

2024 User Fee and Rate Adjustments

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Introduction

A user fee is a fee for service charged directly to those using the service. User fees offset the cost of a service that otherwise would be funded through general taxation. All proposed user fees are set in accordance with the *User Fees and Subsidies Policy* (CFO010), which considers the full costs of providing the good or service, market demand and the extent of public versus individual benefit derived.

The annual adjustments process allows for changes and updates to fees and rates. The Council approval process for user fees involves the following steps:

STEP 1: Council approval of target long-term tax support rates (*completed 2018 May*)

This is the percentage of each service's full costs that are expected to be recovered through user fees. The long-term tax support rates approved by Council in report C2018-0586 on 2018 May 16 were used for setting user fees and rates for 2023-2026.

STEP 2: Council approval of detailed fees for 2023-2026 (*completed 2022 November*)

Council approved the specific rates and fees for each service for their four-year services plans and budgets, either through a bylaw or a resolution of Council.

STEP 3: Council approval of adjustments to fees for 2024-2026 – THIS ATTACHMENT

Where fees are proposed to change from those approved in the 2023-2026 Service Plans and Budgets, they are reflected in this attachment. This includes both:

- adjustments to user fees that will be approved by resolution; and
- the bylaws to be approved to adjust the remaining rates and fees.

A comprehensive review of the *User Fees and Subsidies Policy* is currently underway, and a new policy will be presented for Council approval in early 2024. It is anticipated that the new policy will begin to be implemented through the Mid-Cycle Adjustments in 2024 November.

Summary

Most user fees are not changing. Table 1 shows fees increasing from the approved 2023-2026 plan. Table 2 summarizes fees decreasing from the approved 2023-2026 plan. Table 3 summarizes new fees and fee structures. Table 4 summarizes user fee adjustments resulting from proposed new investments. Table 5 outlines clerical updates to Council-approved fee schedules that do not change any approved fees. Table 6 is presented for information, and summarizes planned fee changes for 2024 that do not require Council approval through this process.

Table 1: Fees increasing from approved 2023-2026 plan

Service	Reason for Adjustment	Fee Adjustment for 2024-2026
<p>Streets:</p> <p>Excavation Application Fee</p>	<p>An increased application fee will help recover the cost of increasing staffing levels to ensure roadway infrastructure is maintained for our growing, dynamic city. These positions contribute largely to administering and managing the excavation application process and site inspections resulting from paving and concrete operations.</p> <p>The application fee also covers degradation and shortened life span of infrastructure due to excavation activities. With the plan to maintain excavation application staffing levels in 2025 and 2026, the average annual increase of the fee is 10% from 2024 to 2026.</p>	<p>2024: From \$63.51 to \$75</p> <p>2025: From \$68.59 to \$75</p> <p>2026: From \$74.08 to \$75</p>
<p>Fire Inspection and Enforcement:</p> <p>Short Term Rental - Fire Code Inspections</p>	<p>Fees for 2024-2026 Fire Code Inspections of Tier 2 Short Term Rentals were not included in the 2023-2026 approvals.</p> <p>In June 2023, Council approved bylaw 29M2023 as part of “Improving Short Term Rental Community Impact and Safety” (EC2023-0354). This added the requirement of a Fire Inspection for Tier 1 Short Term Rentals as of 2024 January 01.</p> <p>This adjustment sets the Fire Code Inspection fees for Tier 1 and Tier 2 Short Term Rentals in line with the inspection fees for other business licences.</p>	<p>For Short Term Rentals (both Tier 1 and Tier 2) the Fire Code Inspection fee associated with a new or renewal business licence will be:</p> <p>2024 - \$110</p> <p>2025 - \$114</p> <p>2026 - \$117</p>
<p>Public Transit:</p> <p>Transit fares</p>	<p>One-time funding for the Weekend Group Day Pass is available until December 31, 2023. Data from summer/fall 2023 will be evaluated to determine whether this Pass will be offered in the future.</p>	<p>Fare for the Weekend Group Day Pass was not previously approved for 2024, and is now proposed at \$16.</p>

Table 2: Fees decreasing from approved 2023-2026 plan

Service	Reason for Adjustment	Fee Adjustment for 2024-2026
<p>Business Licensing:</p> <p>Outdoor Patio Fee</p>	<p>In 2020 May, Council decided to waive outdoor café fees to support businesses dealing with pandemic-related public safety measures. This fee waiver has remained in effect since its implementation.</p>	<p>Business License fee for outdoor patio. Fee waiver is for 2024 (only).</p>
<p>Development Approvals:</p> <p>Outdoor Café Fee</p>	<p>Business Licensing and Development Approvals propose to continue to waive outdoor café fees until 2024 December 31. The continuation of the fee waiver supports the economic recovery of local businesses through a multitude of advantages:</p> <ul style="list-style-type: none"> • Cost reduction • Expansion of seating capacity • Attracting additional customers • Social distancing • Improved customer experience <p>The City also benefits from the waiver through potential new investments in outdoor spaces and the creation of public goodwill, solidifying The City's strong support for the restaurant business community.</p>	<p>Outdoor Café fee waiver for 2024 (only).</p>
<p>Building Safety:</p> <p>Planning documents and records fees</p>	<p>A simplified fee schedule for planning documents and records reflects a move towards having services available for the public online at no cost.</p> <p>The customer experience will be greatly enhanced as the information is available instantly.</p> <p>Reduction of staff time will also occur, as staff will not need to produce these reports.</p> <p>The fee schedule simplification is being proposed for the <i>2024 Planning Documents and Records Fee Schedule</i> going forward in perpetuity as Planning and Development continue to shift to a new and improved digitized reporting environment.</p>	<p>As a result of making more property information and reports available online at no charge, the <i>Planning Documents and Records Fee Schedule</i> removes four subscription list fees, two property research fees, four copying fees, and four policy report printing fees going forward in perpetuity.</p>

<p><i>Building Safety:</i></p> <p>Removal of re-inspection fee</p>	<p>The original intention behind the reinspection fee was to influence contractor performance by reducing the number of failed inspections. The removal of the fee results in a loss of revenue, but the benefits in the staff time freed by ending the labour-intensive collection process is well worth it.</p>	<p>The removal of re-inspection fees is effective January 1, 2024 on the <i>2024 Building and Trade Permit Fee Schedule</i> going forward in perpetuity.</p>
<p><i>Parking:</i></p> <p>Reduction of Residential Parking Permit Program fees</p>	<p>Policy changes and program updates have reduced the size and cost of the residential parking permit program over the past year. With these savings a lower level of fee support is required to provide this service to customers.</p>	<p>Reduction in fees for residential parking permits (residential permits, visitor permits and select permits) of approximately 40% based on type and location of permit.</p>
<p><i>Parking:</i></p> <p>Reduction of Residential Parking Permit Program fees</p>	<p>Purchases of this product have been lower than anticipated, as changes to the residential parking permit program were delayed. This combined with lower priced competing services (residential permits and off-street parking) supports a fee reduction.</p>	<p>Reduction in fees for market parking permits of approximately 30% based on location of permit. A reduction has also been applied to Fair Entry products.</p>

Table 3: New fees and fee structures

Service	Reason for Adjustment	Fee Adjustment for 2023-2026
<p>Development Approvals:</p> <p>Standard Growth Application Fee and Growth Application Resubmission Fee</p>	<p>On October 17, 2023 Council approved a new fee on the Land Use Amendment Fee Schedule for standard growth applications and growth application resubmissions as a part of its consideration of Citywide Growth Strategy: Growth Applications Fee Adjustment IP2023-0924.</p> <p>This new fee is in line with the Development Application Review Team model and will allow for greater opportunity to collaborate from the pre-application process to the finalization of Administration’s recommendations for the Infrastructure Planning Committee and Council.</p>	<p>New fee has been in effect since 2023 August 1 in the <i>Land Use Amendment Fee Schedule</i>.</p> <p>Standard Growth Application Fee \$3,264 + \$1,836/hectare to a maximum of \$32,640.</p> <p>Growth Application Resubmission fee \$864 + \$486/hectare to a maximum of \$8,640.</p>
<p>Building Safety:</p> <p>Addition of Interior Demolition Fee</p>	<p>To enable interior demolition partial permits on commercial and multi-family alterations, a new fee is being included. The addition of the new fee is based on \$10.14/\$1000 of construction value, which is the same as commercial and multi-family alterations. The fee change would allow partial permits to be charged by construction value rather than overall building area.</p>	<p>The fee addition for interior demolition fees is effective January 1, 2024 on the <i>2024 Building and Trade Permit Fee Schedule</i> going forward in perpetuity.</p>

Table 4: User fee adjustments resulting from proposed new investments

Service	Reason for Adjustment	Fee Adjustment for 2024-2026
Public Transit: Transit fares	If Council approves investment option #24 in Attachment 6, this would permanently fund free transit for children 12 and under by providing \$3M in base operating budget to the Public Transit service.	Removal of the previously-approved fares for children 6-12 from the approved user fees.
Public Transit: Transit fares	If Council approves investment option #18 in Attachment 6, this would extend the one-time funding approved for 2023 into the base operating budget and permanently fund the revenue gap to keep 2024 fares below the planned increase. This eliminates the two-step increase that otherwise would have occurred.	2024 fares increase 3% from 2023 but decrease from the originally-approved 2024 fares. 2025 and 2026 fares are also lower than previously approved.

Table 5: Clerical updates that do not change any approved fees

Service	Reason for Adjustment	Fee Adjustment for 2024-2026
Development Approvals: Outline Plan note addition	A note update under the base fee for Outline Plans was required on the Subdivision Fee Schedule. The note states ‘total area (round total up to the next whole hectare).’ This note change is being proposed for the 2024 Subdivision Fee Schedule going forward in perpetuity. This rounding has been custom and practice for years and the new note makes this transparent to customers.	No changes to fees, but addition of a note under Outline Plan on the <i>2024 Subdivision Fee Schedule</i> going forward in perpetuity.

Table 6: Fee changes for information, not requiring approval

Service	Reason for Adjustment	Fee Adjustment for 2024-2026
<p>Recreation Opportunities:</p> <p>Golf admission</p>	<p>Golf green fee rate adjustments support achieving 100% cost recovery resulting in zero tax support.</p> <p>Adjustments to Golf green fees consider inflationary pressures, demand and market rates at comparable golf courses.</p> <p>Projected incremental revenue: \$70,000</p> <p>Golf also supports subsidized golf opportunities for families, youth and economically challenged individuals through special rate initiatives including Recreation’s Fee Assistance program.</p> <p><i>GST is included in all green fee prices</i></p>	<p>2024 green fee rates increase on average by 1 per cent or less than \$1.00 increase per rate on average.</p> <p>Specific fee adjustments vary by location and rate category ranging from 1% – 4% (i.e., \$0.25 - \$2.00).</p> <p>13 of 40 core rates were increased for 2024. Leaving 70% of 2024 rates unchanged from 2023.</p>
<p>City Cemeteries</p>	<p>Prices increased to respond to market conditions and inflation. Most products and services have been adjusted by an additional three per cent.</p> <p>Select products and services received a five per cent increase as a market and comparable service adjustment, ensuring reasonable cost for service delivery.</p> <p>Maximum and minimum price ranges have been adjusted as a result of availability of specific products, inflationary influences and market adjustment.</p>	<p>Most products and services increasing by three per cent for 2024, with select products and services increasing by five per cent.</p>
<p>Public Transit:</p> <p>Transit Fares</p>	<p>The Airport Boarding Pass was discontinued through the Transit Fare Innovations report (IP2023-0369) on 2023 June 06 and replaced with regular fares.</p>	<p>Removal of the Airport Boarding Pass from the approved fares.</p>

	<p>The current U Pass agreement has been extended to the end of the 2023-2024 school year (i.e., until summer 2024). This extension aligns with Council direction to freeze transit fares in 2023 and provides additional time to review and analyze input received from postsecondary institutions that will help to inform the future of the U Pass program.</p>	<p>U Pass fees decreased \$5 from previously planned fares for 2024.</p>
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Proposed Fee Schedules and Bylaws

Fee Adjustments by Resolution

Attachment #	Page #	Service
6A	12	Development Approvals
6B	37	Fire Inspection and Enforcement
6C	38	Parking
6D	39	Public Transit
6E	41	Streets

Fee Adjustments by Bylaw

Attachment #	Page #	Service
6F	42	Business Licensing

Fee Adjustments for Information

Attachment #	Page #	Service
6G	45	City Cemeteries
6H	47	Recreation Opportunities



Development Approvals

See the following revised fee schedules beginning on the subsequent page:

