



CONSOLIDATED VERSION
of
C-1415-25
DEVELOPMENT FEES BYLAW

Enacted December 15, 2025

As Amended By:

Bylaw C-1447-26 - Enacted July 6, 2026

THE CITY OF SPRUCE GROVE

BYLAW C-1415-25

DEVELOPMENT FEES BYLAW

WHEREAS, pursuant to the *Municipal Government Act*, R.S.A. 2000, c M-26, as amended, a municipality may establish fees for licences, permits and approvals, including fees for licences, permits and approvals that may be in nature of a reasonable tax for the activity authorized or for the purpose of raising revenue;

AND WHEREAS, the City of Spruce Grove wishes to update its fees related to development processes;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. BYLAW TITLE

1.1 This bylaw is called the “Development Fees Bylaw”.

2. DEFINITIONS

2.1 “City” means the municipal corporation of the City of Spruce Grove in the Province of Alberta.

2.1.1 “Director of Engineering” means the City’s Director of Engineering or designate. (Bylaw C-1447-26, July 6, 2026)

2.2 “Director of Planning and Development” means the City’s Director of Planning and Development or designate.

3. DEVELOPMENT FEES

- 3.1 The development fees are identified in Schedules “A” to “K”, attached to and forming part of this bylaw.

4. SEVERABILITY

- 4.1 Every provision of this bylaw is independent of all other provisions and if any provision is declared invalid by a Court, then the invalid provisions shall be severed and the remainder provisions shall remain valid and enforceable.

5. EFFECTIVE DATE

- 5.1 This bylaw shall come into force and effect when it receives third reading and is duly signed.

6. REPEAL OF BYLAW C-1360-24

- 6.1 C-1360-24 - Development Fees and Fines Bylaw and all associated amendments are hereby repealed.

First Reading Carried	8 December 2025
Second Reading Carried	8 December 2025
Third Reading Carried	15 December 2025
Date Signed	15 December 2025

Mayor

City Clerk

CITY OF SPRUCE GROVE

Development Fees Bylaw C-1415-25

SCHEDULE A

	2025	2026
	<i>(effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>
1.1 Municipal Development Plan		
Amendment	\$5,355	\$5,460
1.2 Area Structure and Redevelopment Plans		
New application - Planning Base Fee	\$8,195 + \$255 per gross hectare	\$8,355 + \$260 per gross hectare
New application - Engineering Technical Review Fee		\$8,355
Amendment (major) - Planning Base Fee	\$8,195 + \$255 per gross hectare	\$8,355 + \$260 per gross hectare
Amendment (major) - Engineering Technical Review Fee		\$6,265
Amendment (minor) - Planning Base Fee	\$5,725	\$5,840
Amendment (minor) - Engineering Technical Review Fee		\$2,090
1.3 Neighbourhood Plans		
New application - Planning Base Fee		\$8,355
New application - Engineering Technical Review Fee		\$8,355
Amendment (major) - Planning Base Fee		\$8,355
Amendment (major) - Engineering Technical Review Fee		\$6,265
Amendment (minor) - Planning Base Fee		\$5,840
Amendment (minor) - Engineering Technical Review Fee		\$2,090

1.4 Concept Plans

New application - Planning Base Fee	\$4,180
New application - Engineering	\$4,180
Technical Review Fee	
Amendment (major) - Planning Base Fee	\$4,180
Amendment (major) - Engineering	\$4,180
Technical Review Fee	
Amendment (minor) - Planning Base Fee	\$2,920
Amendment (minor) - Engineering	\$2,920
Technical Review Fee	

For the Base Fees, the Director of Planning and Development shall determine if applications are considered major or minor in scope.

For the Technical Review Fees, the Director of Engineering shall determine if applications are considered major or minor in scope.

1.5 Land Use Bylaw

Redistricting	\$4,785	\$4,880
Text amendment (major)	\$6,460	\$6,590
Text amendment (minor)	\$4,785	\$4,880
Direct control (new or amendment)	\$6,460	\$6,590

Where a text amendment includes more than one new district, the major text amendment charge will apply to each new district.

The Director of Planning & Development shall determine if applications are considered major or minor in scope.

