



2025 Land Use Amendment Fee Schedule

R2025-02

Land Use Amendments

Step 1: Calculate subtotals for each group that contains one or more of your proposed districts. If proposing multiple districts within one type, the base fees within that type are cumulative. For example, for an application that includes R-MH and M-H1, you will enter \$8,704 (\$2,547 + \$6,157) in the "total base fees" field.

Type	Group	Proposed District	Base Fee	Hectares	Area Rate	Subtotals
Residential & Special Purpose	A	R-MH, R-CG, R-G, R-Gm, S-SPR, S-CS, S-R, S-CI, S-CRI, S-UN, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$2,547	ha		
	B	M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2	\$4,738	ha		
	C	CC-MHX, CC-MH, M-H1, M-H2, M-H3	\$6,157	ha		
			\$	+ (ha x \$232 = \$)	= \$
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Commercial & Mixed Use	A	C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR	\$8,875	ha		
	B	C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$5,590	ha		
	C	CR20-C20/R20	+ \$14,637	ha		
			\$	+ (ha x \$637 = \$)	= \$
			<i>total base fees</i>	<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Industrial	A	I-G, I-B, I-E, I-C, I-R, I-O, I-H	\$0	ha	x \$327 = \$)	= \$
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Direct Control	A	Direct Control - proposed use(s) listed in Section 21 (3) of LUB 1P2007	\$9,517	ha	x \$327 = \$)	= \$
				<i>total area (round total up to the next whole hectare)</i>	<i>Area Rate</i>	<i>Subtotal</i>
Technical	A	Minor Technical Amendments (administrative corrections, as determined by the Approving Manager)	\$2,329	flat rate		= \$
						<i>Subtotal</i>

Step 1 subtotal (add all subtotals above): \$ _____

Step 2: Add applicable DC fee(s) if applying to create a Direct Control District based on one of the Residential, Special Purpose, Commercial or Industrial districts. Each DC fee is charged once per group. For example, for an application that includes Direct Control Districts based on M-CG, C-C2, C-COR2 and I-G, the total DC fee will be \$4,786 (\$1,062 + \$2,125 + \$1,599). If not applying for a Direct Control District based on one of the below districts, skip this step.

Group	District DC is based on	DC Fee
Residential & Special Purpose	A, B & C R-MH, R-CG, R-G, R-Gm, M-CG, M-C1, M-C2, M-G, M-1, M-2, M-X1, M-X2, CC-MHX, CC-MH, M-H1, M-H2, M-H3, S-UN, S-SPR, S-CS, S-R, S-CI, S-CRI, S-URP, S-FUD, S-TUC, CC-ER, H-GO	\$1,062
Commercial & Mixed Use	A & C C-C2, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-COR, CC-X, CC-EMU, CC-ET, CC-EPR, CC-EIR, CC-ERR, CR20-C20/R20	\$2,125
	B C-N1, C-N2, C-C1, C-COR1, MU-1, MU-2	\$1,599
Industrial	A I-G, I-B, I-E, I-C, I-R, I-O, I-H	+ \$1,599

Step 2 subtotal (add applicable DC fees): \$ _____

Step 3: Add required surcharges and combine subtotals to determine total fee.

Required surcharges	Advertising fee	\$1,398
	Calgary Planning Commission fee	+ \$620
Step 3 subtotal:		\$2,018

Total fee (add subtotals of Steps 1, 2, and 3): \$ _____



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Other Applications

<i>Policy Amendments</i>	<i>Base Fee</i>	<i>Advertising Fee</i>	<i>CPC Fee</i>	<i>Total Fee</i>
to approved Area Structure Plan, Community Plan or Area Redevelopment Plan (statutory or non-statutory)				
Minor Amendment	\$1,088 +	\$1,398 +	\$620 =	\$3,106
Major Amendment	\$3,643 +	\$1,398 +	\$620 =	\$5,661

<i>Growth Applications</i>	<i>Base Fee</i>	<i>Hectares</i>	<i>Area Rate</i>	<i>Total Fee</i>
Standard Growth Application	\$3,264 +	ha x	\$1,836 =	varies (maximum \$32,640)
		<small>total area (round total up to the next whole hectare)</small>		
Growth Application Resubmission	\$864 +	ha x	\$486 =	varies (maximum \$8,640)
		<small>total area (round total up to the next whole hectare)</small>		

<i>Additional Fees</i>	<i>Base Fee</i>	<i>Total Fee</i>
Pre-application (DART Review)	\$1,000	\$1,000
Recirculation fee	\$1,143	\$1,143

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application on this schedule:

- prior to circulation to civic departments: 90% of the base fee, area rate, and DC fee will be refunded, plus the full CPC and advertising fee
- after circulation and prior to CPC, the CPC and advertising fee will be refunded
- prior to advertising for the public hearing: the advertising fee will be refunded
- after advertising but prior to the public hearing: no refund of the fees paid

Note 2: Secondary Suite / Backyard Suite Fee Waiver: applicable fees, including the base fee, CPC and advertising fees, will be waived or refunded for land use amendments that are solely seeking to redesignate a property designated with a Direct Control District under Land Use Bylaw 2P80 to allow for secondary or backyard suites.

Note 3: Calgary Planning Commission: applications that require review by the Calgary Planning Commission are listed on the [Calgary Planning Commission List](#).

Note 4: Concurrent applications: Policy amendment applications made concurrently with land use amendment applications will be advertised separately and are required to pay for advertising and CPC fees for each application.

Note 5: Plan Amendment fees will be waived if, in the opinion of the Approving Manager, the plan amendment proposed is in response to a change in City standards or a technical requirement of a City Business Unit.

Note 6: GST is not applicable for land use and policy amendment application fees.