	\$631	Optional fee depending on applicant and complexity of application. For more information see the Explore webpage for details.
Land Appraisal surcharge	\$6,680	Part of subdivision fees. See 2017 Subdivision Fee Schedule .
Transportation Impact Assessments (TIA) - (or at review/DTR or PTR phase)	Varies.	TIAs requested when required by Land Use Bylaw or at the discretion of the approving authority. Requirement for transportation studies is typically determined during the Transportation Impact Assessment (TIA). The TIA Guidelines provide applicants, development and transportation consultants with the framework to prepare studies for The City of Calgary. The

		<p>guidelines provide direction regarding the process for preparing and submitting TIAs. These guidelines also outline the basic information that as a minimum should be contained in the study.</p> <p>For more information see Transportation Impact Assessment section of the Development Services webpage.</p>
Demolition Permit	Varies. \$1.52 per meter squared of building area (Minimum \$112; Maximum \$4,665)	<p>A Demolition Permit is required to demolish or move a building from a site and, if needed, must be acquired prior to applying for your new Building Permit.</p> <p>For more information see Demolition Permits.</p>
Development Design Guidelines	\$621	<p>Applies only to tract housing applications.</p> <p>Design suggestions that supplement the rules of the Land Use Bylaw. The most often used is Low Density Residential Housing Guidelines for Established Communities.</p>
Land Use Amendment Fee	\$4,987 base fee \$1,472 advertising fee \$653 Calgary Planning Commission fee.	<p>A change of land use designation, approved at a public hearing of City Council.</p> <p>For more information see Land Use Redesignation. For Land Use Redesignation Application Form.</p>
Land Use Amendment Fee (Direct Control Districts)	Varies.	<p>Only applies if Direct Control District is being applied for by applicant. The designation Direct Control (DC) is used for specific uses that are listed in Section 21(3) of the Land Use Bylaw, for developments that are so unique they are not listed, or for a proposed development that can't be regulated through any other district in the bylaw.</p>
Phase 1 Environmental Site Assessment	Varies.	<p>All Phase I Environmental Site Assessments (ESAs) undertaken for or submitted to The City of Calgary shall be completed in accordance with the Canadian Standards Association CSA Z768-01 Phase I Environmental Site Assessment (CSA Standard) (2001, R2012, as amended).</p> <p>For more information see Phase I Environmental Site Assessment Terms of Reference.</p> <p>Also see the Environmental Site Assessment (Phase I and II) Terms of Reference.</p>
Phase 2 Environmental Site Assessment	Varies.	<p>All Phase II Environmental Site Assessments (ESAs) undertaken for or submitted to The City of Calgary shall be completed in accordance with:</p> <ol style="list-style-type: none"> 1. Canadian Standards Association CSA Z769-00 Phase II Environmental Site Assessment (CSA Standard) (2000, R2013, as amended);

		<p>2. Alberta Tier 1 and Tier 2 Soil and Groundwater Remediation Guidelines (May 2014, as amended); and,</p> <p>3. Government of Alberta’s Phase 2 Environmental Site Assessment Checklist (Checklist) (May 2013, as amended).</p> <p>Unless otherwise agreed to, the Phase II ESA report shall contain the sections and content listed in the “List of Required Information for a Phase 2 ESA Report.</p> <p>For more information see Environmental Site Assessment (Phase I and II) Terms of Reference.</p>
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Development Permit - Application Submission Costs

Item	Anticipated Cost	Comments
ASP/ARP Amendments Fee	<p>\$3,270 - minor amendment</p> <p>\$5,960 – major amendment</p> <p>Does not include developer-funded ASP/ARP changes.</p>	<p>Collected only if a policy change is requested or required.</p> <p>Area Redevelopment Plans (ARPs) are medium to long-range community planning studies undertaken by the Local Area Planning & Implementation Business Unit at the direction of City Council.</p> <p>Area Structure Plans (ASPs) are more common in new developing communities. ASPs provide the basis for the more detailed levels of planning (land use redesignations, subdivisions, etc.). ASPs direct the future land use patterns, transportation and utility networks and sequence of development in new communities</p>
Development Permits	<p>Varies.</p> <p>\$1,110 for contextual buildings in a developed area.</p>	<p>If multiple fees apply, only one (highest) will be collected. Other conditions may apply. For more information see Development Permits.</p> <p>If a Development Permit application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration form is required.</p>
Calgary Planning Commission (CPC) Fee	\$653	<p>The Commission acts as the Approving Authority on all subdivision matters and as Development Authority on some development matters. CPC makes recommendations to Council on land use and planning items such as Area Structure Plans, land use designations, some Development Permits and street and lane closures. The commission responds to any planning-related requests from Council. For more information see Calgary Planning Commission.</p> <p>Applications that require review by the Calgary Planning</p>