1.6 Other bylaws

Road closure	\$3,355	\$3,420
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1.7 Revisions

Milestones

Substantial changes prior to circulation	30 per cent	30 per cent
Substantial changes after circulation but prior to 1st reading	75 per cent	75 per cent
Substantial changes after Public Hearing notification	85 per cent	85 per cent

These fees apply to application changes initiated by the applicant for Statutory Plans and Planning Bylaws.
Changes required by Administration or Council will not require additional charges.
Determination of when additional charges shall be applied shall be made by the Director of Planning & Development.
Percentages are calculated based on the original application fee.

1.8 Refunds

Application received, review not started	Full refund	Full refund
Review started	50 per cent refund	50 per cent refund
First reading passed	No refund	No refund

1.9 Additional Fees

Process Guidance

Pre-Application meeting	No charge	No charge
Pre-Application plans review	\$120/hour + GST, min two (2) hours	\$125/hour + GST, min two (2) hours
Certificate of Title search	N/A	\$10

Referral/Third party fees

Third party review of technical report	\$525 + third party consultant cost	\$535 + third party consultant cost
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Advertising Costs

1/4 page	\$345 + GST (per publication or week)	\$345 + GST (per publication or week)
1/2 page	\$490 + GST (per publication or week)	\$490 + GST (per publication or week)
Colour advertisement (added to applicable advertisement fee)	\$103 + GST (per publication or week)	\$103 + GST (per publication or week)

File maintenance

One year from receipt of application, no first reading	\$1,000	\$1,000
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(Bylaw C-1447-26, July 6, 2026)

CITY OF SPRUCE GROVE

Development Fees Bylaw C-1415-25

SCHEDULE B: LAND DEVELOPMENT

	2025 <i>(effective January 1, 2025)</i>	2026 <i>(effective January 1, 2026)</i>
2.1 Development Agreements		
New Application - standard	\$5,410 + GST	\$5,520 + GST
New Application – minor	\$3,245 + GST	\$3,310 + GST
New Application – site servicing agreement	\$1,000 + GST	\$1,020 + GST
Amendment	\$2,110 + GST	\$2,150 + GST
Deferred	\$2,110 + GST	\$2,150 + GST
Assignment of Development Agreement	\$540 + GST	\$550 + GST
Inspection fee (per inspection)	\$2,705 + GST	\$2,760 + GST
Re-inspection fee	\$540 + GST	\$550 + GST
2.2 Subdivisions		
New Application - Base Fee	\$1000	\$1020
<i>The base fee is charged once per each new application.</i>		
2.2.1 Residential Subdivisions		
<i>Single detached, semi-detached, duplex, row housing - street oriented</i>		
New application	\$355 per lot	\$360 per lot
Endorsement	\$410 per lot	\$420 per lot
<i>Multi-unit development project (row housing development, row housing - stacked, multi-unit dwelling)</i>		
New application	\$1,105 per lot	\$1,130 per lot
Endorsement	\$1,295 per lot	\$1,320 per lot
<i>Lot means fee simple lot or bareland condominium unit as well as reserve and public utility lots.</i>		
<i>Reserve/public utility lots will be subject to the same fees for single/semi-detached/duplex/row housing – street-oriented lots.</i>		
2.2.2 Non-residential Subdivisions		
New application	\$1,000 base + \$1,105 per lot	\$1,020 base + \$1,130 per lot
Endorsement	\$1,295 per lot	\$1,320 per lot

The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

Non-residential subdivisions may consist of lots with a planned use of commercial, industrial, institutional, mixed use, or lots with an urban reserve district.

Lot means fee simple lot or bareland condominium unit as well as reserve and public utility lots.

Reserve/public utility lots will be subject to the same fees for single/semi-detached/duplex/row housing – street-oriented lots.

2.3 Traditional condominium

Endorsement	\$40 per unit	\$40 per unit
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2.4 Revisions - Development Agreement

Redline drawing review	\$540 + GST	\$550 + GST
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Revisions are changes to an application that is currently being processed.

