

Development Permits

Residential		Base Fee	Grades Fee	DCP Fee	Ad Fee	GST	Total Fee
Additions	to Manufactured Home - 10 m² and under	\$182	--	--	--	--	\$182
	to Manufactured Home - over 10 m²	\$295	--	\$155	--	--	\$450
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m² and under	\$365	--	--	\$30	--	\$395
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10 m²	\$590	\$472	\$155	\$30	--	\$1,247
New	Secondary Suite / Backyard Suite ¹¹	--	--	--	--	--	\$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
	Development of three or more dwelling units - discretionary use or relaxations	\$656	--	\$155	\$30	--	\$841
Commercial / Industrial / Mixed Use		Base Fee	DCP Fee	Ad Fee	GST	Total Fee	
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	
Additional Fees		Base Fee	DCP Fee	Ad Fee	GST	Total Fee	
	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	

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 (DART Review)	\$1,000	--	\$1,000
	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 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 / Backyard Suite amnesty extended until December 31, 2026.

Note 12: Outdoor Cafes fees waived until December 31, 2025.