		Commission are listed on the Calgary Planning Commission List .
Additions - Mixed Use Buildings	Varies. \$0.80/sq m of GFA (\$18, \$23), and \$245 DCP, and \$32 advertising fee.	An “addition” refers to construction resulting in an increase in area to any building.
Confirmation of Land Use (Zoning Letter)	\$77/parcel	A letter can be requested, if needed, to confirm the land use designation of a parcel.
Building Regulations Clearance Letter	Varies.	For questions about building, plumbing, electrical or HVAC code or construction methods, building safety and fire regulations, contact the Technical Assistance Centre . For all other inquiries (i.e. land use bylaw), call 403-268-5311
Complete Application Requirement List (CARL) full application (drawings, landscape plans, land titles, etc.)	Varies.	For more information, see the Building and Development lists and forms (CARLs) .
Cancellation of DP application	Not a charge – rather a refund.	Applicant initiated. If cancellation is requested within 7 days, 75% of the base fee is returned, plus any applicable DCP, CPC or advertising fee will also be refunded. For more information, contact Planning and Development .
Reactivation Fee	Varies. 50% of the applicable current base fee (max \$1,504).	The Land Use Bylaw provides that an application can be administratively cancelled where the application is inactive or non-responsive. The applicant and owner(s) will be notified of the inactive status of their application; the information required to reactivate the application; the applicable reactivation fee per the current fee schedule and the deadline for reactivation.

Review/ Circulate /DTR Costs

Item	Anticipated Cost	Comments
Application-Specific Studies and Conditions	Varies.	Studies may be requested by The City after reviewing an application. Requests could include shadow study, noise study, traffic study, parking and other studies as applicable to the area. For more information see Development Services .
Slope Stability Report	Varies.	Required when slopes on-site or in close proximity are 15% or greater, where a slope ratio exceeds 1:3 (33%) or as required by the Manager of Transportation.



		For more information see Slope Stability Management Policy and Framework .
Geotechnical Evaluation Report	Varies.	Provides technical information for Geotechnical evaluation, slope stability studies, and proposed pavement designs.
Geotechnical Design Report	Varies.	Report outlines design parameters based on site conditions.
Stormwater Management Report (SWMR)	Varies.	Required for parcels 2.0 hectares or larger as per the current Stormwater Management Design Manual .
Sanitary Servicing Study	Varies.	Triggered if development is in an area of 55 (or more) people per hectare. For outline plans, stormwater management reports, sanitary servicing studies, see the Development Approval Engineer contact map .
Sanitary Servicing Letter	Varies.	Applies to the Centre City area. Letter is requested to demonstrate pre and post development water flows.
Deep Fills Report	Varies.	Rare in infill development – more common in greenfield development. Required if there are proposed fills over 2 meters deep.
Biophysical Impact Assessment (BIA) report	Varies.	For more information see the Biophysical Impact Assessment Framework . BIA Framework is a set of tools available for proponents and Corporate Project Managers to outline potential project impacts and appropriate mitigating measures for: - Any approvals for land containing or abutting identified Environmentally Significant Areas (ESA); - Any channelization, utility crossing, within a natural environment park (NEP).
Evaluation against the Human Health and Ecological Risk Assessment (in proximity to landfills)	Varies.	Setbacks range from 300m from property to landfill to 450m from edge. This evaluation could be requested if a relaxation is being requested.
Hydrogeology Report	Varies.	This report looks at the integrity of a development that is on a slope. A report may be required at the discretion of a geotechnician or an engineer.
Required Fire Flow Calculation	No cost for calculation.	Calculation is required to determine whether there is enough capacity to accommodate the development. If capacity is inadequate, developer may need to upgrade.

