SCHEDULE D – Bylaw 2023-07

PLANNING & DEVELOPMENT FEES

Effective January 1, 2024

DEVELOPMENT MISCELLANEOUS FEES

Stamp of Compliance	$125.00
Subdivision and Development Appeal	$200.00
Encroachment Agreement	$170.00
Land Titles Search	$30.00
Variance to Land Use Bylaw Regulations	$270.00
Environmental Phase 1 Search Letter	$50.00
Land Use Designation Confirmation Letter (zoning letter)	$30.00

ENGINEERING, LEGAL AND OTHER FEES / EXPENSES

The applicant/owner/developer is responsible for all legal costs, fees, expenses and disbursements incurred by the Town and all Professional Engineering and/or Planning costs, fees, expenses and disbursements incurred by the Town in the negotiations for, in the preparation of, in the execution of and throughout the performance of all collateral services required to complete agreements and ensure the performance hereof with relation to the proposed development. If the Town retains an engineering consultant to review plans or documents, a minimum fee(subject to change from time to time) for the review of those plans or documents will be collected, along with the appropriate application fee at submission of an application. Any amounts greater than the minimum amount collected will be invoiced to the applicant (credit amounts will be refunded to the applicant).

DEVELOPMENT PERMIT APPLICATION FEES

RESIDENTIAL DEVELOPMENT	
Minimum Development Permit Fee	$115.00
Residential (single detached, semi-detached, duplex)	$225.00
Multi-unit Residential including attached dwellings, and apartment buildings	$250.00 for first 3 units plus $35.00 per unit thereafter. Plus, Minimum Engineering Review Fee of $2,200 for initial review & 1 revised submission review
Manufactured or Modular Home	$225.00
Garden Suite or Accessory Suite	permitted $125.00 Discretionary $150.00
RESIDENTIAL PROJECTS - MINOR	
Decks & Accessory Building (sheds)	$60.00
Accessory Buildings (detached garage)	$135.00
Additions (including attached garage)	$135.00
Home Occupation / Home Office	Home Office- permitted use $100.00 Home Occupation – discretionary use $125.00

SAFETY CODE PERMITS

All Permit Fees for Building, Plumbing, Gas and Electrical are set by contract with the Safety Codes Contractor Refer to www.sundre.com > Business & Development > Permits & Information > Permit Fees

COMMERCIAL, INDUSTRIAL, INSTITUTIONAL PROJECTS	
Commercial/Industrial/Institutional Project Including Accessory Buildings (sheds, garages) or Additions	$300 for first $1000, plus $1.40 per $1000 thereof. Plus, Minimum Engineering Review Fee of $3,250 for initial review & 1 revised submission review

Change of Use Development Permit	$125.00 – permitted use $150.00 - discretionary use
Signs (not included with Development Permit)	$90.00
Starting before Permit is Issued	Double the original fee
Development Permit Extension (1 year from date of request)	$200

PLANS, STATUTORY DOCUMENTS & SUBDIVISION

Land Use Bylaw Amendment (Land Use Map); and Land Use Re-designation: Land Use Bylaw Amendment (Textual): Land Use Re-designation Single Lot:	$2,000.00 *(includes cost of advertising and all regulatory notification requirements)* $500 $500
Area Structure Plans	$5,000.00 Plus, Minimum Engineering Review Fee of $3,250 for initial review & 1 revised submission review
Outline Plans, Concept Plans, Non-Statutory Plans	$2,500.00 Plus, Minimum Engineering Review Fee of $2,500 for initial review & 1 revised submission review
Road Closures (Bylaw)	$1,500.00 Plus, Minimum Engineering Review Fee of $1,000 (if required) for initial review & 1 revised submission review
Subdivision Revisions	$200.00 plus $200.00 for any new lot/unit created
Statutory Plan Amendments (MDP, ASP, ARP and IDP) and non-statutory plan amendments (concept plans, outline plans)	$2,500.00 Plus, $1,500 Minimum Engineering Review Fee of $3,250 for initial review & 1 revised submission review
Subdivision Appeal Fee	$1,000.00
Subdivision Application Fee	$1500 (base cost) plus $250 per lot or unit, excluding roads, road widening, reserve lands, common property (if condo). Plus, Minimum Engineering Review Fee of $6,500 for 1 – 25 lots for initial review of storm water management, other servicing and TIA, and 1 revised submission review Developers will be invoiced Engineering fees for subdivisions greater than 25 lots. Cost will be determined based on the Consulting Engineer's hourly rate and time spent on review.
Development Agreement Preparation:	$1,000 plus engineering & legal fees (if applicable)
Off-Site Levies	Due at time of signing of Development Agreement for all newly developed parcels based on current off-site levy bylaw adopted by Council.
Pre-Development Striping and Grading	$125.00
Subdivision Endorsement Fee	$150.00 per lot/unit excluding roads, road widening, reserve lands, common property (if condo)
Building Condominium Endorsement (Certificate of Local Authority)	$50.00 per unit
Subdivision Extensions(1 year from date of request)	$550.00
Refunds (request in writing to cancel project)	Full fee refunded if application has not been processed. If application has been processed or circulated, up to 50%, $50.00 retained by Town