2024 Planning Applications Fee Schedule (2 pages)

2025 Planning Applications Fee Schedule (2 pages)

2026 Planning Applications Fee Schedule (2 pages)

2024 Land Use Amendment Fee Schedule (2 pages)

2025 Land Use Amendment Fee Schedule (2 pages)

2026 Land Use Amendment Fee Schedule (2 pages)

2024 Building & Trade Permit Fee Schedule (2 pages)

2025 Building & Trade Permit Fee Schedule (2 pages)

2026 Building & Trade Permit Fee Schedule (2 pages)

2024 Planning Documents and Records Fee Schedule (1 page)

2025 Planning Documents and Records Fee Schedule (1 page)

2026 Planning Documents and Records Fee Schedule (1 page)

2024 Subdivision Fee Schedule (1 page)

2025 Subdivision Fee Schedule (1 page)

2026 Subdivision Fee Schedule (1 page)

2024 Planning Applications Fee Schedule

R2024-02

Estimate your application fee using the [Planning Applications Fee Calculator](#)

Development Permits

<i>Residential</i>		<i>Base Fee</i>	<i>Grades Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>
Additions	to Manufactured Home - 10 m ² and under	\$182	--	--	--	--	\$182
	to Manufactured Home - over 10 m ²	\$295	--	\$155	--	--	\$450
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m ² and under	\$365	--	--	\$30	--	\$395
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10 m ²	\$590	\$472	\$155	\$30	--	\$1,247
New	Secondary Suite / Backyard Suite ¹¹	\$0	--	\$0	\$0	--	\$0
	Contextual dwellings in the Developed Area ²	\$373	\$472	\$233	--	--	\$1,078
	Development Design Guidelines (tract housing)	\$590	--	--	\$30	--	\$620
	Home Occupation - Class 2	\$427	--	--	\$30	--	\$457
	Manufactured Home	\$562	--	\$233	--	--	\$795
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations ³	\$795 + \$47/ unit	--	\$233	\$30	--	varies
	Multi-residential development, townhouses, rowhouses - permitted use ³	\$795 + \$47/ unit	--	\$233	--	--	varies
	Single Detached, Semi-detached & Duplex Dwellings in the Developed Area ²	\$1,124	\$472	\$233	\$30	--	\$1,859
Relaxations	Proposed structures that do not meet all rules of Land Use Bylaw 1P2007	\$365	--	\$155	\$30	--	\$550
	Existing structures that do not meet all rules of Land Use Bylaw 1P2007 ¹⁰	\$159	--	--	\$30	--	\$189
Renovations	Multi-residential development, townhouses, rowhouses - permitted use	\$656	--	\$155	--	--	\$811
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations	\$656	--	\$155	\$30	--	\$841
<i>Commercial / Industrial / Mixed Use</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
Additions / New ³	Commercial buildings	\$0.76/ sq. m. of GFA (\$1,732 min.)	--	\$233	\$30	--	varies
	Mixed use buildings	\$0.76/ sq. m. of commercial GFA (\$1,732 min.) + \$795 + \$47 per dwelling unit	--	\$233	\$30	--	varies
	Mezzanine / interior second floor addition - permitted use (no relaxations)	\$590	\$155	--	--	--	\$745
	Mezzanine / interior second floor addition - discretionary use or relaxations	\$590	\$155	\$30	--	--	\$775
Change of Use	Permitted use (no relaxations, no changes to site plan)	\$190	--	--	--	--	\$190
	Discretionary use or relaxations required (no changes to site plan) ³	\$594	--	\$30	--	--	\$624
General	Excavating, stripping & grading	\$1,114	--	\$30	--	--	\$1,144
	Outdoor cafes ¹²	\$0	\$0	\$0	--	--	\$0
	Retaining walls (commercial/industrial sites and sites that span multiple parcels)	\$931	\$155	\$30	--	--	\$1,116
	Special function / event	\$361	\$233	\$30	--	--	\$624
	Surface parking lots	\$1,114	\$233	\$30	--	--	\$1,377
	Temporary structures (including portable classrooms)	\$931	--	\$30	--	--	\$961
Renovations ³	Change(s) to site plan (i.e. landscaping, parking, access)	\$1,552	\$155	\$30	--	--	\$1,737
	Exterior renovations	\$590	\$155	\$30	--	--	\$775
Signs	Permitted use (no relaxations)	\$95	--	--	--	--	\$95
	Discretionary use or relaxations required	\$636	\$155	\$30	--	--	\$821
<i>Additional Fees</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
Calgary Planning Commission (CPC) fee ³		\$620	--	--	--	--	\$620
Planning approval for Business Licence applications		\$41	--	--	--	--	\$41
Revised Plans application		50% of the applicable current base fee (\$776 max.)	--	--	--	--	varies
Reactivation fee		50% of the applicable current base fee (\$1,429 max.)	--	--	--	--	varies
Recirculation fee		\$1,143	--	--	--	--	\$1,143
Secondary Suite Registry fee ¹¹		\$0	--	--	--	--	\$0



2024 Planning Applications Fee Schedule

Other Applications		Base Fee	GST	Total Fee
Antennas	Type A - new cell tower or height increase of more than 25% to existing tower	\$3,103	--	\$3,103
	Type B - roof top or pole mount	\$776	--	\$776
	Type C - co-located or temporary up to 3 months	\$118	--	\$118
	Type D - small cell antenna	\$118	--	\$118
	Amateur radio towers	\$295	--	\$295
Certificates of Compliance ¹⁰	Residential - single, semi-detached, duplex	\$189 per parcel	--	varies
	Multi-residential, commercial, industrial - (14 day review)	\$281 per parcel	--	varies
	Multi-residential, commercial, industrial - (7 day review)	\$432 per parcel	--	varies
General	Condominium application	\$40 per unit	--	varies
	Confirmation of land use (zoning letter)	\$73 per parcel	--	varies
	Pre-application	\$0	--	\$0
	Development agreement status letter	\$466	--	\$466
	Home Occupation - Class 1	\$0	--	\$0
Licence of Occupation	Commercial use of public easement space	\$10.54 per sq. ft.	0\$.52 per sq. ft.	varies
Pushcarts	Non-food (per cart, per year)	\$520	--	\$520
	Food (per cart, per year)	\$776	--	\$776

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: • within seven calendar days of the application date: 75% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after the initial seven days, and prior to a decision being rendered: 25% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after a decision has been rendered: no refund of the fees paid • for revised plans: fees may be transferred to a new DP if the revised plan was applied for in error or cancelled before the review began.

Note 2: Building Grade fee: for new Single, Semi-detached, and Duplex Dwellings, the Building Grade fee is due at the time of Development Permit application, unless previously paid. This fee may also be charged on Additions to Single, Semi-detached, and Duplex Dwellings in the Developed Area - over 10 m², dependent on the scope of the application. The Building Grades fee for multi-residential, commercial and industrial developments is due at the time of Development Site Servicing Plan (DSSP) application. The Building Grade fee is set by Utility Site Servicing Bylaw 33M2005 and is listed on this schedule for convenience only.

Note 3: Calgary Planning Commission: the Calgary Planning Commission (CPC) fee may apply to this application if it listed on the Calgary Planning Commission List. Some examples of when the CPC fee may be required include:

- Developments which require the use of bonus provisions
- Shopping centres over 7000m²
- Direct Control sites where specific Council guidelines require CPC approval
- Proposed Place(s) of Worship - Large
- Addiction Treatment and Custodial Care developments with more than ten residents
- Prominent sites in entranceways or gateways, as defined in the MDP
- Developments which, in the opinion of the Development Officer, should be reviewed by CPC

The examples above are provided on this schedule for convenience only. For the official complete listing, please see the [Calgary Planning Commission List](#)

Note 4: Condominium applications: the Condominium application fee is set by the Condominium Property Regulation and is listed on this schedule for convenience only.

Note 5: Development Completion Permits (DCP): the City is able to charge for any additional DCP inspections required as a result of project phasing or the need for re-inspection. The current DCP fee will be charged.

Note 6: Resubmitted applications: where identical applications are submitted at any time up to 30 days prior to expiry of the previous development permit, 50% of the applicable current base fee will be charged.

Note 7: Additions to a Multi-residential development, townhouses and rowhouses: is a development which is producing new Gross Floor Area (GFA).

Note 8: Renovations to a Multi-residential development, townhouses and rowhouses: is a development which is NOT producing new Gross Floor Area (GFA), such as changes to the plan, exterior renovations, enclosing existing balconies, adding awnings, adding a roof-top mechanical enclosure, et cetera.

Note 9: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 10: Customers will only be charged one fee for applications requiring both a relaxation on a residential existing structure and a certificate of compliance on single-detached, semi-detached, and duplex dwellings. You will not be charged both fees.

Note 11: Secondary Suites fees waived until December 31, 2026.

Note 12: Outdoor Cafes fees waived until December 31, 2024.



2025 Planning Applications Fee Schedule

R2025-02

Estimate your application fee using the [Planning Applications Fee Calculator](#)

Development Permits

<i>Residential</i>		<i>Base Fee</i>	<i>Grades Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>
Additions	to Manufactured Home - 10 m ² and under	\$182	--	--	--	--	\$182
	to Manufactured Home - over 10 m ²	\$295	--	\$155	--	--	\$450
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m ² and under	\$365	--	--	\$30	--	\$395
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10m ²	\$590	\$472	\$155	\$30	--	\$1,247
New	Secondary Suite / Backyard Suite ¹¹	\$0	--	\$0	\$0	--	\$0
	Contextual dwellings in the Developed Area ²	\$373	\$472	\$233	--	--	\$1,078
	Development Design Guidelines (tract housing)	\$590	--	--	\$30	--	\$620
	Home Occupation - Class 2	\$427	--	--	\$30	--	\$457
	Manufactured Home	\$562	--	\$233	--	--	\$795
	Developments of three or more dwelling units - discretionary use or relaxations ³	\$795 + \$47/ unit	--	\$233	\$30	--	varies
	Developments of three or more dwelling units - permitted use ³	\$795 + \$47/ unit	--	\$233	--	--	varies
	Single Detached, Semi-detached & Duplex Dwellings in the Developed Area ²	\$1,124	\$472	\$233	\$30	--	\$1,859
Relaxations	Proposed structures that do not meet all rules of Land Use Bylaw 1P2007	\$365	--	\$155	\$30	--	\$550
	Existing structures that do not meet all rules of Land Use Bylaw 1P2007 ¹⁰	\$159	--	--	\$30	--	\$189
Renovations	Developments of three or more dwelling units - permitted use	\$656	--	\$155	--	--	\$811
	Developments of three or more dwelling units - discretionary use or relaxations	\$656	--	\$155	\$30	--	\$841
<i>Commercial / Industrial / Mixed Use</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
Additions / New ³	Commercial buildings	\$0.76/ sq. m. of GFA (\$1,732 min.)		\$233	\$30	--	varies
	Mixed use buildings	\$0.76/ sq. m. of commercial GFA (\$1,732 min.) + \$795 + \$47 per dwelling unit		\$233	\$30	--	varies
	Mezzanine / interior second floor addition - permitted use (no relaxations)		\$590	\$155	--	--	\$745
	Mezzanine / interior second floor addition - discretionary use or relaxations		\$590	\$155	\$30	--	\$775
Change of Use	Permitted use (no relaxations, no changes to site plan)		\$190	--	--	--	\$190
	Discretionary use or relaxations required (no changes to site plan) ³		\$594	--	\$30	--	\$624
General	Excavating, stripping & grading		\$1,114	--	\$30	--	\$1,144
	Outdoor cafes		\$590	\$233	\$30	--	\$853
	Retaining walls (commercial/industrial sites and sites that span multiple parcels)		\$931	\$155	\$30	--	\$1,116
	Special function / event		\$361	\$233	\$30	--	\$624
	Surface parking lots		\$1,114	\$233	\$30	--	\$1,377
	Temporary structures (including portable classrooms)		\$931	--	\$30	--	\$961
Renovations ³	Change(s) to site plan (i.e. landscaping, parking, access)		\$1,552	\$155	\$30	--	\$1,737
	Exterior renovations		\$590	\$155	\$30	--	\$775
Signs	Permitted use (no relaxations)		\$95	--	--	--	\$95
	Discretionary use or relaxations required		\$636	\$155	\$30	--	\$821
<i>Additional Fees</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
	Calgary Planning Commission (CPC) fee ³	\$620	--	--	--	--	\$620
	Planning approval for Business Licence applications	\$41	--	--	--	--	\$41
	Revised Plans application			50% of the applicable current base fee (\$776 max.)	--	--	varies
	Reactivation fee			50% of the applicable current base fee (\$1,429 max.)	--	--	varies
	Recirculation fee	\$1,143	--	--	--	--	\$1,143
	Secondary Suite Registry fee ¹¹	\$0	--	--	--	--	\$0



2025 Planning Applications Fee Schedule

Other Applications		Base Fee	GST	Total Fee
Antennas	Type A - new cell tower or height increase of more than 25% to existing tower	\$3,103	--	\$3,103
	Type B - roof top or pole mount	\$776	--	\$776
	Type C - co-located or temporary up to 3 months	\$118	--	\$118
	Type D - small cell antenna	\$118	--	\$118
	Amateur radio towers	\$295	--	\$295
Certificates of Compliance ¹⁰	Residential - single, semi-detached, duplex	\$189 per parcel	--	varies
	Multi-residential, commercial, industrial - (14 day review)	\$281 per parcel	--	varies
	Multi-residential, commercial, industrial - (7 day review)	\$432 per parcel	--	varies
General	Condominium application	\$40 per unit	--	varies
	Confirmation of land use (zoning letter)	\$73 per parcel	--	varies
	Pre-application	\$0	--	\$0
	Development agreement status letter	\$466	--	\$466
	Home Occupation - Class 1	\$0	--	\$0
Licence of Occupation	Outdoor cafes	\$7.00 per sq. ft.	\$0.35 per sq. ft.	varies
	Commercial use of public easement space	\$10.54 per sq. ft.	\$0.52 per sq. ft.	varies
Pushcarts	Non-food (per cart, per year)	\$520	--	\$520
	Food (per cart, per year)	\$776	--	\$776

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: • within seven calendar days of the application date: 75% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after the initial seven days, and prior to a decision being rendered: 25% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after a decision has been rendered: no refund of the fees paid • for revised plans: fees may be transferred to a new DP if the revised plan was applied for in error or cancelled before the review began.