Traffic Control Plan	Varies.	All work on City-owned right-of-ways requires authorization and, in certain situations, may require a permit(s). For information on required authorization and permits, contact Traffic Engineering by calling 311.
Pedestrian protocol	Varies.	For more information, see the Transportation Impact Assessment Guidelines and Calgary's Pedestrian Strategy, Step Forward – A Strategic Plan for Improving Walking in Calgary
Transit Service Statement	Varies.	<p>The goal of a Transit Service analysis is to identify the level of service and the growing needs for this service in the area surrounding the proposed development site.</p> <p>For more information, see the Transportation Impact Assessment Guidelines.</p>
Retaining Wall Design Disclosure Statement	Varies.	<p>A retaining wall is a structure constructed to withstand lateral pressure and to hold back earth, loose rock or similar materials.</p> <p>Only required in certain developments that require a retaining wall. Statement would be required to show that the wall is built to a safe specification.</p> <p>The scope of work being performed will dictate what permits are required. If a development permit is required, this must be applied for and approved prior to building permit and trade permit applications.</p> <p>Fences and retaining walls must be located on or within the property boundaries and follow the rules of the Land Use Bylaw.</p>
Tree Protection Plan	Varies.	<p>Typically, all trees and shrubs shown on the approved site plan to be retained shall be protected during all phases of construction. Any trees or shrubs which die must be replaced on a continuing basis with trees or shrubs of comparable species and size to the satisfaction of the Development Authority. Offences such as removing or pruning a tree without authorization or securing objects to a public tree can carry fines up to \$10,000. Failure to follow the approved Tree Protection Plan can result in a \$500 fine.</p> <p>See Tree Protection Bylaws for more details and a list of tree contractors.</p>
Detailed Landscape Construction drawings	Varies.	If a landscape area reduction, listed in Section 553 of the Land Use Bylaw , is being requested, clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.



National Energy Code (or at PTR or Post Release)	Varies.	The National Energy Code of Canada for Buildings (NECB) was developed by the National Research Council and Natural Resources Canada as part of the commitment to improving the energy efficiency of Canadian buildings and reducing greenhouse gas emissions. The NECB covers a wide range of building components and systems, including building envelope, electrical, and mechanical systems. For more information, see National Energy Code of Canada for Buildings .
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Post Decision Costs

Item	Anticipated Cost	Comments
Appeal fee	\$100	Only charged if an appeal is requested. Applicant initiated.
Addressing Changes	\$869 (single address) \$869 plus \$101 per address (multiple addresses)	Every parcel of land must have an address. •When a subdivision application is made, new addresses and street names may be required. Street names are recommended by the developer and negotiated with The City. Addressing & Data Services assign titled parcel, building, building suite, and entranceway addresses.

Prior to Release (PTR) Conditions Costs

Item	Anticipated Cost	Comments
Hillhurst/Sunnyside Community Amenity Fund (HSCAF)	Land value x Proposed amount of bonus gross useable floor area [metres squared] x 75% = Contribution	Replaces Hillhurst/Sunnyside Park Improvement Fund (HSPIF). For more information see POLICY AMENDMENT, HILLHURST/SUNNYSIDE (WARD 7), TRANSIT ORIENTED DEVELOPMENT AREA, BYLAW 19P2015, CPC2016-090 of Council Minutes April 2016 .
Site specific Density Bonusing arrangements within DC Bylaws	Varies.	For more information, see Direct Control Districts within the Land Use Bylaw . Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.
Beltline Community Investment Reserve Fund	Varies.	Area specific. It is a developer-financed fund is to create an incentive for developers to redevelop established communities, while providing public realm improvements. See Beltline Community Investment Fund for details. May be used to earn a density bonus. For more