2.5 Revisions - Subdivisions

Milestones

Prior to circulation	15% + \$315 for each additional lot	15% + per lot fee for each additional lot
After circulation	75% + \$315 for each additional lot	75% + per lot fee for each additional lot
Decision made – minor revisions prior to endorsement (Subdivision Authority Bylaw)	75% + \$315 for each additional lot	75% + per lot fee for each additional lot
Decision made	New application required	New application required

Revisions are changes to an application that is currently being processed.

Percentages are calculated based on the base fee of the original application fee.

Per lot fees are the same as the original per lot fee for the application.

2.6 Refunds – Development Agreements

Milestones

Application complete, review not started	Full refund	Full refund
Drawing review started	50% refund	50% refund
Development Agreement draft started	No refund	No refund

Percentages are calculated based on the original application fee.

2.7 Refunds – Subdivisions

Milestone

Application complete, review not started	Full refund	Full refund
Review started	50% refund	50% refund
Decision made	No refund	No refund

Applications cancelled by request within 30 days of the application date may be subject to a refund based on the status of the individual item.

Percentages are calculated based on the original application fee.

2.8 Appeals

Appeal of Subdivision to Subdivision & Development Appeal Board	\$425	\$425
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Subdivision and Development Appeal Board processes are managed through the City Clerk's office.

2.9 Additional Fees

Process Guidance

Pre-Application meeting	No charge	No charge
Pre-Application plans review	\$120 per hour + GST, minimum two (2) hours	\$125 per hour + GST, minimum two (2) hours
Certificate of Title search	N/A	\$10

Extensions

Extension to Development Agreement	\$540 + GST	\$550 + GST
Extension to conditional subdivision approval	\$540 + GST	\$550 + GST
Extension to subdivision endorsement period	\$540 + GST	\$550 + GST

Referral/Third Party Fees

Legal Review of Development Agreement	Third party consultant cost	Third party consultant cost
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Registrations

Postponement/discharge of caveat document execution	\$90 + GST	\$95 + GST
Postponement/discharge of caveat execution requiring solicitor review	\$190 + GST	\$195 + GST
Preparation of Amending Agreements, Utility Rights-of-Way, Easements, Encroachments, Licence to Occupy and associated documents for registration	\$405 + GST	\$415 + GST
Registration Costs	\$45	\$50

Other

Street Name Change	\$460 + GST	\$470 + GST
Address Change	\$300 + GST	\$305 + GST

Any address change per affected address as requested by applicant.

CITY OF SPRUCE GROVE
Development Fees Bylaw C-1415-25

SCHEDULE C: DEVELOPMENT PERMITS

	2025	2026
	<i>(effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>
3.1 Residential Development		
<i>New construction</i>		
Single detached, semi-detached, duplex, row housing	\$225 per unit	\$230 per unit
Multi-unit development project on a single lot	\$325 + \$120 per unit	\$330 + \$125 per unit
Show home	\$225 per unit + notification	\$230 per unit + notification
Show home (unregistered lot)	\$410 per unit + notification	\$420 per unit + notification
Manufactured home	\$225 per unit	\$230 per unit
Manufactured home park, campground development	\$325 + \$115 per unit	\$330 + \$120 per unit
<i>Demolition</i>		
Demolition	\$115	\$120
<i>Use/Change of Use</i>		
<u>Discretionary use</u> (secondary suite, show home, home occupation - major, garden suite, garage suite, family day home, etc.)	\$195 + notification	\$200 + notification
<u>Permitted use</u> (home occupation – minor, etc.)	N/A	\$200
Show home conversion to residential occupancy	\$95 per unit	\$100 per unit
<i>Variances</i>		
Variance (separate from approval)	\$170 + notification	\$175 + notification
Variance (processed with associated development permit)	\$95 + notification	\$100 + notification
<i>Additions/Alterations/Accessory Buildings</i>		
Addition/Alteration/Accessory Building/Driveway Extension	\$95	\$100
Fence, retaining wall, and other linear structure	\$125	\$130

The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

Buildings Accessory to the use of the Manufactured Home within the Manufactured Home Court district	\$95	\$100
Buildings Accessory to the use of the Manufactured Home Court, and Campground	\$285 + \$1.45 per square meter + notification	\$290 + \$1.50 per square meter + notification