Note 2: Building Grade fee: for new Single, Semi-detached, and Duplex Dwellings, the Building Grade fee is due at the time of Development Permit application, unless previously paid. This fee may also be charged on Additions to Single, Semi-detached, and Duplex Dwellings in the Developed Area - over 10 m², dependent on the scope of the application. The Building Grades fee for multi-residential, commercial and industrial developments is due at the time of Development Site Servicing Plan (DSSP) application. The Building Grade fee is set by Utility Site Servicing Bylaw 33M2005 and is listed on this schedule for convenience only.

Note 3: Calgary Planning Commission: the Calgary Planning Commission (CPC) fee may apply to this application if it listed on the Calgary Planning Commission List. Some examples of when the CPC fee may be required include:

- Developments which require the use of bonus provisions
- Shopping centres over 7000m²
- Direct Control sites where specific Council guidelines require CPC approval
- Proposed Place(s) of Worship - Large
- Addiction Treatment and Custodial Care developments with more than ten residents
- Prominent sites in entranceways or gateways, as defined in the MDP
- Developments which, in the opinion of the Development Officer, should be reviewed by CPC

The examples above are provided on this schedule for convenience only. For the official complete listing, please see the [Calgary Planning Commission List](#)

Note 4: Condominium applications: the Condominium application fee is set by the Condominium Property Regulation and is listed on this schedule for convenience only.

Note 5: Development Completion Permits (DCP): the City is able to charge for any additional DCP inspections required as a result of project phasing or the need for re-inspection. The current DCP fee will be charged.

Note 6: Resubmitted applications: where identical applications are submitted at any time up to 30 days prior to expiry of the previous development permit, 50% of the applicable current base fee will be charged.

Note 7: Additions to Developments of three or more dwelling units: is a development which is producing new Gross Floor Area (GFA).

Note 8: Renovations to Developments of three or more dwelling units: is a development which is NOT producing new Gross Floor Area (GFA), such as changes to the plan, exterior renovations, enclosing existing balconies, adding awnings, adding a roof-top mechanical enclosure, et cetera.

Note 9: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 10: Customers will only be charged one fee for applications requiring both a relaxation on a residential existing structure and a certificate of compliance on single-detached, semi-detached, and duplex dwellings. You will not be charged both fees.

Note 11: Secondary Suites fees waived until December 31, 2026.



2026 Planning Applications Fee Schedule

R2026-02

Estimate your application fee using the [Planning Applications Fee Calculator](#)

Development Permits

<i>Residential</i>		<i>Base Fee</i>	<i>Grades Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>
Additions	to Manufactured Home - 10 m ² and under	\$182	--	--	--	--	\$182
	to Manufactured Home - over 10 m ²	\$295	--	\$155	--	--	\$450
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m ² and under	\$365	--	--	\$30	--	\$395
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10m ²	\$590	\$472	\$155	\$30	--	\$1,247
New	Secondary Suite / Backyard Suite ¹¹	\$0	--	\$0	\$0	--	\$0
	Contextual dwellings in the Developed Area ²	\$373	\$472	\$233	--	--	\$1,078
	Development Design Guidelines (tract housing)	\$590	--	--	\$30	--	\$620
	Home Occupation - Class 2	\$427	--	--	\$30	--	\$457
	Manufactured Home	\$562	--	\$233	--	--	\$795
	Developments of three or more dwelling units - discretionary use or relaxations ³	\$795 + \$47/ unit	--	\$233	\$30	--	varies
	Developments of three or more dwelling units - permitted use ³	\$795 + \$47/ unit	--	\$233	--	--	varies
	Single Detached, Semi-detached & Duplex Dwellings in the Developed Area ²	\$1,124	\$472	\$233	\$30	--	\$1,859
Relaxations	Proposed structures that do not meet all rules of Land Use Bylaw 1P2007	\$365	--	\$155	\$30	--	\$550
	Existing structures that do not meet all rules of Land Use Bylaw 1P2007 ¹⁰	\$159	--	--	\$30	--	\$189
Renovations	Developments of three or more dwelling units - permitted use	\$656	--	\$155	--	--	\$811
	Developments of three or more dwelling units - discretionary use or relaxations	\$656	--	\$155	\$30	--	\$841
<i>Commercial / Industrial / Mixed Use</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
Additions / New ³	Commercial buildings	\$0.76/ sq. m. of GFA (\$1,732 min.)		\$233	\$30	--	varies
	Mixed use buildings	\$0.76/ sq. m. of commercial GFA (\$1,732 min.) + \$795 + \$47 per dwelling unit		\$233	\$30	--	varies
	Mezzanine / interior second floor addition - permitted use (no relaxations)		\$590	\$155	--	--	\$745
	Mezzanine / interior second floor addition - discretionary use or relaxations		\$590	\$155	\$30	--	\$775
Change of Use	Permitted use (no relaxations, no changes to site plan)		\$190	--	--	--	\$190
	Discretionary use or relaxations required (no changes to site plan) ³		\$594	--	\$30	--	\$624
General	Excavating, stripping & grading		\$1,114	--	\$30	--	\$1,144
	Outdoor cafes		\$590	\$233	\$30	--	\$853
	Retaining walls (commercial/industrial sites and sites that span multiple parcels)		\$931	\$155	\$30	--	\$1,116
	Special function / event		\$361	\$233	\$30	--	\$624
	Surface parking lots		\$1,114	\$233	\$30	--	\$1,377
	Temporary structures (including portable classrooms)		\$931	--	\$30	--	\$961
Renovations ³	Change(s) to site plan (i.e. landscaping, parking, access)		\$1,552	\$155	\$30	--	\$1,737
	Exterior renovations		\$590	\$155	\$30	--	\$775
Signs	Permitted use (no relaxations)		\$95	--	--	--	\$95
	Discretionary use or relaxations required		\$636	\$155	\$30	--	\$821
<i>Additional Fees</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
	Calgary Planning Commission (CPC) fee ³	\$620	--	--	--	--	\$620
	Planning approval for Business Licence applications	\$41	--	--	--	--	\$41
	Revised Plans application			50% of the applicable current base fee (\$776 max.)	--	--	varies
	Reactivation fee			50% of the applicable current base fee (\$1,429 max.)	--	--	varies
	Recirculation fee	\$1,143	--	--	--	--	\$1,143
	Secondary Suite Registry fee ¹¹	\$0	--	--	--	--	\$0



2026 Planning Applications Fee Schedule

Other Applications		Base Fee	GST	Total Fee
Antennas	Type A - new cell tower or height increase of more than 25% to existing tower	\$3,103	--	\$3,103
	Type B - roof top or pole mount	\$776	--	\$776
	Type C - co-located or temporary up to 3 months	\$118	--	\$118
	Type D - small cell antenna	\$118	--	\$118
	Amateur radio towers	\$295	--	\$295
Certificates of Compliance ¹⁰	Residential - single, semi-detached, duplex	\$189 per parcel	--	varies
	Multi-residential, commercial, industrial - (14 day review)	\$281 per parcel	--	varies
	Multi-residential, commercial, industrial - (7 day review)	\$432 per parcel	--	varies
General	Condominium application	\$40 per unit	--	varies
	Confirmation of land use (zoning letter)	\$73 per parcel	--	varies
	Pre-application	\$0	--	\$0
	Development agreement status letter	\$466	--	\$466
	Home Occupation - Class 1	\$0	--	\$0
Licence of Occupation	Outdoor cafes	\$7.00 per sq. ft.	\$0.35 per sq. ft.	varies
	Commercial use of public easement space	\$10.54 per sq. ft.	\$0.52 per sq. ft.	varies
Pushcarts	Non-food (per cart, per year)	\$520	--	\$520
	Food (per cart, per year)	\$776	--	\$776

NOTES:

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Note 2: Building Grade fee: for new Single, Semi-detached, and Duplex Dwellings, the Building Grade fee is due at the time of Development Permit application, unless previously paid. This fee may also be charged on Additions to Single, Semi-detached, and Duplex Dwellings in the Developed Area - over 10 m², dependent on the scope of the application. The Building Grades fee for multi-residential, commercial and industrial developments is due at the time of Development Site Servicing Plan (DSSP) application. The Building Grade fee is set by Utility Site Servicing Bylaw 33M2005 and is listed on this schedule for convenience only.

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- Developments which require the use of bonus provisions
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- Developments which, in the opinion of the Development Officer, should be reviewed by CPC

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Note 9: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 10: Customers will only be charged one fee for applications requiring both a relaxation on a residential existing structure and a certificate of compliance on single-detached, semi-detached, and duplex dwellings. You will not be charged both fees.

Note 11: Secondary Suites fees waived until December 31, 2026.

2024 Land Use Amendment Fee Schedule



Land Use Amendments

Step 1: Calculate subtotals for each group that contains one or more of your proposed districts. If proposing multiple districts within one type, the base fees within that type are cumulative. For example, for an application that includes R-C1 and M-H1, you will enter \$8,704 (\$2,547 + \$6,157) in the "total base fees" field.

Type	Group	Proposed District	Base Fee	Hectares	Area Rate	Subtotals
Residential & Special Purpose	A	R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, S-SPR, S-CS, S-R, S-CI, S-CRI, S-UN, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$2,547	ha		
	B	M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2	\$4,738	ha		
	C	CC-MHX, CC-MH, M-H1, M-H2, M-H3	\$6,157	ha		
			\$	+ (ha x \$232 = \$)	= \$
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Commercial & Mixed Use	A	C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR	\$8,875	ha		
	B	C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$5,590	ha		
	C	CR20-C20/R20	+ \$14,637	ha		
			\$	+ (ha x \$637 = \$)	= \$
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Industrial	A	I-G, I-B, I-E, I-C, I-R, I-O, I-H	\$0	ha	x \$327 = \$)	= \$
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Direct Control	A	Direct Control - proposed use(s) listed in Section 21 (3) of LUB 1P2007	\$9,517	ha	x \$327 = \$)	= \$
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Technical	A	Minor Technical Amendments (administrative corrections, as determined by the Approving Manager)	\$2,329	flat rate		= \$
						<i>Subtotal</i>

Step 1 subtotal (add all subtotals above): \$ _____

Step 2: Add applicable DC fee(s) if applying to create a Direct Control District based on one of the Residential, Special Purpose, Commercial or Industrial districts. Each DC fee is charged once per group. For example, for an application that includes Direct Control Districts based on R-C1L, M-CG, C-C2, C-COR2 and I-G, the total DC fee will be \$4,786 (\$1,062 + \$2,125 + \$1,599). If not applying for a Direct Control District based on one of the below districts, skip this step.

Group	District DC is based on	DC Fee
Residential & Special Purpose	A, B & C R-C1L, R-C1Ls, R-C1, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2, CC-MHX, CC-MH, M-H1, M-H2, M-H3, S-UN, S-SPR, S-CS, S-R, S-CI, S-CRI, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$1,062
Commercial & Mixed Use	A & C C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR, CR20-C20/R20	\$2,125
	B C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$1,599
Industrial	A I-G, I-B, I-E, I-C, I-R, I-O, I-H	+ \$1,599

Step 2 subtotal (add applicable DC fees): \$ _____

Step 3: Add required surcharges and combine subtotals to determine total fee.