		information, see the Land Use Bylaw .
Brentwood Community Program	Varies.	Area specific.
Centre City East Village River Residential District	Varies.	Area specific. For more information, see Division 7: Centre City East Village River Residential District (CC-ERR) of the Land Use Bylaw .
Chinook Station Area Plan - Density Bonusing System	Varies.	Area specific. For more information, see the Chinook Station Area Plan .
Centre City Implementation Fund	Varies.	Area specific. For more information, see the Centre City Guidebook .
Downtown Affordable Housing Fund	Varies.	For more information, see http://www.calgary.ca/CS/OLSH/Pages/Affordable-housing/Affordable-Housing.aspx
Inglewood ARP levy	\$1,300/door charge for transportation upgrades and rail crossing safety improvements	Area specific. For more information see the Inglewood Area Redevelopment Plan .
Development Agreements	Varies.	Large development areas normally undertaken by private Developers require a Master Development Agreement (MDA) to be entered into between The City and the Developer. A MDA is a legal contract between The City and the Developer and is used for all residential, industrial and commercial developments. It sets out the terms and conditions under which development of the lands are to take place within The City. For more information see Developer Agreements .
Amended Plans	Free to submit amended plans.	Depending on comments from DTR, an applicant may need to revise/amend application and re-submit.
Recirculation Fee	\$1,203	Required only if there is a substantial change to what was previously circulated.
Development Completion Permit	\$230/ phase (for phased developments, the DCP fee is collected for each phase of the development).	A Development Completion Permit shall be issued before the use is commenced or the development occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 for a site inspection for the Development Completion Permit .
Security Deposits	Varies.	Various securities may be collected to ensure completion/compliance during the approvals process. These may include, but are not limited to securities collected on development permit completion, streetlighting, surface upgrades, etc. Deposits may be

		<p>returned should all elements of the security be met.</p> <p>See below for more details and visit that security section of Development Completion Permits webpage.</p>
Development Completion Permit Security Deposit	150% of the costs of outstanding deficiencies; minimum of \$3000.	<p>In some circumstances, and at the discretion of the Development Authority, a security deposit may be accepted to allow the occupancy of a building or the commencement of use, prior to the development being completed. The amount of the security must be 150% of the costs of the outstanding deficiencies. The Development Authority will then issue the DCP. The minimum security is \$3000, up to several million dollars, and must be substantiated with written quotes for outstanding materials and labor.</p> <p>Once the development is complete, the site will be inspected once again and the security funds will be returned if the site complies with the Development Permit requirements. In the event the development is not completed, The City could utilize the security funds held to complete the outstanding work on the site, thereby bringing it into compliance. See security section of Development Completion Permits webpage.</p>
Streetlight Improvements/Upgrades or Surface Improvements	Varies.	<p>All roadway lighting system designs in Calgary are based on IESNA (Illuminating Engineering Society of North America) guidelines for roadway lighting. These guidelines establish appropriate lighting levels, visibility levels and uniformity of lighting levels for a given class and operational characteristics of a roadway (e.g., traffic volume, speed and potential for pedestrian conflicts). For more detailed information, refer to the IESNA website.</p> <p>Surface improvements may also be required. See Calgary's Planning System webpage, or contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311 for details.</p>
Indemnification Agreements	<p>Application fee: \$1,601 + gst.</p> <p>Costs vary for project related securities.</p>	<p>Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way for the purposes of surface improvements. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.</p> <p>An indemnification agreement authorizes a contractor working on behalf of a homeowner to excavate, break or reconstruct all or any portion of a street, and:</p> <ul style="list-style-type: none"> Protects The City from potential lawsuits that could arise from construction on City property.



