

Town of Banff Land Use Bylaw 31-3 Schedule “G” – Development Fees

Amended 2011.04.11 Bylaw 308

Residential		
New Construction	Single detached housing	\$1025.00
	Duplex housing	\$1175.00
	Multi-unit residential housing (3 or more dwelling units)	\$1200.00 + \$110.00/dwelling
	Accessory building	\$250.00
Additions and Renovations involving an increase in gross floor area		\$350.00+ \$1.10/m ²
Interior and/or Exterior Renovations involving no increase in gross floor area		\$350.00
Accessory Development –decks, porches, balconies, fences, retaining walls, and significant landscaping		\$200.00
Accessory Dwelling		\$550.00
Variances (except on existing development where a variance is granted to a non-conforming building in which case there is no charge).		\$275.00/variance
Municipal Planning Commission Surcharge	Single Detached and Duplex Housing	\$125.00
	Multi-unit Housing	\$375.00

Residential Business	
Bed and Breakfast Homes	\$350.00+ \$100.00/guest room
Bed and Breakfast Renewals	\$150.00
Home Occupations (Type I and Type II)	\$150.00
Home Occupation Annual Renewals	50% of current fee
Municipal Planning Commission Surcharge (original application only – no surcharge for renewals)	\$125.00
Late Application Fee (failure to file the application prior to the permit renewal deadline)	\$75.00

Commercial		
New Development, Additions or Renovations involving an increase in gross floor area	0 – 46 m ²	\$1250.00+ \$1.10/m ² gross floor area
	>46 m ² – 465 m ²	\$1650.00+ \$1.10/m ² gross floor area
	>465 m ²	\$2500.00+ \$1.10/m ² gross floor area
Interior and/or Exterior Renovations involving no increase in gross floor area		\$1250.00
Accessory Building		\$500.00
Transportation Services		\$1100.00 + \$35.00/vehicle
Municipal Planning Commission Surcharge	New development	\$650.00
	Renovations and minor additions	\$375.00
Variances (except on existing development where a variance is granted to a non-conforming building in which case there is not charge)		\$750.00/variance
Commercial Growth Management Development Applications		\$500.00
Change of use	Permitted use	\$1200.00
	Discretionary use	\$1400.00

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Institutional (PB, PE, PP, PS Districts)		
New Construction		\$1650.00+ \$1.10/m ²
Additions and Renovations involving an increase in gross floor area		\$1250.00+ \$1.10/m ²
Interior and/or Exterior Renovations involving no increase in gross floor area		\$550.00
Variances (except on existing development where a variance is granted to a non-conforming building in which case there is not charge)		\$500.00/variance
Accessory Building		\$400.00
Municipal Planning Commission Surcharge	new development	\$375.00
	additions and renovations	\$225.00

Sign Permits		
Comprehensive Sign Plan (for new buildings or coordination of multiple signs on an existing property)		\$675.00 + \$35.00/sign
Signs	Wall, window, hanging, projecting, menu box, directory	\$150.00/sign
	Canopy or Awning	\$138.00/sign
	Freestanding (Bed & Breakfast)	\$275.00/sign
	Freestanding (Commercial & Institutional)	\$500.00/sign
	Temporary	\$100.00/sign
Inspection Fee (for any sign installed without a permit)		Double original permit fee
Municipal Planning Commission Surcharge		\$125.00

Subdivision (including Condominium Plans)		
Residential	up to 10 lots/units	\$2400.00+ \$220.00/lot or unit
	11 or more lots/units	\$2400.00+ \$165.00/lot or unit
Commercial or Institutional Subdivisions		\$2500.00+ \$220.00/lot or unit
Road/Thoroughfare Closure		\$1850.00+ advertising costs
Land Appraisal Surcharge (Where required)		Cost

Subdivision Endorsement (final approval)		
Residential		\$495.00 + \$75.00/lot
Commercial		\$605.00 + \$75.00/lot
Other		\$495.00 + \$75.00/lot
Bareland Condominium		\$275.00/unit
Condominium		\$138.00/unit

Area Plans		
Area Structure Plan		\$5,500.00 + advertising costs
Area Redevelopment Plan		\$5,500.00 + advertising costs

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Bylaw Amendment Fees	
Amend Area Structure Plan or Area Redevelopment Plan	\$3500.00+ advertising costs
Amend Municipal Development Plan	\$7500.00+ advertising costs
Land Use Bylaw Minor Technical Amendments (no change in use or density)	\$1700.00+ advertising costs
Land Use Bylaw Major Amendments (change in use or density)	\$ 3500.00+ advertising costs
Land Use Re-designation (Residential/Institutional)	\$3500.00 + advertising costs
Land Use Re-designation (Commercial)	\$7500.00 + advertising costs

General/Other Applications	
Address Assignment (new or change) - residential, commercial, or institutional	\$75.00/ unit
Confirmation of Land Use	\$110.00
Legal Agreement Surcharge (e.g. Development Agreement, Encroachment Agreement, Restrictive Covenant)	\$450.00/agreement
Preliminary Determination of Use	\$550.00
Revised Plans (minor revisions requested after decision has been rendered – the revision cannot change the overall intent of the development)	50% of current fee (as part of active application)
Special Function Tents	\$250.00
Surfacing Parking Lots	\$1650.00 + \$35.00/vehicle
Demolition	\$1250.00
Excavation/Stripping/Grading	\$850.00
Utility Projects (including the placement of private telephone lines, gas lines, power lines and similar)	\$750.00
Tree Cutting (no fee for trees deemed hazardous by the Development Officer)	\$25.00 for the first tree & \$15.00 for each additional tree
Development Permit Notification Sign (small)	\$20.00

Compliance Certificates	
Single detached and duplex housing	\$135.00
Multi-unit housing (3 or more units)	\$300.00
Commercial/Institutional	\$300.00
Professional Costs for third party review on behalf of the Town of Banff (e.g. review of applications by lawyers, engineers, architects, or social scientists) These costs are typically incurred for large or complex projects.	Applicants are responsible for the cost of any professional fees and costs incurred by the Town with the review of applications.

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File/Research Fees	
Administrative Assistant	\$40.00/hr
Planner	\$60.00/hr
Producing Permit/Document Copies (provide paper copies of permits or other specific documents from either microfiche or image database)	\$25.00/1-3 paper copies \$5.00/additional copy

Other Fees	
Development & Subdivision Appeals	\$100.00
Extension and Renewals (for an extension of the period of a development permit application which has become void)	\$500.00
Renewal of Development Permit issued with specified time limitations where the conditions of approval have not changed	75% of the fee
Refund Policy	(a) 90% if withdrawn prior to commencement of circulation (b) Non-refundable once circulation has commenced.