Required surcharges	Amount
Advertising fee	\$1,398
Calgary Planning Commission fee	+ \$620
Step 3 subtotal:	\$2,018

Total fee (add subtotals of Steps 1, 2, and 3): \$ _____

Need help or have questions? Contact the [Planning Services Centre](#)



2024 Land Use Amendment Fee Schedule

R2024-02

Other Applications

<i>Policy Amendments</i>	<i>Base Fee</i>	<i>Advertising Fee</i>	<i>CPC Fee</i>	<i>Total Fee</i>
to approved Area Structure Plan, Community Plan or Area Redevelopment Plan (statutory or non-statutory)				
Minor Amendment	\$1,088 +	\$1,398 +	\$620 =	\$3,106
Major Amendment	\$3,643 +	\$1,398 +	\$620 =	\$5,661

<i>Growth Applications</i>	<i>Base Fee</i>	<i>Hectares</i>	<i>Area Rate</i>	<i>Total Fee</i>
Standard Growth Application	\$3,264 +	ha x	\$1,836 =	varies (maximum \$32,640)
		<small>total area (round total up to the next whole hectare)</small>		
Growth Application Resubmission	\$864 +	ha x	\$486 =	varies (maximum \$8,640)
		<small>total area (round total up to the next whole hectare)</small>		

<i>Additional Fees</i>	<i>Base Fee</i>	<i>Total Fee</i>
Pre-application	\$0	\$0
Recirculation fee	\$1,143	\$1,143

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application on this schedule:

- prior to circulation to civic departments: 90% of the base fee, area rate, and DC fee will be refunded, plus the full CPC and advertising fee
- after circulation and prior to CPC, the CPC and advertising fee will be refunded
- prior to advertising for the public hearing: the advertising fee will be refunded
- after advertising but prior to the public hearing: no refund of the fees paid

Note 2: Secondary Suite / Backyard Suite Fee Waiver: applicable fees, including the base fee, CPC and advertising fees, will be waived or refunded for land use amendments that are solely seeking to redesignate a property designated with a Direct Control District under Land Use Bylaw 2P80 to allow for secondary or backyard suites.

Note 3: Calgary Planning Commission: applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 4: Concurrent applications: Policy amendment applications made concurrently with land use amendment applications will be advertised separately and are required to pay for advertising and CPC fees for each application.

Note 5: Plan Amendment fees will be waived if, in the opinion of the Approving Manager, the plan amendment proposed is in response to a change in City standards or a technical requirement of a City Business Unit.

Note 6: GST is not applicable for land use and policy amendment application fees.

Need help or have questions? Contact the [Planning Services Centre](#).

2025 Land Use Amendment Fee Schedule

R2025-02




Land Use Amendments

Step 1: Calculate subtotals for each group that contains one or more of your proposed districts. If proposing multiple districts within one type, the base fees within that type are cumulative. For example, for an application that includes R-C1 and M-H1, you will enter \$8,704 (\$2,547 + \$6,157) in the "total base fees" field.

Type	Group	Proposed District	Base Fee	Hectares	Area Rate	Subtotals
Residential & Special Purpose	A	R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, S-SPR, S-CS, S-R, S-CI, S-CRI, S-UN, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$2,547	ha		
	B	M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2	\$4,738	ha		
	C	CC-MHX, CC-MH, M-H1, M-H2, M-H3	\$6,157	ha		
			\$	+ (ha x \$232 = \$) = \$	
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Commercial & Mixed Use	A	C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR	\$8,875	ha		
	B	C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$5,590	ha		
	C	CR20-C20/R20	+ \$14,637	ha		
			\$	+ (ha x \$637 = \$) = \$	
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Industrial	A	I-G, I-B, I-E, I-C, I-R, I-O, I-H	\$0	ha	x \$327 = \$) = \$	
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Direct Control	A	Direct Control - proposed use(s) listed in Section 21 (3) of LUB 1P2007	\$9,517	ha	x \$327 = \$) = \$	
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Technical	A	Minor Technical Amendments (administrative corrections, as determined by the Approving Manager)	\$2,329	flat rate		= \$
						<i>Subtotal</i>

Step 1 subtotal (add all subtotals above): \$ _____

Step 2: Add applicable DC fee(s) if applying to create a Direct Control District based on one of the Residential, Special Purpose, Commercial or Industrial districts. Each DC fee is charged once per group. For example, for an application that includes Direct Control Districts based on R-C1L, M-CG, C-C2, C-COR2 and I-G, the total DC fee will be \$4,786 (\$1,062 + \$2,125 + \$1,599). If not applying for a Direct Control District based on one of the below districts, skip this step.

Group	District DC is based on	DC Fee
Residential & Special Purpose	A, B & C R-C1L, R-C1Ls, R-C1, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2, CC-MHX, CC-MH, M-H1, M-H2, M-H3, S-UN, S-SPR, S-CS, S-R, S-CI, S-CRI, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$1,062
Commercial & Mixed Use	A & C C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR, CR20-C20/R20	\$2,125
	B C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$1,599
Industrial	A I-G, I-B, I-E, I-C, I-R, I-O, I-H	+ \$1,599

Step 2 subtotal (add applicable DC fees): \$ _____

Step 3: Add required surcharges and combine subtotals to determine total fee.

Required surcharges	Advertising fee	\$1,398
	Calgary Planning Commission fee	+ \$620
Step 3 subtotal:		\$2,018

Total fee (add subtotals of Steps 1, 2, and 3): \$ _____

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2025 Land Use Amendment Fee Schedule

R2025-02

Other Applications

<i>Policy Amendments</i>	<i>Base Fee</i>	<i>Advertising Fee</i>	<i>CPC Fee</i>	<i>Total Fee</i>
to approved Area Structure Plan, Community Plan or Area Redevelopment Plan (statutory or non-statutory)				
Minor Amendment	\$1,088 +	\$1,398 +	\$620 =	\$3,106
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Standard Growth Application	\$3,264 +	ha x	\$1,836 =	varies (maximum \$32,640)
		<small>total area (round total up to the next whole hectare)</small>		
Growth Application Resubmission	\$864 +	ha x	\$486 =	varies (maximum \$8,640)
		<small>total area (round total up to the next whole hectare)</small>		

<i>Additional Fees</i>	<i>Base Fee</i>	<i>Total Fee</i>
Pre-application	\$0	\$0
Recirculation fee	\$1,143	\$1,143

NOTES:

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- after circulation and prior to CPC, the CPC and advertising fee will be refunded
- prior to advertising for the public hearing: the advertising fee will be refunded
- after advertising but prior to the public hearing: no refund of the fees paid

Note 2: Secondary Suite / Backyard Suite Fee Waiver: applicable fees, including the base fee, CPC and advertising fees, will be waived or refunded for land use amendments that are solely seeking to redesignate a property designated with a Direct Control District under Land Use Bylaw 2P80 to allow for secondary or backyard suites.

Note 3: Calgary Planning Commission: applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 4: Concurrent applications: Policy amendment applications made concurrently with land use amendment applications will be advertised separately and are required to pay for advertising and CPC fees for each application.

Note 5: Plan Amendment fees will be waived if, in the opinion of the Approving Manager, the plan amendment proposed is in response to a change in City standards or a technical requirement of a City Business Unit.

Note 6: GST is not applicable for land use and policy amendment application fees.

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2026 Land Use Amendment Fee Schedule

R2026-02




Land Use Amendments

Step 1: Calculate subtotals for each group that contains one or more of your proposed districts. If proposing multiple districts within one type, the base fees within that type are cumulative. For example, for an application that includes R-C1 and M-H1, you will enter \$8,704 (\$2,547 + \$6,157) in the "total base fees" field.

Type	Group	Proposed District	Base Fee	Hectares	Area Rate	Subtotals
Residential & Special Purpose	A	R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, S-SPR, S-CS, S-R, S-CI, S-CRI, S-UN, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$2,547		ha	
	B	M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2	\$4,738		ha	
	C	CC-MHX, CC-MH, M-H1, M-H2, M-H3	\$6,157		ha	
			\$	+ (ha x \$232 = \$) = \$
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Commercial & Mixed Use	A	C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR	\$8,875		ha	
	B	C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$5,590		ha	
	C	CR20-C20/R20	+ \$14,637		ha	
			\$	+ (ha x \$637 = \$) = \$
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Industrial	A	I-G, I-B, I-E, I-C, I-R, I-O, I-H	\$0	+ (ha x \$327 = \$) = \$
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Direct Control	A	Direct Control - proposed use(s) listed in Section 21 (3) of LUB 1P2007	\$9,517	+ (ha x \$327 = \$) = \$
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Technical	A	Minor Technical Amendments (administrative corrections, as determined by the Approving Manager)	\$2,329	flat rate		= \$
						<i>Subtotal</i>

Step 1 subtotal (add all subtotals above): \$ _____

Step 2: Add applicable DC fee(s) if applying to create a Direct Control District based on one of the Residential, Special Purpose, Commercial or Industrial districts. Each DC fee is charged once per group. For example, for an application that includes Direct Control Districts based on R-C1L, M-CG, C-C2, C-COR2 and I-G, the total DC fee will be \$4,786 (\$1,062 + \$2,125 + \$1,599). If not applying for a Direct Control District based on one of the below districts, skip this step.

Group	District DC is based on	DC Fee
Residential & Special Purpose	A, B & C R-C1L, R-C1Ls, R-C1, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-2M, R-MH, R-CG, R-G, R-Gm, M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2, CC-MHX, CC-MH, M-H1, M-H2, M-H3, S-UN, S-SPR, S-CS, S-R, S-CI, S-CRI, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$1,062
Commercial & Mixed Use	A & C C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR, CR20-C20/R20	\$2,125
	B C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$1,599
Industrial	A I-G, I-B, I-E, I-C, I-R, I-O, I-H	+ \$1,599

Step 2 subtotal (add applicable DC fees): \$ _____

Step 3: Add required surcharges and combine subtotals to determine total fee.

Required surcharges	Amount
Advertising fee	\$1,398
Calgary Planning Commission fee	+ \$620
Step 3 subtotal:	\$2,018

Total fee (add subtotals of Steps 1, 2, and 3): \$ _____

Need help or have questions? Contact the [Planning Services Centre](#)



2026 Land Use Amendment Fee Schedule

R2026-02

Other Applications

<i>Policy Amendments</i>	<i>Base Fee</i>	<i>Advertising Fee</i>	<i>CPC Fee</i>	<i>Total Fee</i>
to approved Area Structure Plan, Community Plan or Area Redevelopment Plan (statutory or non-statutory)				
Minor Amendment	\$1,088 +	\$1,398 +	\$620 =	\$3,106
Major Amendment	\$3,643 +	\$1,398 +	\$620 =	\$5,661

<i>Growth Applications</i>	<i>Base Fee</i>	<i>Hectares</i>	<i>Area Rate</i>	<i>Total Fee</i>
Standard Growth Application	\$3,264 +	ha x	\$1,836 =	varies (maximum \$32,640)
		<small>total area (round total up to the next whole hectare)</small>		
Growth Application Resubmission	\$864 +	ha x	\$486 =	varies (maximum \$8,640)
		<small>total area (round total up to the next whole hectare)</small>		

<i>Additional Fees</i>	<i>Base Fee</i>	<i>Total Fee</i>
Pre-application	\$0	\$0
Recirculation fee	\$1,143	\$1,143

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application on this schedule:

- prior to circulation to civic departments: 90% of the base fee, area rate, and DC fee will be refunded, plus the full CPC and advertising fee
- after circulation and prior to CPC, the CPC and advertising fee will be refunded
- prior to advertising for the public hearing: the advertising fee will be refunded
- after advertising but prior to the public hearing: no refund of the fees paid

Note 2: Secondary Suite / Backyard Suite Fee Waiver: applicable fees, including the base fee, CPC and advertising fees, will be waived or refunded for land use amendments that are solely seeking to redesignate a property designated with a Direct Control District under Land Use Bylaw 2P80 to allow for secondary or backyard suites.

Note 3: Calgary Planning Commission: applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 4: Concurrent applications: Policy amendment applications made concurrently with land use amendment applications will be advertised separately and are required to pay for advertising and CPC fees for each application.

Note 5: Plan Amendment fees will be waived if, in the opinion of the Approving Manager, the plan amendment proposed is in response to a change in City standards or a technical requirement of a City Business Unit.

Note 6: GST is not applicable for land use and policy amendment application fees.