		<ul style="list-style-type: none"> Ensures that construction on City property complies with City standards. Requires the person or company who enters into the agreement to maintain the construction for two years. <p>See Indemnification Agreements for details.</p>
Stormwater Redevelopment Fee	Varies.	<p>If parcel <700m² may submit payment for the stormwater redevelopment fee (\$84/m frontage) submitted at the DSSP stage, or other options such as design drywell.</p> <p>If parcel >700m², then may need to pay percolation tests and submit storm redevelopment levy of \$84/m frontage at DSSP stage, or provide documentation that that extension is complete and fee would be waived. Another condition says it's due at service connection stage.</p>
Erosion and Sediment Control (ESC) Report and Drawings	Varies.	<p>Developments between 0.4 and 2 hectares require a report.</p> <p>Erosion and Sediment Control (ESC) report and drawings are to be submitted to Urban Development, for review and acceptance by Water Resources. If the overall site size is less than 2 hectares (5 acres), only a set of drawings may be required for review. Ensure, in advance, you contact the Erosion Control Coordinator, Water Resources (403-268-2655) to discuss report and drawing requirements for sites less than 2 hectares in overall size. For more information see Erosion and Sediment Control Report and Drawings: Submission Requirements.</p>
Access / Mutual Access / Pathways Access / Easement Agreement	Varies.	<p>Required if pathway is proposed on private land. Easements would be needed and the applicant would need to register that easement on their land title.</p> <p>For more information, see Parks and Pathways Bylaw.</p>
Building facades / design	Varies.	<p>See Calgary's Planning System webpage, or contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311 for details.</p>
Pavement Degradation Fee	<p>Pavement Degradation Fee = (% Serviceability Loss X Reconstruction Cost) + (Additional Maintenance Cost)</p> <p>Fee = ((W+2)x(L+2))x(rate for road class</p>	<p>All utility cuts reduce the life of a road and require more maintenance costs. The pavement degradation fee is meant to cover the additional costs incurred due to utility cuts in the road. This fee will apply to all cuts into an asphalt road. An extensive independent engineering study was conducted and the results showed that all cuts reduce the life of a road by 22 per cent which result in additional costs to The City to repair and maintain the road. The consultant used a standard method that has been used by other cities to calculate the permit degradation fee for the City Of Calgary. For more</p>



	Arterial \$49, Collector \$44, Local \$40)	information see Pavement Degradation Fee of Excavation Permit .
Surface Restoration Fee	\$49/m ²	The surface restoration fee is different from the degradation fee and applies to roads with a VCI (visual condition index) of seven or more as these roads are considered to be in good condition. Please see the map to determine which roads have a VCI of 7 or more. The fee is \$49/m ² however a Roads paving technician must evaluate the area that must be milled and paved to restore the driving surface back to the high quality it was prior to the cut. There is a minimum width and length to accommodate the milling and paver equipment, as well as the location of the cut can affect the area required to restore the surface of the roadway. See Surface Restoration Fee of of Excavation Permit .
Building Code changes/interpretations	Varies.	For more information, see Building Regulation advisories and bulletins
Traffic Signals	Varies.	See Calgary's Planning System webpage, or contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311 for details.
Bus shelter / Transit Patron Waiting Amenity / Bus Apron and related signage	Varies.	Transit Planner provides cost estimate. Contact Planning Support Centre (403) 268-5311 for information.
Relocation of existing bus zone shelter and/or apron	Varies.	Transit planner provides estimates of the cost. Contact Planning Support Centre (403) 268-5311 for information.
Survey control stations/markers	Varies.	The Traffic Division manager is the final authority on temporary traffic control standards and sets the extent of traffic disruption allowed on all City-owned ROW. As such, the Traffic Division (311) must be notified before commencing work on, or adjacent to, all City-owned ROW.
Public Tree(s) Compensation	Varies. Arborist can be retained to provide an appraisal.	Complete Public Tree Disclosure Statement . If trees are existing on public lands adjacent to the site, you must identify the species. For assistance in identifying the species of a tree, call 3-1-1 for information. You must also provide: - diameter of each tree, measured at a height of 1.4 metres above the ground - estimated mature height of each tree (e.g., less than 3 metres, 3-6 metres, 6-9 metres, etc) - location of the centre point of the trunk of each tree - outline of the "drip line" of each tree (i.e., the outline of the outer reach of the branches of the tree)



		If Public Trees are identified, one additional Site Plan is required.
Fire Flow Test	Varies.	<p>If you require information about the volume or pressure of a City of Calgary fire hydrant, you can either request a fire hydrant flow test or request results from a previous test. We can provide information from our previous tests for free.</p> <p>If you require a new test, we can conduct one on your behalf for a fee.</p> <p>Tests are conducted between May and October, weather permitting. To request a fire hydrant flow test or results from a previous test, please complete the online service request below or please contact 311.</p> <p>For more information see Fire Hydrant Flow Test for details.</p>
Development Charges Conditions	Varies.	See Calgary's Planning System webpage, or contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311 for details.
Stripping and Grading (Letter of Credit)	Varies.	<p>Letter of credit is requested to ensure the site is stabilized. Applicant would require an insurance certificate outlining coverage.</p> <p>Up to \$150K may be collected and used in instances where sites are left unstable. The City would put the money toward stabilizing the site and/or seeding the soil.</p>
Parcel Consolidation Fees	Varies. Charged by the Province.	Only charged when an applicant owns multiple parcels and wants to build a structure that would cross over the parcels. In such instances, the applicant would need to consolidate the land parcels to accommodate the desired build.
Covenants	Varies.	<p>A provision limiting certain uses on a property. Examples include perpetual maintenance, retaining wall, geotechnical or over land drainage covenants.</p> <p>Contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311 for details.</p>
Flood protection changes	Varies.	<p>See Calgary's Planning System webpage, or contact CPAG@calgary.ca or the Planning Support Centre (403) 268-5311 for details.</p> <p>See the City's Flood Readiness programs for more information.</p>
Development Site Servicing Plan Fees	Varies.	For more information, see Bylaw 33M2005

