Schedule of Subdivision and Development Application Fees (effective January 1, 2009)
Town of Taber

Development Permits

Residential Base Fees:

Permitted Uses:	$60.00
Residential (2 units or less):	$60.00 per unit (includes attached garage)
Residential (3 - 10 units):	$150.00
Residential (11 – 20 units):	$300.00
Residential (over 20 units):	$500.00
Residential Decks, Basement Development, Fences (over height):	$30.00
Home Occupations:	$60.00 (office only) $150.00 (MPC approval / neighbours notified)
Condo Conversions (existing developments):	$40.00

Residential Waivers / Discretionary Use fees:

Pre-Construction Waiver Applications (and sheds):	$150.00 (add to base fee)
Post Construction Waiver Applications:	*$600.00 (add to base fee)*
Waiver Requests for Previously approved Development:	*$30.00*
Discretionary Use Fees:	$150.00

Commercial, Industrial, and Institutional:

Commercial, Industrial, Institutional (additions and new development 1000 m^2 and over):	$500.00
Commercial, Industrial, Institutional (additions and new development over 500 / less than 1000 m^2):	$300.00
Commercial, Industrial, Institutional 500 m^2 or less:	$150.00
Commercial and Industrial Occupancy:	$60.00

(including use of land with no buildings and no water and sewer services)

Commercial, Industrial, and Institutional Waivers / Discretionary Use fees:

Pre-Construction Waiver Applications:	$150.00 (add to base fee)
Post Construction Waiver Applications:	$600.00 (add to base fee)
Waiver Requests for Previously Approved Development:	$30.00
Discretionary Use Fees:	$150.00

Signs:

Portable Signs: (6months)	$50.00 per location, plus $10.00 for message change

Permanent Signs:	$50.00 per location, plus $10.00 for message change
Non-profit message change:	May be waived at the discretion of the DO

Other:

RPR Compliance Certificates:	$75.00 $150.00 (rush 3 days or less)
Zoning Letters requested with compliance:	$75.00 (plus compliance fee)
Remove Caveats:	$75.00
Special MPC Meeting Fee (not a regularly scheduled date):	$500.00
Subdivision and Development Appeal Hearings: ($150.00 refundable if appeal upheld)	$350.00

Penalties: All permits are double the fees listed above should development proceed in advance of issuance of a development permit. This includes placement of temporary portable signs.

Subdivision / Condominium Application Fees

Base Fees (refers to # of additional lots; MR and PUL blocks are not counted as lots):

	$500.00 for one added lot $750.00 for 2-5 added lots $1000.00 for 6-10 $1500.00 for 11-20 $2000.00 for 21 or more
Additional fee per residential lot / unit:	$200.00
Additional fee per commercial / industrial lot / unit :	$200.00
Development Agreements (for 2 or more lots):	$1,000.00
Field Inspection Services (for 2 or more lots):	***$***2,000.00, plus $300.00/ha
Endorsement Fees:	
Base Fee:	$250.00
Additional Fee per lot / unit:	$150.00
Subdivision Extension Fees:	$250.00
Subdivision and Development Appeal Hearings: ($150.00 refundable if appeal upheld)	$350.00
Waivers for Subdivisions where re-zoning not pursued:	$600.00 (add to base fee)

Planning Application Fees

LUB Amendments:	$600.00

Area Structure Plan and Redevelopment Plan Amendments:	$1000.00
Municipal Development Plan Amendments:	$1000.00

Note: A maximum fee of $1,500.00 shall be charged when concurrent LUB and statutory plan amendment applications are filed.

Road and Lane Closure Fees

Road and Lane Closures	$600.00

Encroachment Agreement Fees

Minor Encroachments (i.e. less than 0.15m on public lands):	$50.00
Major Encroachments (i.e. more than 0.15m on public lands):	$100.00 minimum or 1.5 times assessed value of land

Records Search Fees

Environmental Audits, etc:	$75.00 minimum ($50.00 per hour)
Zoning Inquiries requesting written replies: (no charge if written response not requested)	$75.00

Building Permit Fees

Minimum Building Permit Fee:	$100.00
Building Permit Fees:	$6.00 per Thousand Dollars of project value (market value)
Demolition Permit:	$100.00
Basement Development (i.e. bathroom, bedrooms)	$100.00 flat fee, except suites
Basement Suites/Duplexes (subject to regular fees):	$6.00 per Thousand Dollars of project value
Manufactured Home	$0.25 per square foot
Safety Code Fee (in accordance with Safety Codes Council):	$4.00 minimum or 3.5% of the permit fees to a maximum of $500.00

Fees are doubled for any construction that proceeds prior to receipt of a building permit. Exceptions may be granted only for foundations and footings if a development permit is issued for the project and the building inspector is advised by the applicant of their intent to proceed.

Servicing (Utility Bylaw)

Temporary Water Service (all sizes):	$120.00
Development Levies:	consult with Planning Department (variable)