3.2 Non-residential Development

New Construction

New construction	\$285 + \$1.45 per square meter	\$290 + \$1.50 per square meter
New cannabis sales or cannabis production facility	\$825 + \$1.45 per square meter	\$840 + \$1.50 per square meter
<i>If deemed discretionary use, notification applies</i>		

Demolition

Demolition	\$220	\$225
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Use/Change of Use/Intensification of Use

Change of occupancy or use	\$275	\$280
Change of occupancy or use - Cannabis sales or production facility	\$820	\$835
Temporary use		
Up to sixty (60) days	\$165	\$170
Up to six (6) months	\$220	\$225
Up to twelve (12) months	\$300	\$305

If deemed discretionary use, notification applies

Variances

Variance (separate from approval)	\$285 + notification	\$290 + notification
Variance (processed with associated development permit)	\$145 + notification	\$150 + notification

Additions/Alterations/Accessory Buildings

Addition/Alteration/Accessory Building/Parking Lot	\$285 + \$1.45 per square meter	\$290 + \$1.50 per square meter
Fence, retaining wall, and other linear structure	\$285	\$290

If deemed discretionary use, notification applies

The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

3.3 Signs

Permanent (includes digital)	\$175	\$180
Temporary	\$40/30 days for the first 90 days and \$20/30 days thereafter	\$40/30 days for the first 90 days and \$20/30 days thereafter
Billboard	\$175 + notification	\$180 + notification
Balloon	\$40/30 days for the first 90 days and \$20/30 days thereafter + notification	\$40/30 days for the first 90 days and \$20/30 days thereafter + notification

3.4 Soil Processing

Excavation and Stripping (not including topsoil processing)	\$540 + notification	\$550 + notification
Stripping with onsite topsoil processing	\$655 + notification	\$670 + notification

Stripping is any activity that removes or significantly disturbs vegetated or otherwise stabilized soil surfaces, including tree clearing and grubbing operations greater than 1000m²

3.5 Revisions

Milestones

Review started, no decision made	50% of application fee	50% of application fee
Decision made	New application or 50% of original application fee	New application or 50% of original application fee

When a request is made, the Development Officer will review the resubmission and determine the required fees.

3.6 Refunds

Review started, no decision made	50% refund	50% refund
Decision made	No refund	No refund

Notification fee eligible for refund where a discretionary use or a variance is not approved.

3.7 Appeals to Subdivision & Development Appeal Board

Development permit or application completion decision	\$200	\$200
Stop Order	\$425	\$425

Subdivision and Development Appeal Board processes are managed through the City Clerk's office.

3.8 Additional Fees

Certificate of Title search	N/A	\$10
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The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

Amendments/Extensions

Amendment of development permit (review underway)	50% of original application fee	50% of original application fee
Amendment of development permit – minor revisions (decision has been made)	\$205	\$210
Amendment of development permit - major (decision has been made)	New application required	New application required
Extension of development permit approval	50% of original application fee	50% of original application fee

Development Officer shall determine if amendments are considered major or minor in scope.

Other

Notification	\$100 + GST	\$100 + GST
Show Home Agreement	\$1,080 + GST	\$1,100 + GST
Telecommunication Tower Review	\$2,705 + GST	\$2,760 + GST
Cash-in-lieu of Parking (per requested parking stall as per Land Use Bylaw)	\$21,640 + GST	\$22,075 + GST