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2024 Building & Trade Permit Fee Schedule

R2024-02



Building Permits

Category	Application Type	Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	Total Fee	Fee calculator
Commercial ^{2,3,12}	New buildings other than hotel, warehouse, care facility or multi-family residential	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Commercial
	New hotel	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Hotel
	New warehouse	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Warehouse
	New care facility	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Care facilities
	Multi-family - high rise non-combustible construction	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	High Rise
	Multi-family - low rise wood-frame construction	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Low Rise
	Alterations to commercial and multi-family	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Commercial
Demolition ^{2,12}	Demolition or relocation of building	\$112	\$1.44 / square metre	Varies (\$4.50min.)	Varies (\$116.50 min, \$4,624 max)	Demolition
Residential ^{2,3,11,12}	New Single, Semi-detached or Duplex Dwelling	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	New Homes
Residential alterations ^{2,8,12}	Basement, garage, addition under 400 square feet	\$112		\$209	\$12.84	\$333.84
	New secondary suite	\$112		\$276	\$15.52	\$403.52
	Existing secondary suite	\$112		\$86	\$7.92	\$205.92
	New backyard suite	\$112		\$1,140	\$50.08	\$1,302.08
	Carport, hot tub, swimming pool, interior renovation, fireplace, retaining wall, deck, porch, garage renovations and garage additions	\$112		\$86	\$7.92	\$205.92
	Addition over 400 square feet	\$112		\$1,140	\$50.08	\$1,302.08

Trade Permits

Category	Application Type	Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	Total Fee	Fee calculator
Electrical / Gas / Mechanical and Plumbing ^{2,11,12}	Trade Permit	\$112	\$9.79 / \$1000 of construction value ³	Varies (\$4.50min.)	Varies (\$116.50 min.)	Trade Permit
	Homeowner Permit	--		\$4.50	\$116.50	Trade Permit
Electrical ²	Annual Electrical Permit	--		\$156	\$6.24	\$162.24 Trade Permit

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2024 Building & Trade Permit Fee Schedule

R2024-02

Additional Fees

Category		Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	GST	Total Fee
Extensions ²	For all building and trade permits	\$112	10% of the permit fee (\$112 min, \$8,852 max)	Varies (\$4.50min.)	--	10% of the permit fee (\$116.50 min, \$8,852 max)
Re-instatement ^{2,6}	All applications	--	50% of the original permit fee	Varies (\$4.50min.)	--	varies
Inspections ⁵	Safety inspection	--	\$5,620	\$224.80	\$281.00	\$6,125.80
	Weekend / Statutory holiday inspection	--	\$180 / hour (\$720 min.)		\$9.00 (\$36.00 min.)	\$189 / hour (\$756 min.)
Lot grading ⁹	Single, semi-detached, duplex dwellings and multi-family developments less than 10 units	--	--		--	\$20 / ground floor unit
	Multi-family developments of 10 or more units, up to and including 3 storeys	--	--		--	\$100 + \$10 / ground floor unit
	Multi-family developments with more than 3 storeys, commercial developments, and industrial developments	--	--		--	\$80 / ha (\$80 min.)
Partial Permit	Buildings other than Single, Semi-detached, or Duplex	--	\$1.44 / sq. m. of building area	Varies (\$4.50min.)	--	Varies (\$116.50 min., \$4,420 max)
	Single, Semi-detached or Duplex Dwelling	--	\$94 / unit	Varies (\$4.50min.)	--	varies
	Interior Demolition	\$112	\$10.14/\$1,000 of construction value	Varies (\$4.50min.)	--	Varies (\$116.50 min., \$4,420 max)
Other	Occupancy Permit	--	\$230		--	\$230
	Additional Plans Review ^{2,7}	--	\$119 / hour	Varies (\$4.50min.)	--	varies
	Building safety inspection for business licence approval	--	\$75		--	\$75
	Water fee ¹⁰	--	--		--	\$26.13/residential dwelling unit

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant submits a written request to cancel an application listed on this schedule:

- Building Permits: 25% of the original fees paid will be withheld, subject to a minimum of \$112
- Electrical, Gas, Mechanical, and Plumbing Permits: 10% of the original fees paid will be withheld, subject to a minimum of \$56

Note 2: Safety Codes Council Levy: the Safety Codes Council Fee is set by the Alberta Safety Codes Council and is listed in this note for convenience only. The Safety Codes Council fee is 4% of the permit fee, per transaction (\$4.50 min, \$560 max)

Note 3: Building and Trade Permit Construction Value: construction value for building permits and trade permits is defined as follows: when the applicant provides labour and material, the permit fee will be based on the total value of the labour and material. When an applicant provides only labour, the permit fee will be based on the charge to the customer for all work performed plus the value of all materials supplied by the customer. If only materials are provided, the permit fee must include a reasonable cost for labour as well as the cost for materials.

Note 4: Building Area: for the purposes of calculating Partial Permit fees, Building Area is as defined by the National Building Code- Alberta Edition.

Note 5: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 6: Permit Re-instatement Fee: a building, gas, mechanical, or electrical permit that has expired may be re-instated by the office at the written request of an application within thirty (30) days of expiry, provided no changes are made in the documents submitted with the application, and the re-instatement fee has been paid.

Note 7: Additional Plans Review: applies to all permit types other than residential.

Note 8: Residential Alterations: the Permit Processing Fee is charged per permit. The Permit Base Fee is charged per each individual scope.

Note 9: Lot grading fees are set by the Lot Grading Bylaw 32M2004. They are listed on this schedule for convenience only.

Note 10: Water fee is set by the Water Utility Bylaw 40M2006. It is listed on this schedule for convenience only.

Note 11: Electrical, gas, mechanical and plumbing trade permits are included in the Building Permit fee for new single, semi-detached, or duplex dwellings.

Note 12: If an applicant begins work prior to receiving a permit, the applicant will be charged double the permit fee.

2025 Building & Trade Permit Fee Schedule

R2025-02



Building Permits

Category	Application Type	Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	Total Fee	Fee calculator
Commercial ^{2,3,12}	New buildings other than hotel, warehouse, care facility or multi-family residential	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Commercial
	New hotel	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Hotel
	New warehouse	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Warehouse
	New care facility	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Care facilities
	Multi-family - high rise non-combustible construction	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	High Rise
	Multi-family - low rise wood-frame construction	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Low Rise
	Alterations to commercial and multi-family	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Commercial
Demolition ^{2,12}	Demolition or relocation of building	\$112	\$1.44 / square metre	Varies (\$4.50min.)	Varies (\$116.50 min, \$4,624 max)	Demolition
Residential ^{2,3,11,12}	New Single, Semi-detached or Duplex Dwelling	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	New Homes
Residential alterations ^{2,8,12}	Basement, garage, addition under 400 square feet	\$112		\$209	\$12.84	\$333.84
	New secondary suite	\$112		\$276	\$15.52	\$403.52
	Existing secondary suite	\$112		\$86	\$7.92	\$205.92
	New backyard suite	\$112		\$1,140	\$50.08	\$1,302.08
	Carport, hot tub, swimming pool, interior renovation, fireplace, retaining wall, deck, porch, garage renovations and garage additions	\$112		\$86	\$7.92	\$205.92
	Addition over 400 square feet	\$112		\$1,140	\$50.08	\$1,302.08

Trade Permits

Category	Application Type	Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	Total Fee	Fee calculator
Electrical / Gas / Mechanical and Plumbing ^{2,11,12}	Trade Permit	\$112	\$9.79 / \$1000 of construction value ³	Varies (\$4.50min.)	Varies (\$116.50 min.)	Trade Permit
	Homeowner Permit	--		\$4.50	\$116.50	Trade Permit
Electrical ²	Annual Electrical Permit	--		\$6.24	\$162.24	Trade Permit

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2025 Building & Trade Permit Fee Schedule

R2025-02

Additional Fees

Category		Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	GST	Total Fee
Extensions ²	For all building and trade permits	\$112	10% of the permit fee (\$112 min, \$8,852 max)	Varies (\$4.50min.)	--	10% of the permit fee (\$116.50 min, \$8,852 max)
Re-instatement ^{2,6}	All applications	--	50% of the original permit fee	Varies (\$4.50min.)	--	varies
Inspections ⁵	Safety inspection	--	\$5,620	\$224.80	\$281.00	\$6,125.80
	Weekend / Statutory holiday inspection	--	\$180 / hour (\$720 min.)		\$9.00 (\$36.00 min.)	\$189 / hour (\$756 min.)
Lot grading ⁹	Single, semi-detached, duplex dwellings and multi-family developments less than 10 units	--	--		--	\$20 / ground floor unit
	Multi-family developments of 10 or more units, up to and including 3 storeys	--	--		--	\$100 + \$10 / ground floor unit
	Multi-family developments with more than 3 storeys, commercial developments, and industrial developments	--	--		--	\$80 / ha (\$80 min.)
Partial Permit	Buildings other than Single, Semi-detached, or Duplex	--	\$1.44 / sq. m. of building area	Varies (\$4.50min.)	--	Varies (\$116.50 min., \$4,420 max)
	Single, Semi-detached or Duplex Dwelling	--	\$94 / unit	Varies (\$4.50min.)	--	varies
	Interior Demolition	\$112	\$10.14/\$1,000 of construction value	Varies (\$4.50min.)	--	Varies (\$116.50 min., \$4,420 max)
Other	Occupancy Permit	--	\$230		--	\$230
	Additional Plans Review ^{2,7}	--	\$119 / hour	Varies (\$4.50min.)	--	varies
	Building safety inspection for business licence approval	--	\$75		--	\$75
	Water fee ¹⁰	--	--		--	\$26.13/residential dwelling unit

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant submits a written request to cancel an application listed on this schedule:

- Building Permits: 25% of the original fees paid will be withheld, subject to a minimum of \$112
- Electrical, Gas, Mechanical, and Plumbing Permits: 10% of the original fees paid will be withheld, subject to a minimum of \$56

Note 2: Safety Codes Council Levy: the Safety Codes Council Fee is set by the Alberta Safety Codes Council and is listed in this note for convenience only. The Safety Codes Council fee is 4% of the permit fee, per transaction (\$4.50 min, \$560 max)

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Note 4: Building Area: for the purposes of calculating Partial Permit fees, Building Area is as defined by the National Building Code- Alberta Edition.

Note 5: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 6: Permit Re-instatement Fee: a building, gas, mechanical, or electrical permit that has expired may be re-instated by the office at the written request of an application within thirty (30) days of expiry, provided no changes are made in the documents submitted with the application, and the re-instatement fee has been paid.

Note 7: Additional Plans Review: applies to all permit types other than residential.

Note 8: Residential Alterations: the Permit Processing Fee is charged per permit. The Permit Base Fee is charged per each individual scope.

Note 9: Lot grading fees are set by the Lot Grading Bylaw 32M2004. They are listed on this schedule for convenience only.

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2026 Building & Trade Permit Fee Schedule

R2026-02



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	Addition over 400 square feet	\$112		\$1,140	\$50.08	\$1,302.08

Trade Permits

Category	Application Type	Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	Total Fee	Fee calculator
Electrical / Gas / Mechanical and Plumbing ^{2,11,12}	Trade Permit	\$112	\$9.79 / \$1000 of construction value ³	Varies (\$4.50min.)	Varies (\$116.50 min.)	Trade Permit
	Homeowner Permit	--		\$4.50	\$116.50	Trade Permit
Electrical ²	Annual Electrical Permit	--		\$6.24	\$162.24	Trade Permit

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2026 Building & Trade Permit Fee Schedule

R2026-02

Additional Fees

Category		Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	GST	Total Fee
Extensions ²	For all building and trade permits	\$112	10% of the permit fee (\$112 min, \$8,852 max)	Varies (\$4.50min.)	--	10% of the permit fee (\$116.50 min, \$8,852 max)
Re-instatement ^{2,6}	All applications	--	50% of the original permit fee	Varies (\$4.50min.)	--	varies
Inspections ⁵	Safety inspection	--	\$5,620	\$224.80	\$281.00	\$6,125.80
	Weekend / Statutory holiday inspection	--	\$180 / hour (\$720 min.)		\$9.00 (\$36.00 min.)	\$189 / hour (\$756 min.)
Lot grading ⁹	Single, semi-detached, duplex dwellings and multi-family developments less than 10 units	--	--		--	\$20 / ground floor unit
	Multi-family developments of 10 or more units, up to and including 3 storeys	--	--		--	\$100 + \$10 / ground floor unit
	Multi-family developments with more than 3 storeys, commercial developments, and industrial developments	--	--		--	\$80 / ha (\$80 min.)
Partial Permit	Buildings other than Single, Semi-detached, or Duplex	--	\$1.44 / sq. m. of building area	Varies (\$4.50min.)	--	Varies (\$116.50 min., \$4,420 max)
	Single, Semi-detached or Duplex Dwelling	--	\$94 / unit	Varies (\$4.50min.)	--	varies
	Interior Demolition	\$112	\$10.14/\$1,000 of construction value	Varies (\$4.50min.)	--	Varies (\$116.50 min., \$4,420 max)
Other	Occupancy Permit	--	\$230		--	\$230
	Additional Plans Review ^{2,7}	--	\$119 / hour	Varies (\$4.50min.)	--	varies
	Building safety inspection for business licence approval	--	\$75		--	\$75
	Water fee ¹⁰	--	--		--	\$26.13/residential dwelling unit

NOTES:

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- Building Permits: 25% of the original fees paid will be withheld, subject to a minimum of \$112
- Electrical, Gas, Mechanical, and Plumbing Permits: 10% of the original fees paid will be withheld, subject to a minimum of \$56

Note 2: Safety Codes Council Levy: the Safety Codes Council Fee is set by the Alberta Safety Codes Council and is listed in this note for convenience only. The Safety Codes Council fee is 4% of the permit fee, per transaction (\$4.50 min, \$560 max)

Note 3: Building and Trade Permit Construction Value: construction value for building permits and trade permits is defined as follows: when the applicant provides labour and material, the permit fee will be based on the total value of the labour and material. When an applicant provides only labour, the permit fee will be based on the charge to the customer for all work performed plus the value of all materials supplied by the customer. If only materials are provided, the permit fee must include a reasonable cost for labour as well as the cost for materials.