Post Release Costs

Item	Anticipated Cost	Comments
Off-Site Levy Bylaw	Varies.	<p>The new offsite levy bylaw approved by Council was implemented on February 1, 2016. As part of the bylaw a water and wastewater treatment levy was introduced for the established area of the city. To mitigate the impact of this new levy The City and Industry negotiated a phased implantation. 2016 saw 33% of the ultimate fee charged, January 1, 2017 it will increase to 67% and will be fully implanted on January 1, 2018.</p> <p>See 2017 Off-site Levy Calculation</p>
Building Permit	\$11.11 per \$1000 of construction value.	<p>Permit fee is based on construction value.</p> <p>See Building Permit Fee Calculator for:</p> <ul style="list-style-type: none"> • Alterations • Commercial • Demolition • Multi-Family/High Rise • Multi-Family/Low Rise • Trade Permit Fee Estimator and see 2017 Building & Trade Permit Fee Schedule <p>Trade permits are separate and applied for by each individual trade and not by the general contractor.</p>
Drainage Permit	Varies.	For more information, see Drainage Bylaw
Temporary No Parking Permit	Varies.	For more information, see Temporary No Parking Permit
Street Permits	Varies.	A street use permit is required to use any City road right-of-way and is issued to reserve street space for construction, moving, or filming. This encompasses the use of a street, a sidewalk, an alley, a walkway, a back lane, a boulevard, or traffic control set-up. For more information see Street Use Permit .
Road Permits	Varies.	<p>Apply online The following permit types require an online application.</p> <ul style="list-style-type: none"> • Street use • Temporary no parking • Excavation • Banners over roadways • Block Parties • Bleachers • Hoarding • New community directional signs • Newspaper boxes



		<ul style="list-style-type: none"> • Over dimensional vehicle <p>The following permit types require a visit to the Traffic Permits Counter.</p> <ul style="list-style-type: none"> • Overweight vehicles on bridges, roadways, load bans • Special parking • Community association signs (temporary signage) • Heliport use and low-level flights
Lot Grading Permit	<p>\$1,205 - includes base and ad fee. + Lot Grading Permit – multi-family housing development consisting of 10 or more units, up to and including three storeys - \$100 + \$10 per ground floor unit.</p> <p>Lot Grading Permit – apartment building (greater than three storeys), commercial and industrial development - \$80 per hectare (minimum \$80) + Non-refundable application fee for Filing Extension - \$100</p>	<p>See Lot Grading Bylaw. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.</p> <p>The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.</p>
Deep City Services	Varies.	For information see Installing Water and Sewer Connections .
Shoring Excavation Indemnification	Varies.	Charges for unlikely circumstance that City has to backfill an excavation.
Service Connection Fees	Varies.	For more information, see Water bylaws and construction specifications
Condominium application	\$40/unit	For more information, see Condominium Certificate and Application
Strata Subdivision	Varies.	Refers to subdivision of a parcel into titled volumetric units of space pursuant to the Land Titles Act.



		For more information, see Strata Space Plan Subdivision Guide Variance Application Requirements
Surface or subterranean damage to public parks	Varies.	Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer’s expense, to the satisfaction of the Director, Parks.
Revised Plans	50% of the base Development Permit Fee.	May require a new Development Permit depending on the scope of the revisions. See Revised Plan (for minor plan revisions after release of Development Permit) and Guidelines for the Acceptance of Revised Plan Applications
Extension of Commencement	Varies.	See Development Permit Administrative Extension of Commencement

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