CITY OF SPRUCE GROVE

Development Fees Bylaw C-1415-25

SCHEDULE D: CONSTRUCTION – BUILDING PERMITS

	2025	2026
	<i>(effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>
4.1 Residential - New Construction		
New building (1-4 units)	\$7.65 per square meter for all floors above grade, including attached garage	\$7.80 per square meter for all floors above grade, including attached garage
New building (5 or more units)	\$10.20 per \$1,000 construction value	\$10.40 per \$1,000 construction value
Basement Development	\$3.85 per square meter	\$3.95 per square meter
Secondary Suite	\$4.35 per square meter	\$4.45 per square meter
Manufactured home including relocation	\$220 per unit	\$225 per unit
<i>Residential construction includes single-detached, semi-detached, duplexes, row housing, condominiums, and rental apartment buildings.</i>		
<i>New buildings with five (5) or more units will require professional involvement as per NBC AB Division C</i>		
4.2 Residential - Improvements		
Alteration, renovation, addition, manufactured home addition	\$7.65 per square meter for all floors	\$7.80 per square meter for all floors
Accessory building or detached garage	\$5.90 per square meter, minimum \$220	\$6.00 per square meter, minimum \$225
Deck or similar minor accessory structure (hot tub, fireplace, solar panel, shed)	\$150	\$160
<i>Improvements are modifications or additional buildings to an existing single-detached, semi-detached, duplex, row house, condominium, or rental apartment building.</i>		
4.3 Non-Residential - New Construction		
New building	\$10.20 per \$1,000 of construction value	\$10.40 per \$1,000 of construction value
Foundation only	\$10.20 per \$1,000 of construction value	\$10.40 per \$1,000 of construction value

The Safety Codes Officer may place a market value of the work being undertaken for the purpose of determining the permit fee (Division C Article 2.2.10.2)

The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

Non-residential construction includes commercial, industrial, institutional, and mixed-use projects

4.4 Non-Residential - Improvements

Addition, alteration, renovation, accessory building/structure	\$10.20 per \$1,000 of construction value	\$10.40 per \$1,000 of construction value
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Improvements are modifications or additional buildings to an existing commercial, industrial, institutional, or mixed-use building.

4.5 Construction Water

Construction water	10% of building permit fee per unit	10% of building permit fee per unit
Water Meter Fee	Based upon meter per unit set by City of Spruce Grove	Based upon meter per unit set by City of Spruce Grove

4.6 Demolition

Demolition	\$220	\$225
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4.7 Revisions

Revision following issuance	\$220	\$225
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4.8 Refunds

Milestones

Pre-screen completed, plans review not started	70% refund	70% refund
Permit issued, no construction work has started	25% refund	25% refund
Construction work started, inspection have occurred or permit has expired (with or without inspections)	No refund	No refund

Permits or applications cancelled by request of the applicant within thirty (30) days of the application date may be subject to a refund based on the status of the individual item.

Percentages are calculated based on the original application fee.

4.9 Additional Fees

Levies/Surcharges (in addition to permit fees)

Safety Codes Council Levy	4% of permit fee Min \$4.50 Max \$560	4% of permit fee Min \$4.50 Max \$560
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Levies as established by Safety Codes Council, subject to change

Fire Inspection surcharge	10% of Building permit fee (exempt: deck or similar minor	10% of Building permit fee (exempt: deck or similar
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The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

	<i>accessory structure, fireplace, etc)</i>	<i>minor accessory structure, fireplace, etc)</i>
Alternative Solutions (Variance)		
Review of alternative solution proposal	\$120 per hour + GST, minimum of two (2) hours	\$125 per hour + GST
Re-Inspections		
Re-inspection fee	\$210	\$215
<i>Re-inspection fees are applicable at the discretion of the Safety Codes Officer</i>		
Extensions		
Extension	50%, minimum \$85	50%, minimum \$85
Other		
Minimum Building Permit Fee	\$155	\$160
Transfer of permit to a new owner	\$220	\$225

Payment of fees is due within two weeks of application deemed complete.

CITY OF SPRUCE GROVE
Development Fees Bylaw C-1415-25

SCHEDULE E: CONSTRUCTION - ELECTRICAL

	2025	2026
	<i>(effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>

5.1 Residential

New construction

0 to 232.2 square meters	\$220 per unit	\$225 per unit
Greater than 232.2 square meters	\$300 per unit	\$305 per unit

Each unit requires its own electrical permit.

Calculations are based on floor area of each unit including attached garage.