Note 4: Building Area: for the purposes of calculating Partial Permit fees, Building Area is as defined by the National Building Code- Alberta Edition.

Note 5: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 6: Permit Re-instatement Fee: a building, gas, mechanical, or electrical permit that has expired may be re-instated by the office at the written request of an application within thirty (30) days of expiry, provided no changes are made in the documents submitted with the application, and the re-instatement fee has been paid.

Note 7: Additional Plans Review: applies to all permit types other than residential.

Note 8: Residential Alterations: the Permit Processing Fee is charged per permit. The Permit Base Fee is charged per each individual scope.

Note 9: Lot grading fees are set by the Lot Grading Bylaw 32M2004. They are listed on this schedule for convenience only.

Note 10: Water fee is set by the Water Utility Bylaw 40M2006. It is listed on this schedule for convenience only.

Note 11: Electrical, gas, mechanical and plumbing trade permits are included in the Building Permit fee for new single, semi-detached, or duplex dwellings.

Note 12: If an applicant begins work prior to receiving a permit, the applicant will be charged double the permit fee.



2024 Planning Documents & Records Fee Schedule

R2024-02

Subscriptions

Category	Subscription Type	Base Fee	GST	Total Fee
Other	Specialized one time report	\$238	--	\$238

Property Records

Category	Search Type	Base Fee	GST	Total Fee
Property Research	Commercial / multi-family parcels	\$95	--	\$95
	Commercial / multi-family / residential parcels - micro-film search for building permit from 1959-1979	\$30	--	\$30
	Development site servicing plans (DSSP)	\$52	--	\$52
	Residential parcels (includes digital copies)	\$65	--	\$65
	Trade permits - commercial and residential	\$30 / permit	--	\$30 / permit
	Permit history report - commercial and residential	\$30 / address	--	\$30 / address
	Additional fees	Additional files and roll plans (commercial, residential, and DSSPs)	\$30 / each	--
	Additional research hours	\$78 / hour	--	\$78 / hour
	Copies of plans - digital format (commercial only)	\$7.50 / sheet	--	\$7.50 / sheet

NOTES:

Note 1: *Calgary Planning Commission agendas*: the Calgary Planning Commission agendas are available free of charge on calgary.ca.

Note 2: *Policy Documents*: select policy documents are available free of charge on calgary.ca.

Note 3: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Need help or have questions? Contact the [Planning Services Centre](#)



2025 Planning Documents & Records Fee Schedule

R2025-02

Subscriptions

Category	Subscription Type	Base Fee	GST	Total Fee
Other	Specialized one time report	\$238	--	\$238

Property Records

Category	Search Type	Base Fee	GST	Total Fee
Property Research	Commercial / multi-family parcels	\$95	--	\$95
	Commercial / multi-family / residential parcels - micro-film search for building permit from 1959-1979	\$30	--	\$30
	Development site servicing plans (DSSP)	\$52	--	\$52
	Residential parcels (includes digital copies)	\$65	--	\$65
	Trade permits - commercial and residential	\$30 / permit	--	\$30 / permit
	Permit history report - commercial and residential	\$30 / address	--	\$30 / address
	Additional fees	Additional files and roll plans (commercial, residential, and DSSPs)	\$30 / each	--
	Additional research hours	\$78 / hour	--	\$78 / hour
	Copies of plans - digital format (commercial only)	\$7.50 / sheet	--	\$7.50 / sheet

NOTES:

Note 1: *Calgary Planning Commission agendas*: the Calgary Planning Commission agendas are available free of charge on calgary.ca.

Note 2: *Policy Documents*: select policy documents are available free of charge on calgary.ca.

Note 3: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities..



2026 Planning Documents & Records Fee Schedule

R2026-02

Subscriptions

Category	Subscription Type	Base Fee	GST	Total Fee
Other	Specialized one time report	\$238	--	\$238

Property Records

Category	Search Type	Base Fee	GST	Total Fee
Property Research	Commercial / multi-family parcels	\$95	--	\$95
	Commercial / multi-family / residential parcels - micro-film search for building permit from 1959-1979	\$30	--	\$30
	Development site servicing plans (DSSP)	\$52	--	\$52
	Residential parcels (includes digital copies)	\$65	--	\$65
	Trade permits - commercial and residential	\$30 / permit	--	\$30 / permit
	Permit history report - commercial and residential	\$30 / address	--	\$30 / address
	Additional fees	Additional files and roll plans (commercial, residential, and DSSPs)	\$30 / each	--
	Additional research hours	\$78 / hour	--	\$78 / hour
	Copies of plans - digital format (commercial only)	\$7.50 / sheet	--	\$7.50 / sheet

NOTES:

Note 1: *Calgary Planning Commission agendas*: the Calgary Planning Commission agendas are available free of charge on calgary.ca.

Note 2: *Policy Documents*: select policy documents are available free of charge on calgary.ca.

Note 3: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities..

2024 Subdivision Fee Schedule

R2024-02



Subdivision Applications

Category	Application Type	Base Fee	Endorsement Fee	GST	Total Fee
Outline Plan	0 - 10 hectares (no growth management overlay is in place in whole or in part at time of submission)	\$5,669	--	--	\$5,669
	Over 10 hectares (no growth management overlay is in place in whole or in part at time of submission)	\$567 / ha	--	--	varies
		<i>total area (round total up to the next whole hectare)</i>			
Comprehensive Developments	Conforming, bareland condominium, or half acre in East Springbank area, 2 - 10 lots	\$2,852	\$509	--	\$3,361
	Conforming, bareland condominium, or half acre in East Springbank area, over 10 lots	\$286 / lot	\$51 / lot	--	varies
	Non-conforming - minor (no-recirculation), 2 - 10 lots	\$3,004	\$509	--	\$3,513
	Non-conforming - minor (no-recirculation), over 10 lots	\$303 / lot	\$51 / lot	--	varies
	Non-conforming - major (re-circulation required), 2 - 10 lots	\$4,104	\$509	--	\$4,613
	Non-conforming - major (re-circulation required), over 10 lots	\$428 / lot	\$51 / lot	--	varies
	No outline plan, or non-residential, or redivision of previous outline plan parcel, 2 - 10 lots	\$5,669	\$509	--	\$6,178
	No outline plan, or non-residential, redivision of previous outline plan parcel, over 10 lots	\$406 / lot	\$51 / lot	--	varies
Single & Two-family Dwellings	1 - 2 lots	\$1,115	--	--	\$1,115
	3 - 10 lots	\$2,852	\$509	--	\$3,361
	Subdivision by instrument	\$1,115	--	--	\$1,115
Reserve Parcels	Subdivision of a reserve parcel	\$1,115	--	--	\$1,115

Other Applications

Category		Base Fee	Advertising Fee	CPC Fee	GST	Total Fee
Addressing ³	Address number change - single address	\$826	--	--	\$41.30	\$867.30¹
	Address number change - multiple addresses	\$826 plus \$96 / address	--	--	\$41.30 + \$4.80 / address	varies³
	Street name change	\$826 plus \$96 / address	--	\$620	\$41.30+ \$4.80 / address	varies³
General	Comfort letter ³	\$119	--	--	\$5.95	\$124.95¹
	Road closure ⁴	\$2,260	\$1,398	--	--	\$3,658⁵
	Development obligations estimate ³	\$380	--	--	\$19	\$399³
	Disposition of reserve parcel	\$2,997	\$1,398	\$620	--	\$5,015
Additional Fees						
	Indemnification agreement fee ³	\$1,521	--	--	\$76.05	\$1,597.05¹
	CPAG pre-application	\$0	--	--	--	\$0
	Land appraisal surcharge	\$6,346	--	--	--	\$6,346
	Recirculation fee	\$1,143	--	--	--	\$1,143

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: after the services of an appraiser have been retained: land appraisal surcharge is non-refundable prior to circulation to civic departments: 90% of the base fee paid, plus any applicable endorsement, CPC and advertising fee will be refunded after circulation and prior to endorsement or CPC: any applicable endorsement, CPC and advertising fee will be refunded prior to advertising for the public hearing: the advertising fee will be refunded after advertising but prior to the public hearing: no refund of the fees paid if Council does not approve a street name change: \$96 per address is refunded

Note 2: No fee is charged for lots being dedicated as reserve

Note 3: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities. No GST is charged on the CPC fee.

Note 4: Road closure always requires land use amendment approval prior to subdivision application approval. The Calgary Planning Commission fee is included in the Land Use Amendment application fees.

Note 5: Applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 6: Resubmitted applications: Where identical applications are submitted at any time up to 30 days prior to expiry of the previous approval, 50% of the applicable current fee will be charged.

Need help or have questions? Contact the [Planning Services Centre](#)

2025 Subdivision Fee Schedule

R2025-02



Subdivision Applications

Category	Application Type	Base Fee	Endorsement Fee	GST	Total Fee
Outline Plan	0 - 10 hectares (no growth management overlay is in place in whole or in part at time of submission)	\$5,669	--	--	\$5,669
	Over 10 hectares (no growth management overlay is in place in whole or in part at time of submission)	\$567 / ha	--	--	varies
		<i>total area (round total up to the next whole hectare)</i>			
Comprehensive Developments	Conforming, bareland condominium, or half acre in East Springbank area, 2 - 10 lots	\$2,852	\$509	--	\$3,361
	Conforming, bareland condominium, or half acre in East Springbank area, over 10 lots	\$286 / lot	\$51 / lot	--	varies
	Non-conforming - minor (no-recirculation), 2 - 10 lots	\$3,004	\$509	--	\$3,513
	Non-conforming - minor (no-recirculation), over 10 lots	\$303 / lot	\$51 / lot	--	varies
	Non-conforming - major (re-circulation required), 2 - 10 lots	\$4,104	\$509	--	\$4,613
	Non-conforming - major (re-circulation required), over 10 lots	\$428 / lot	\$51 / lot	--	varies
	No outline plan, or non-residential, or redivision of previous outline plan parcel, 2 - 10 lots	\$5,669	\$509	--	\$6,178
	No outline plan, or non-residential, redivision of previous outline plan parcel, over 10 lots	\$406 / lot	\$51 / lot	--	varies
Single & Two-family Dwellings	1 - 2 lots	\$1,115	--	--	\$1,115
	3 - 10 lots	\$2,852	\$509	--	\$3,361
	Subdivision by instrument	\$1,115	--	--	\$1,115
Reserve Parcels	Subdivision of a reserve parcel	\$1,115	--	--	\$1,115

Other Applications

Category		Base Fee	Advertising Fee	CPC Fee	GST	Total Fee
Addressing ³	Address number change - single address	\$826	--	--	\$41.30	\$867.30¹
	Address number change - multiple addresses	\$826 plus \$96 / address	--	--	\$41.30 + \$4.80 / address	varies³
	Street name change	\$826 plus \$96 / address	--	\$620	\$41.30 + \$4.80 / address	varies³
General	Comfort letter ³	\$119	--	--	\$5.95	\$124.95¹
	Road closure ⁴	\$2,260	\$1,398	--	--	\$3,658⁵
	Development obligations estimate ³	\$380	--	--	\$19	\$399³
	Disposition of reserve parcel	\$2,997	\$1,398	\$620	--	\$5,015
Additional Fees						
	Indemnification agreement fee ³	\$1,521	--	--	\$76.05	\$1,597.05¹
	CPAG pre-application	\$0	--	--	--	\$0
	Land appraisal surcharge	\$6,346	--	--	--	\$6,346
	Recirculation fee	\$1,143	--	--	--	\$1,143

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: after the services of an appraiser have been retained: land appraisal surcharge is non-refundable
prior to circulation to civic departments: 90% of the base fee paid, plus any applicable endorsement, CPC and advertising fee will be refunded
after circulation and prior to endorsement or CPC: any applicable endorsement, CPC and advertising fee will be refunded
prior to advertising for the public hearing: the advertising fee will be refunded
after advertising but prior to the public hearing: no refund of the fees paid
if Council does not approve a street name change: \$96 per address is refunded

Note 2: No fee is charged for lots being dedicated as reserve

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Note 5: Applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 6: Resubmitted applications: Where identical applications are submitted at any time up to 30 days prior to expiry of the previous approval, 50% of the applicable current fee will be charged.

