

PLANNING AND DEVELOPMENT SERVICES

Land Development Fees 2012

	FEES
Municipal Development Plan Amendment	
MDP – Text/Map Amendment	\$4400.00
Advertising fee	\$1200.00
Area Structure Plan/Area Concept Plans & Amendments	
New Area Structure Plan (new)	\$10000.00 plus \$200.00/gross ha
Area Structure Plan – Amendment (major)	\$10000.00 plus \$200.00/gross ha
Area Structure Plan – Amendment (minor)	\$3000.00
Advertising fee	\$1200.00
Additional advertising	Direct cost + 15%
<small>**At the discretion of the PDS Manager, an area structure plan amendment may be deemed minor. If not deemed to be a minor amendment, the major amendment fee will apply.</small>	
Conceptual Scheme	
Conceptual Scheme Application	\$7000.00
Biophysical assessment	\$ 725.00 (plus GST)
Advertising fee	\$400.00 (with LUB amendment)
	\$1100.00 (without LUB amendment)
Additional advertising	Direct Cost + 15%
Land Use Bylaw Amendment	
Land Use Bylaw Amendment	\$5000.00
Direct Control District	\$5000.00
Advertising fee	\$1200.00
Additional advertising	Direct cost + 15%
Subdivision and Endorsement	
Rural – first parcel out, 80 acre split and all others	
Base fee	\$500.00
Subdivision application fee	\$500.00/lot
Subdivision endorsement	\$500.00/lot
Urban – single and/or semi-detached residential	
Base fee	\$500.00
Subdivision application fee	\$500.00/lot
Subdivision endorsement	\$500.00/lot
Urban – multi-unit residential	
Base fee	\$1000.00
Subdivision application fee	\$2000.00/lot
Subdivision endorsement	\$2000.00/lot
Commercial/Industrial/institutional/Public Lot	
Base fee	\$1000.00
Subdivision application fee	\$2000.00/lot
Subdivision endorsement	\$2000.00/lot
Bareland condominium	
Base fee	\$500.00
Subdivision application fee	\$500.00/unit
Subdivision endorsement	\$500.00/unit
Conventional condominium	
Base fee	\$1000.00
Subdivision application fee	\$2000.00/unit
Subdivision endorsement	\$2000.00/unit
Condominium conversion	See AB Gov. regulation #AR168/2000

Page 2 – Land Development Fees 2012

Lot line/boundary adjustment		
Base fee		\$500.00
Subdivision application fee		\$250.00/lot or unit
Subdivision endorsement		\$250.00/lot or unit
Lot consolidation		
Base fee		\$500.00
Application fee		\$250.00/lot or unit
Endorsement		\$500.00/lot or unit
Plan cancellations		\$500.00/lot

Miscellaneous Fees

Time extension application for approved subdivision/endorsement	\$400.00*
*If time extension application is denied the refund will be 50% of the extension fee	
Capital Region Board Referral (MDP Amendment, ASP, ASP Amendment)	\$ 800.00
Land use proposals which require CRB evaluation	
Annual file maintenance (MDP and LUB Amendments, ASP's & ACP's and Amendments, Conceptual Schemes)	\$1000.00
To be applied on anniversary date of application of active files	
Recirculation / revision fee (subdivision)	25% of current fee
Applicant revises subdivision after circulation, but prior to subdivision authority report preparation; whereby recirculation is necessary	
Pre-application meeting (MDP and LUB Amendments, ASP's & ACP's and Amendments, Conceptual Schemes)	
Advising and assisting applicants in the preparation of applications for submission	
Initial pre-application meeting	\$500.00**
Subsequent pre-application meeting(s)	\$500.00/meeting**
**May be eligible for credit towards application fee IF the application is submitted within 6 months of the initial pre-application meeting.	
Project management fee	\$100/hour
Country Residential Policy Area Rural Road Levy	\$19,950.00/lot (subject to change)***
Rural Road Levy Fee	\$5,826.00/lot (subject to change)***
*** Current rate applies at the time of endorsement. See Offsite Development Levies Bylaw to confirm current rate.	
File Search	\$125.00

Additional information/interpretations:

- Application fees may be refunded upon written request as follows:
 - 90% prior to application circulation
 - 20% after circulation but prior to preparation of Administration's report.
 - No refund after the Administrative report has been prepared.
- Advertising fees may be refunded upon written request as follows:
 - 100% if request is received prior to advertising.
 - No refund if advertising has been completed.
- Where there is a dispute over interpretation of the fees applied, a written request can be made to the Manager of Planning and Development Services for clarification.
- For application/endorsement fees that are based on a per lot system, the remnant parcel and all public lots (eg. MR, ER, PUL) shall not be considered a lot to which the fees shall apply, except where a public lot is the subject of the application.
- For application/endorsement fees that are based on a per lot system, where there is no remnant parcel, the lot fee shall be calculated based on the total number of new lots created minus one lot (to account for the original lot).
- An application is not considered complete and will not be processed until all fees are paid
- Inactive files/applications will be closed and applicable fees refunded (at the discretion of the file manager) see 2010 Fees, Rates and Charges bylaw for clarity.

PLEASE SEE 2012 FEES, RATES & CHARGES BYLAW FOR CLARIFICATION