Residential construction includes single-detached, semi-detached, duplexes, row housing

Existing

The same calculation as Non-Residential & Apartment Building applies

Basement Development & Detached Garage

Wiring	\$138	\$140
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Single outlet

Appliance installation or replacement involving a single outlet, or similar retrofitting for one outlet (including hot tubs and solar panel wiring)	\$138	\$140
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5.2 Non-Residential & Apartment Building (including condominium and rental)

\$2,000 or less installation cost	\$138	\$140
\$2,000.01 to \$5,000 installation cost	\$138 + \$0.0214 per \$1.00 installation cost	\$140 + \$0.02180 per \$1.00 installation cost
\$5,000.01 to \$10,000 installation cost	\$245 + \$0.0164 per \$1.00 installation cost over \$5,000	\$249 + \$0.01680 per \$1.00 installation cost over \$5,000
\$10,000.01 to \$50,000 installation cost	\$327 + \$0.00587 per \$1.00 installation cost over \$10,000	\$333 + \$0.00600 per \$1.00 installation cost over \$10,000
\$50,000.01 to \$200,000 installation cost	\$562 + \$0.0056 per \$1.00 installation cost over \$50,000	\$573 + \$0.00578 per \$1.00 installation cost over \$50,000

The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

\$200,000.01 and above installation cost	\$1,405 + \$0.0033 per \$1.00 installation cost over \$200,000	\$1,440 + \$0.00340 per \$1.00 installation cost over \$200,000
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Fees are calculated based on the installation cost on the permit

Underground/Service Connection

Underground installation	\$115	\$120
Service connection	\$115	\$120

5.3 Revisions

Revision following issuance	\$50	\$55
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5.4 Refunds

Milestones

Pre-screen completed	70% refund	70% refund
Permit issued, no construction work has started	25% refund	25% refund
Construction work started, inspections have occurred or permit has expired (with or without inspections)	No refund	No refund

Permits or applications cancelled by request of the applicant within thirty (30) days of the application date may be subject to a refund based on the status of the individual item.

Percentages are calculated based on the original application fee.

5.5 Additional Fees

Levies/Surcharges (in addition to permit fees)

Safety Codes Council Levy	4% of permit fee Min \$4.50 Max \$560	4% of permit fee Min \$4.50 Max \$560
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Levies as established by Safety Codes Council, subject to change

Alternative Solutions (Variance)

Review of alternative solution proposal	\$120 per hour, minimum of two (2) hours	\$125 per hour
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Re-Inspections

Re-inspection fee	\$210	\$215
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Re-inspection fees are applicable at the discretion of the Safety Codes Officer

Extensions

Extension	50%, minimum \$85	50%, minimum \$85
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The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

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Other

Transfer of permit to a new owner	\$220	\$225
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Payment of fees is due within two weeks of application deemed complete.

CITY OF SPRUCE GROVE
Development Fees Bylaw C-1415-25

SCHEDULE F: CONSTRUCTION – PLUMBING AND GAS

	2025 <i>(effective January 1, 2025)</i>	2026 <i>(effective January 1, 2026)</i>
6.1 Plumbing - Multiple fixture		
Up to five (5) fixtures per unit	\$138	\$140
More than five (5) fixtures per unit	$\$138 + \$6.20/\text{fixture over five (5)}$	$\$140 + \$6.30/\text{fixture over five (5)}$
6.2 Plumbing - Single fixture		
New appliance, appliance replacement or similar retrofitting involving one fixture	\$115	\$120
6.3 Gas - Residential		
Up to three (3) outlets per unit	\$138	\$140
More than three (3) outlets per unit	\$165	\$170
New appliance, appliance replacement or similar retrofitting involving one outlet	\$115	\$120

Residential construction includes single-detached, semi-detached, duplexes, row housing

6.4 Gas - Commercial, Industrial, Institutional, Mixed Use, Apartment Buildings (including condominium and rentals)

Up to 200,000 BTU	\$0.001 per BTU, minimum \$138	\$0.001050 per BTU, minimum \$140
200,001 to 400,000 BTU	$\$205 + \$0.00025 \text{ per BTU over } 200,000$	$\$210 + \$0.00025 \text{ per BTU over } 200,000$
400,001 to 1,000,000 BTU	$\$255 + \$0.000205 \text{ per BTU over } 400,000$	$\$260 + \$0.000210 \text{ per BTU over } 400,000$
Over 1,000,000 BTU	$\$378 + \$0.000102 \text{ per BTU over } 1,000,000$	$\$386 + \$0.000105 \text{ per BTU over } 1,000,000$