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2026 Subdivision Fee Schedule

R2026-02



Subdivision Applications

Category	Application Type	Base Fee	Endorsement Fee	GST	Total Fee
Outline Plan	0 - 10 hectares (no growth management overlay is in place in whole or in part at time of submission)	\$5,669	--	--	\$5,669
	Over 10 hectares (no growth management overlay is in place in whole or in part at time of submission)	\$567 / ha	--	--	varies
		<i>total area (round total up to the next whole hectare)</i>			
Comprehensive Developments	Conforming, bareland condominium, or half acre in East Springbank area, 2 - 10 lots	\$2,852	\$509	--	\$3,361
	Conforming, bareland condominium, or half acre in East Springbank area, over 10 lots	\$286 / lot	\$51 / lot	--	varies
	Non-conforming - minor (no-recirculation), 2 - 10 lots	\$3,004	\$509	--	\$3,513
	Non-conforming - minor (no-recirculation), over 10 lots	\$303 / lot	\$51 / lot	--	varies
	Non-conforming - major (re-circulation required), 2 - 10 lots	\$4,104	\$509	--	\$4,613
	Non-conforming - major (re-circulation required), over 10 lots	\$428 / lot	\$51 / lot	--	varies
	No outline plan, or non-residential, or redivision of previous outline plan parcel, 2 - 10 lots	\$5,669	\$509	--	\$6,178
	No outline plan, or non-residential, redivision of previous outline plan parcel, over 10 lots	\$406 / lot	\$51 / lot	--	varies
Single & Two-family Dwellings	1 - 2 lots	\$1,115	--	--	\$1,115
	3 - 10 lots	\$2,852	\$509	--	\$3,361
	Subdivision by instrument	\$1,115	--	--	\$1,115
Reserve Parcels	Subdivision of a reserve parcel	\$1,115	--	--	\$1,115

Other Applications

Category	Base Fee	Advertising Fee	CPC Fee	GST	Total Fee	
Addressing ³	Address number change - single address	\$826	--	--	\$41.30	\$867.30¹
	Address number change - multiple addresses	\$826 plus \$96 / address	--	--	\$41.30 + \$4.80 / address	varies³
	Street name change	\$826 plus \$96 / address	--	\$620	\$41.30 + \$4.80 / address	varies³
General	Comfort letter ³	\$119	--	--	\$5.95	\$124.95¹
	Road closure ⁴	\$2,260	\$1,398	--	--	\$3,658⁵
	Development obligations estimate ³	\$380	--	--	\$19	\$399³
	Disposition of reserve parcel	\$2,997	\$1,398	\$620	--	\$5,015
Additional Fees						
	Indemnification agreement fee ³	\$1,521	--	--	\$76.05	\$1,597.05¹
	CPAG pre-application	\$0	--	--	--	\$0
	Land appraisal surcharge	\$6,346	--	--	--	\$6,346
	Recirculation fee	\$1,143	--	--	--	\$1,143

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: after the services of an appraiser have been retained: land appraisal surcharge is non-refundable
 prior to circulation to civic departments: 90% of the base fee paid, plus any applicable endorsement, CPC and advertising fee will be refunded
 after circulation and prior to endorsement or CPC: any applicable endorsement, CPC and advertising fee will be refunded
 prior to advertising for the public hearing: the advertising fee will be refunded
 after advertising but prior to the public hearing: no refund of the fees paid
 if Council does not approve a street name change: \$96 per address is refunded

Note 2: No fee is charged for lots being dedicated as reserve

Note 3: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities. No GST is charged on the CPC fee.

Note 4: Road closure always requires land use amendment approval prior to subdivision application approval. The Calgary Planning Commission fee is included in the Land Use Amendment application fees.

Note 5: Applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 6: Resubmitted applications: Where identical applications are submitted at any time up to 30 days prior to expiry of the previous approval, 50% of the applicable current fee will be charged.

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Fire Inspection and Enforcement

For Approval

Fee Category	Fee Description	2023 (Current)	2024 (Approved)	2024 (Revised)	2025 (Approved)	2025 (Revised)	2026 (Approved)	2026 (Revised)
New Business Licence – Fire Code Inspections	Short Term Rental - Tier 1	-	-	\$110.00	-	\$114.00	-	\$117.00
New Business Licence – Fire Code Inspections	Short Term Rental - Tier 2	\$104.00	\$104.00	\$110.00	\$104.00	\$114.00	\$104.00	\$117.00
Renewal Business Licence – Fire Code Inspections	Short Term Rental - Tier 1	-	-	\$110.00	-	\$114.00	-	\$117.00
Renewal Business Licence – Fire Code Inspections	Short Term Rental - Tier 2	\$104.00	\$104.00	\$110.00	\$104.00	\$114.00	\$104.00	\$117.00

Parking

For Approval

Fee Category	Fee Description	Fee Sub Type	2023 (Current)	2024 (Approved)	2024 (Revised)	2025 (Approved)	2025 (Revised)	2026 (Approved)	2026 (Revised)
Residential Parking Permit	Residential Parking Permit Fee - Type 1 (annual rate)	First Permit	50.00	51.00	30.00	52.02	30.00	53.06	30.00
Residential Parking Permit	Residential Parking Permit Fee - Type 1 (annual rate)	Second Permit	75.00	76.50	45.00	78.03	45.00	79.59	45.00
Residential Parking Permit	Residential Parking Permit Fee - Type 1 (annual rate)	Third Permit	125.00	127.50	70.00	130.05	70.00	132.65	70.00
Residential Parking Permit	Residential Parking Permit Fee - Type 1 (annual rate)	Visitor Permit	75.00	76.50	45.00	78.03	45.00	79.59	45.00
Residential Parking Permit	Residential Parking Permit Fee - Type 2 (annual rate)	Select Permit	75.00	76.50	45.00	78.03	45.00	79.59	45.00
Market Permit	Market Parking Permit Tier 1 (monthly rate)	City Centre Zones	150.00	153.00	105.00	156.06	105.00	159.18	105.00
Market Permit	Market Parking Permit Tier 2 (monthly rate)	Inner City Zones	100.00	102.00	75.00	104.04	75.00	106.12	75.00
Market Permit	Market Parking Permit Tier 3 (monthly rate)	Suburban Zones	75.00	76.50	50.00	78.03	50.00	79.59	50.00
Market Permit	Low-Income Market Permit (monthly rate)		6.25	6.25	2.50	6.25	2.50	6.25	2.50

GST is applicable to all fees in the above table and is not included in the price.

Public Transit

For Approval

Fee Category	Fee Description	Fee Sub Type	2023 (Current)	2024 (Approved)	2024 (Revised)	2025 (Approved)	2025 (Revised)	2026 (Approved)	2026 (Revised)
Transit Fares	Adult Single Ride	Age 18 to 64	3.60	3.80	3.70	3.90	3.80	4.00	3.90
Transit Fares	Youth Single Ride	Age 6 to 12	Travel Free	2.55	N/A	2.60	N/A	2.65	N/A
Transit Fares	Youth Single Ride	Age 13 to 17	2.45	2.55	2.50	2.60	2.55	2.65	2.60
Transit Fares	Adult Monthly Pass	Age 18 to 64	112.00	118.00	115.00	122.00	118.00	126.00	122.00
Transit Fares	Youth Monthly Pass	Age 6 to 12	Travel Free	86.00	N/A	89.00	N/A	92.00	N/A
Transit Fares	Youth Monthly Pass	Age 13 to 17	82.00	86.00	84.00	89.00	86.00	92.00	89.00
Transit Fares	Adult Ticket Book	10 tickets	36.00	38.00	37.00	39.00	38.00	40.00	39.00
Transit Fares	Youth Ticket Book	40 tickets (age 6 to 12)	Travel Free	26.00	N/A	27.00	0.00	28.00	0.00
Transit Fares	Youth Ticket Book	10 tickets (age 13 to 17)	24.50	26.00	25.00	27.00	26.00	28.00	27.00
Transit Fares	Adult Day Pass	Unlimited daily trips	11.25	11.95	11.60	12.30	11.95	12.65	12.30
Transit Fares	Youth Day Pass	Unlimited daily trips (age 6 to 12)	Travel Free	8.75	N/A	9.00	N/A	9.25	N/A
Transit Fares	Youth Day Pass	Unlimited daily trips (age 13 to 17)	8.25	8.75	8.50	9.00	8.75	9.25	9.00
Transit Fares	Weekend Group Day Pass	Weekend group day pass including youth 17 and under (Friday to Sunday) ¹	15.00	N/A	16.00¹	N/A	N/A	N/A	N/A
Transit Fares	Low Income Transit Pass	Band A - 5% of Adult Monthly Pass	5.60	6.00	5.80	6.20	6.00	6.40	6.20
Transit Fares	Low Income Transit Pass	Band B - 35% of Adult Monthly Pass	39.00	41.50	40.25	42.75	41.50	43.50	42.75
Transit Fares	Low Income Transit Pass	Band C - 50% of Adult Monthly Pass	56.00	59.00	57.50	60.75	59.00	62.50	60.75
Transit Fares	Senior Annual Pass	Regular	150.00	159.00	154.50	164.00	159.00	169.00	164.00
Transit Fares	Senior Annual Pass	Low Income	30.00	32.00	31.00	33.00	32.00	34.00	33.00
Transit Fares	U Pass	Winter sessions	155.00	165.00	160.00	170.00	165.00	175.00	170.00
Transit Fares	U Pass	Fall sessions	160.00	170.00	165.00	175.00	170.00	180.00	175.00

Fee Category	Fee Description	Fee Sub Type	2023 (Current)	2024 (Approved)	2024 (Revised)	2025 (Approved)	2025 (Revised)	2026 (Approved)	2026 (Revised)
Transit Fares	Airport Boarding Pass	Calgary International Airport to downtown including unlimited day trips.	11.25	11.95	N/A ²	12.30	N/A ²	12.70	N/A ²
Reserved Parking	Monthly reserved parking		85.00	90.00	87.50	92.50	90.00	95.00	92.50

GST is applicable only to Reserved Parking fees in the above table and is not included in the price.

Notes:

¹ One-time funding for the Weekend Group Day Pass is available until December 31, 2023. Data from summer/fall 2023 will be evaluated to determine whether this Pass will be offered in the future.

² At the 2023 June 06 Regular Meeting of Council, Council adopted ending the Airport Boarding Pass (special fare) and replacing it with Calgary Transit regular fares ([IP2023-0369](#)).

Streets

For Approval

Fee Category	Fee Description	Unit	2023 (Current)	2024 (Approved)	2024 (Revised)	2025 (Approved)	2025 (Revised)	2026 (Approved)	2026 (Revised)
Excavations	Excavation Application Fee	Per Applicaton	\$58.81	\$63.51	\$75.00	\$68.59	\$75.00	\$74.08	\$75.00

GST is applicable to all fees in the above table and is not included in the price.



Business Licensing

See bylaw starting on the following page.