6.5 Gas - Temporary Installations

The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

Temporary propane/natural gas construction heater (includes tank set)	\$115	\$120
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6.6 Refill Centre

Refill centre (propane)	\$310	\$315
Propane Tank (new or replacement)	\$115	\$120
Service line from tank to building	No charge	No charge
Vaporizer	No charge	No charge

6.7 Revisions

Revision following issuance	\$50	\$55
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6.8 Refunds

Milestones

Pre-screen completed	70% refund	70% refund
Permit issued, no construction work has started	25% refund	25% refund
Construction work started, inspections have occurred or permit has expired (with or without inspections)	No refund	No refund

Permits or applications cancelled by request of the applicant within thirty (30) days of the application date may be subject to a refund based on the status of the individual item

Percentages are calculated based on the original application fee.

6.9 Additional Fees

Levies/Surcharges (in addition to permit fees)

Safety Codes Council Levy	4% of permit fee Min \$4.50 Max \$560	4% of permit fee Min \$4.50 Max \$560
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Levies as established by Safety Codes Council, subject to change

Alternative Solutions (Variance)

Review of alternative solution proposal	\$120 per hour, minimum of two (2) hours	\$125 per hour
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Re-Inspections

Re-inspection fee	\$210	\$215
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Re-inspection fees are applicable at the discretion of the Safety Codes Officer

Extensions

Extension	50%, minimum \$85	50%, minimum \$85
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The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

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Other

Transfer of permit to a new owner	\$220	\$225
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Payment of fees is due within two weeks of application deemed complete.

CITY OF SPRUCE GROVE

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SCHEDULE G: CONSTRUCTION – LOT GRADING

	2025	2026
	(effective January 1, 2025)	(effective January 1, 2026)
7.1 New Residential		
<i>Single-detached, semi-detached, duplex, row housing</i>		
New Application	\$180	\$185
Performance Damage Agreement Deposit	\$2,500	\$2,500
<u>Multi-unit development on a single lot</u>		
New Application	\$270 per ha + \$55 per unit	\$275 per ha + \$56 per ground level unit
Performance Damage Agreement Deposit	\$5,000	\$5,000
7.2 New Non-Residential		
New Application	\$325 per ha, minimum \$325	\$330 per ha, minimum \$330
Performance Damage Agreement Deposit	\$5,000	\$5,000
<i>Non-Residential lots include commercial, industrial, institutional, and mixed use</i>		
7.3 Revisions		
Revision following issuance	\$220	\$225
7.4 Refunds		
<i>Milestones</i>		
Permit issued, no work has started	35% refund	35% refund
Work started, inspection has occurred or permit has expired (with or without inspections)	No refund	No refund
<i>Permits or applications cancelled by request of the applicant within thirty (30) days of the application date may be subject to a refund based on the status of the individual item.</i>		
<i>Percentages are calculated based on the original application fee.</i>		
7.5 Additional Fees		
<i>Re-Inspections</i>		
Re-inspection fees	Same as application fee + GST	Same as application fee

The text in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change to this bylaw.

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Extensions

Extension	50%, minimum \$85	50%, minimum \$85
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CITY OF SPRUCE GROVE
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**SCHEDULE H: CONSTRUCTION – WATER AND SEWER SERVICE
CONNECTION**

	2025	2026
	<i>(effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>
8.1 New Residential		
<i>Single detached, multi-unit development on a single lot</i>		
New Application – Water and Sewer	\$150	\$155
<i>Semi-detached, duplex, row house</i>		
New Application – Water and Sewer	\$150	\$155 per unit
8.2 New Non-Residential		
New Application – Water and Sewer	N/A	\$155
<i>Non-Residential lots include commercial, industrial and institutional.</i>		
8.3 Refunds		
<i>Milestones</i>		
Permit issued, no work has started	N/A	35% refund
Work started or inspection has occurred	N/A	No refund
<i>Permits or applications cancelled by request of the applicant within thirty (30) days of the application date may be subject to a refund based on the status of the individual item.</i>		
<i>Percentages are calculated based on the original application fee.</i>		
8.4 Additional Fees		
<i>Re-inspections</i>		
Water and Sewer service connection	N/A	Same as application fee

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Development Fees Bylaw C-1415-25
SCHEDULE I: INFRASTRUCTURE USE

	2025	2026
	<i>(Effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>
9.1 Infrastructure Use Permits		
Infrastructure Use - ICAP	\$65 + GST	\$65 + GST
Infrastructure Use – Driveway Extensions	\$175 + GST	\$175 + GST
Infrastructure Use – Storage/Waste Containers	\$35 + GST	\$35 + GST
9.2 Infrastructure Use Permits – One Time Per Owner		
Infrastructure Use – Boulevard Gardens	\$65 + GST	\$65 + GST
9.3 Street Vending Permit (through the Traffic Bylaw)		
1 Month	\$55	\$55
3 Month	\$85	\$85
6 Month	\$105	\$105
9.4 Revisions		
Applications of these types cannot be revised		
9.5 Refunds		
Applications of these types are non-refundable		
9.6 Additional Fees		
Re-inspection fee (driveway extensions)	Same as application fee + GST	Same as application fee + GST

CITY OF SPRUCE GROVE

Development Fees Bylaw C-1415-25

SCHEDULE J: LICENCES

	2025	2026
	<i>(effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>
10.1 Local Businesses		
Annual fee	\$270	\$270
Change of location	\$270	\$270
<i>Resident businesses are subject to a one-time business licence fee if the licence is renewed annually in accordance with the timelines and processes specified in the City's Business Licence Bylaw.</i>		
10.2 Non-Local Businesses		
Annual fee	\$440	\$440
Annual fee (after September 1)	\$220	\$220
10.2.1 Parkland County Businesses		
Annual fee	\$150	\$150
10.3 Temporary Businesses and Mobile Vending Businesses		
1 Month	\$60	\$60
3 Month	\$100	\$100
6 Month	\$200	\$200
6 Month Intermunicipal	\$300	\$300
10.4 Hen Keeping Licences		
Fee	\$50	\$50
<i>Residents with Hen Keeping Licences are subject to a one-time hen keeping licence fee, if the licence is renewed annually in accordance with the timelines and processes specified in the Hens Bylaw.</i>		
10.5 Charitable/Non-profit Organizations and those expressly exempted by statute of the Legislature of Alberta or Parliament of Canada		
Annual fee	No charge with proof of non-profit status	No charge with proof of non-profit status
10.6 Revisions		
Applications of these types cannot be revised		
10.7 Refunds		
Milestones		
Application reviewed and accepted (Local)	Full refund	35% refund
Application reviewed and accepted (Non-local)		75% refund

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10.8 Appeals

Business Licence decision	\$135	\$135
Hen Keeping Licence	\$135	\$135

CITY OF SPRUCE GROVE

Development Fees Bylaw C-1415-25

SCHEDULE K: COMPLIANCE AND PROPERTY INFORMATION REQUESTS

	2025	2026
	<i>(effective January 1, 2025)</i>	<i>(effective January 1, 2026)</i>
11.1 Residential Compliance		
Three (3) day processing	\$325 + GST	\$330 + GST
Ten (10) day processing	\$165 + GST	\$170 + GST
11.2 Non-Residential Compliance		
Three (3) day processing	\$650 + GST	\$665 + GST
Ten (10) day processing	\$350 + GST	\$360 + GST
11.3 Property Information Requests		
Commercial, Industrial, Institutional, Multi-Unit	\$300 + GST	\$150 + GST
Residential	\$120 + GST	\$25 + GST
Real Property Report	N/A	No charge
Address Maps	\$35 + GST	\$35 + GST

Copyright building plans requests must be submitted as an Access to Information Act request

11.4 Revisions

Applications of these types cannot be revised

11.5 Refunds

The refund amount will be evaluated by the Director of Planning & Development based on the work that was already completed when the City was made aware of the cancellation request by the applicant.

11.6 Additional Fees

Compliance Certificate Update	50% of the applicable fee + GST	50% of the applicable fee + GST
Certificate of Title search	N/A	\$10