For Approval

BYLAW NUMBER 53M2023

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
BYLAW 32M98, THE BUSINESS LICENCE
BYLAW**

WHEREAS Council has considered C2023-1148 and considers it necessary to amend fees contained in Bylaw 32M98, the Business Licence Bylaw, for 2024.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 32M98, the Business Licence Bylaw, as amended, is further amended.
2. In Schedule “A” under the headings indicated the following is deleted:

<u>Section</u>	<u>Business</u>	<u>Consultation or Approval</u>	<u>New Application Fee</u>				<u>Renewal Fee</u>			
			<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
“48	Outdoor Patio	Health Planning	\$0	\$172	\$172	\$172	\$0	\$131	\$131	\$131”

and the following is substituted in its place:

<u>Section</u>	<u>Business</u>	<u>Consultation or Approval</u>	<u>New Application Fee</u>				<u>Renewal Fee</u>			
			<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
“48	Outdoor Patio	Health Planning	\$0	\$0	\$172	\$172	\$0	\$0	\$131	\$131”

3. This bylaw comes into force January 1, 2024.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK
SIGNED ON



City Cemeteries

Fee Category	Fee Description	2023 (Current)	2024 (Approved)	2024 (Revised)	2025 (Approved)	2026 (Approved)
Cemetery products (casket)	Upright monument Section (includes concrete foundation)	\$4,589.89	TBD	\$4,727.59	TBD	TBD
Cemetery products (casket)	Upright monument Section (without concrete foundation)	\$3,952.42	TBD	\$4,070.99	TBD	TBD
Cemetery products (casket)	Estate Lots Prairie Sky only (upright monument included concrete foundation)	\$9,682.00	TBD	\$9,972.46	TBD	TBD
Cemetery products (casket)	Flat Marker Section	\$3,697.40	TBD	\$3,808.32	TBD	TBD
Cemetery products (casket)	Green Burial	\$3,697.40	TBD	\$3,808.32	TBD	TBD
Cemetery products (casket)	Field of Honour	\$1,848.70	TBD	\$1,904.16	TBD	TBD
Cemetery products (casket)	Social Services (adult grave)	\$1,848.70	TBD	\$1,904.16	TBD	TBD
Cemetery products (casket)	Social Services (infant grave)	\$509.98	TBD	\$525.28	TBD	TBD
Cemetery products (casket)	All Infant Graves (accommodates up to 4 foot casket/ no vault)	\$1,019.97	TBD	\$1,050.57	TBD	TBD
Cemetery products (cremation)	Upright Monument Section (includes concrete foundation)	\$3,569.89	TBD	\$3,676.99	TBD	TBD
Cemetery products (cremation)	Flat Marker Section	\$2,549.95	TBD	\$2,626.45	TBD	TBD
Cemetery products (cremation)	Field of Honour	\$1,274.97	TBD	\$1,313.22	TBD	TBD
Cemetery products (cremation)	Social services	\$1,274.97	TBD	\$1,313.22	TBD	TBD
Cemetery products (cremation)	Columbarium Niches Sec P, H & C up to 2 Urns	\$4,134.19	TBD	\$4,258.22	TBD	TBD
Cemetery products (cremation)	Historic Columbarium Niches up to 2 Urns (Union)	\$5,132.49	TBD	\$5,286.46	TBD	TBD
Cemetery products (cremation)	Columbarium Niches Sec G up to Urns QP	\$5,132.49	TBD	\$5,286.46	TBD	TBD
Cemetery products (cremation)	Columbarium Niches sec G up to 3 Urns QP	\$6,257.07	TBD	\$6,444.78	TBD	TBD
Cemetery products (cremation)	Seven Graces Columbarium up to 2 Urns (base price)	\$4,366.29	TBD	\$4,497.28	TBD	TBD
Cemetery products (cremation)	Seven Graces Columbarium up to 2 Urns (maximum of price range)	\$5,732.07	TBD	\$5,904.03	TBD	TBD
Cemetery products (cremation)	Seven Graces Columbarium up to 4 Urns (base price)	\$9,770.58	TBD	\$10,063.70	TBD	TBD
Cemetery products (cremation)	Seven Graces Columbarium up to 4 Urns (maximum of price range)	\$11,556.60	TBD	\$11,903.30	TBD	TBD
Cemetery products (cremation)	Prairie Sky Promintary Columbarium up to 2 urns (base price)	\$4,326.00	TBD	\$4,455.78	TBD	TBD
Cemetery products (cremation)	Prairie Sky Promintary Columbarium up to 2 urns (maximum of price range)	\$5,665.00	TBD	\$5,834.95	TBD	TBD
Cemetery products (cremation)	Prairie Sky Promintary Columbarium up to 3 urns (base price)	\$6,695.00	TBD	\$6,895.85	TBD	TBD
Cemetery products (cremation)	Prairie Sky Promintary Columbarium up to 2 urns (maximum of price range)	\$9,785.00	TBD	\$10,078.55	TBD	TBD
Cemetery products (casket)	Mausoleum Crypts (base price)	\$18,914.94	TBD	\$18,914.94	TBD	TBD
Cemetery products (casket)	Mausoleum Crypts (maximum of price range)	\$93,636.00	TBD	\$93,636.00	TBD	TBD
Cemetery products (cremation)	Mausoleum Niche (base price)	\$3,951.43	TBD	\$3,951.43	TBD	TBD
Cemetery products (cremation)	Mausoleum Niche (maximum of price range)	\$24,136.51	TBD	\$24,136.51	TBD	TBD

Cemetery Services (interment)	Cremated Remains	\$534.41	TBD	\$550.44	TBD	TBD
Cemetery Services (interment)	Adult First Burial	\$1,883.80	TBD	\$1,940.31	TBD	TBD
Cemetery Services (interment)	Child (over 4, under 8 years first burial)	\$1,040.43	TBD	\$1,071.64	TBD	TBD
Cemetery Services (interment)	Child (over 2, under 4 years first burial)	\$755.78	TBD	\$778.45	TBD	TBD
Cemetery Services (interment)	Infant Burial in Infant Grave (casket or cremated remains)	\$291.93	TBD	\$300.69	TBD	TBD
Cemetery Services (interment)	Scattering of Cremated Remains	\$154.50	TBD	\$150.00	TBD	TBD
Cemetery Services (interment)	Ossuary Entombment	\$185.40	TBD	\$180.00	TBD	TBD
Cemetery Services (interment)	Disinterment of Casket (\$700.00 for each additional casket)	\$3,915.65	TBD	\$4,033.12	TBD	TBD
Cemetery Services (interment)	Disinterment/ Re-interment of Casket (same grave)	\$4,941.02	TBD	\$5,089.25	TBD	TBD
Cemetery Services (interment)	Disinterment of Urn (\$200.00 for each additional urn)	\$732.92	TBD	\$754.91	TBD	TBD
Cemetery Services (administration)	Transferring Ownership of Burial Lot	\$175.00	TBD	\$200.00	TBD	TBD
Cemetery Services (administration)	Installation of Flat Marker	\$384.38	TBD	\$403.60	TBD	TBD
Cemetery Services (administration)	Installation of Inground Vase	\$116.48	TBD	\$122.30	TBD	TBD
Cemetery Services (administration)	Chapel Rental	\$375.00	TBD	\$375.00	TBD	TBD

GST is applicable to all fees in the above table and is not included in the price.

Approved 2024 – 2026 City Cemeteries fee adjustment and discount approval process:

Business Unit Director (or designate) has the authority to approve annual City Cemeteries rate adjustments with the following parameters.

- a. Based on approval of proposed 2023 pricing, future increases will not exceed a cumulative total of 20 per cent within the current budget cycle.
- b. Approval of price reductions on select products in response to customer and market trends.
- c. Adjustments outside of the noted parameters will be brought forward as part of annual budget adjustment and/or appropriate approval processes.

2023 – 2026 cemetery fee adjustments are evaluated annually and take the following factors into consideration (applies to all Calgary Cemeteries' rates).

- a. Alignment with Council direction (i.e. CPS2010-04 Cemeteries Strategic Plan and User Fees & Subsidies Policy).
- b. Annual budgeted revenue targets, sales and direct operating expenses.
- c. Market rates with comparable cemetery service providers.

Notes: "Base Price" and "Maximum of Price Range" represent the price range minimums and maximums for these products. There are multiple product options for customers to choose from within these price ranges.



Recreation Opportunities

Fee Category	Fee Description	Fee Sub Type	Facility Type	2023 (Current)	2024 (Approved)	2024 (Revised)	2025 (Approved)	2026 (Approved)
Golf Admission	Green Fee - Confederation	Adult Weekday (18 - 64 yrs.)	9 Holes	\$34.00	TBD	\$34.00	TBD	TBD
Golf Admission	Green Fee - Confederation	Adult Weekend (18 - 64 yrs.)	9 Holes	\$38.00	TBD	\$38.00	TBD	TBD
Golf Admission	Green Fee - Confederation	Senior (65+ yrs.)	9 Holes	\$30.00	TBD	\$30.00	TBD	TBD
Golf Admission	Green Fee - Confederation	Junior (6 - 17 yrs.)	9 Holes	\$23.75	TBD	\$24.00	TBD	TBD
Golf Admission	Green Fee - Lakeview	Adult Weekday (18 - 64 yrs.)	9 Holes	\$23.00	TBD	\$23.00	TBD	TBD
Golf Admission	Green Fee - Lakeview	Adult Weekend (18 - 64 yrs.)	9 Holes	\$25.00	TBD	\$25.00	TBD	TBD
Golf Admission	Green Fee - Lakeview	Senior (65+ yrs.)	9 Holes	\$20.00	TBD	\$20.00	TBD	TBD
Golf Admission	Green Fee - Lakeview	Junior (6 - 17 yrs.)	9 Holes	\$16.00	TBD	\$16.00	TBD	TBD
Golf Admission	Green Fee - Maple Ridge	Adult Weekday (18 - 64 yrs.)	18 Holes	\$56.00	TBD	\$56.00	TBD	TBD
Golf Admission	Green Fee - Maple Ridge	Adult Weekend (18 - 64 yrs.)	18 Holes	\$63.00	TBD	\$65.00	TBD	TBD
Golf Admission	Green Fee - Maple Ridge	Senior (65+ yrs.)	18 Holes	\$48.00	TBD	\$50.00	TBD	TBD
Golf Admission	Green Fee - Maple Ridge	Junior (6 - 17 yrs.)	18 Holes	\$39.00	TBD	\$39.00	TBD	TBD
Golf Admission	Green Fee - McCall Lake	Adult Weekday (18 - 64 yrs.)	18 Holes	\$51.00	TBD	\$52.00	TBD	TBD
Golf Admission	Green Fee - McCall Lake	Adult Weekend (18 - 64 yrs.)	18 Holes	\$60.00	TBD	\$60.00	TBD	TBD
Golf Admission	Green Fee - McCall Lake	Senior (65+ yrs.)	18 Holes	\$44.00	TBD	\$45.00	TBD	TBD
Golf Admission	Green Fee - McCall Lake	Junior (6 - 17 yrs.)	18 Holes	\$35.50	TBD	\$37.00	TBD	TBD
Golf Admission	Green Fee - McCall Par 3	Adult (18 - 64 yrs.)	9 Holes	\$16.50	TBD	\$17.00	TBD	TBD
Golf Admission	Green Fee - McCall Par 3	Senior (65+ yrs.)	9 Holes	\$14.50	TBD	\$15.00	TBD	TBD
Golf Admission	Green Fee - McCall Par 3	Junior (6 - 17 yrs.)	9 Holes	\$11.50	TBD	\$12.00	TBD	TBD
Golf Admission	Green Fee - Shaganappi Point	Adult Weekday (18 - 64 yrs.)	18 Holes	\$49.00	TBD	\$50.00	TBD	TBD
Golf Admission	Green Fee - Shaganappi Point	Adult Weekend (18 - 64 yrs.)	18 Holes	\$57.00	TBD	\$58.00	TBD	TBD
Golf Admission	Green Fee - Shaganappi Point	Senior (65+ yrs.)	18 Holes	\$41.50	TBD	\$43.00	TBD	TBD
Golf Admission	Green Fee - Shaganappi Point	Junior (6 - 17 yrs.)	18 Holes	\$34.00	TBD	\$35.00	TBD	TBD
Golf Admission	Green Fee - Shaganappi Valley 9	Adult Weekday (18 - 64 yrs.)	9 Holes	\$28.00	TBD	\$28.00	TBD	TBD



Golf Admission	Green Fee - Shaganappi Valley 9	Adult Weekend (18 - 64 yrs.)	9 Holes	\$32.00	TBD	\$32.00	TBD	TBD
Golf Admission	Green Fee - Shaganappi Valley 9	Senior (65+ yrs.)	9 Holes	\$24.00	TBD	\$24.00	TBD	TBD
Golf Admission	Green Fee - Shaganappi Valley 9	Junior (6 - 17 yrs.)	9 Holes	\$20.00	TBD	\$20.00	TBD	TBD

GST is applicable to all fees in the above table and is included in the prices.

Approved 2023 – 2026 golf fee adjustment and discount approval process:

Business Unit Director (or designate) has the authority to approve annual green fee rate adjustments and discounts with the following parameters.

- a. Based on approval of proposed 2023 green fee rates, future increase will not exceed a cumulative total of 20 per cent within the current budget cycle.
- b. Discounts opportunities: Approval of discounts and loyalty driven incentive packages where appropriate to optimize inventory and respond to market trends.
- c. Adjustments outside of the noted parameters will be brought forward for Council approval as part of annual budget adjustment and/or appropriate approval processes.

2023 – 2026 fee adjustments are evaluated annually and take the following factors into consideration (applies to all golf rates).

- a. Alignment with Council direction (i.e. Golf Course Operations Guiding Principles and User Fee & Subsidy Policy).
- b. Annual budgeted revenue targets and direct operating expenses.
- c. Analysis of utilization rates and playing trends.
- d. Market rates with reasonably comparable facilities.