

TOWN OF MORINVILLE  
PROVINCE OF ALBERTA  
FEES AND CHARGES BYLAW  
BYLAW 15/2025  
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| Description  | Fee  |
|--|--|
| Property File Search Request   |  |
| Low-Density Residential Land Use Compliance Certificate (does not include safety codes compliance)   | \$200 for Regular Service (7-10 Business Days)<br>\$400 for Rush Service (3 Business Days)<br>Available at the discretion of the Development Authority |
| High Density and Non-Residential Land Use Compliance Certificate (does not include safety codes compliance)  | \$300 for Regular Service (7-10 Business Days)<br>\$500 for Rush Service (3 Business Days)<br>Available at the discretion of the Development Authority |
| Property File Search Request   | \$150 per lot  |
| Additional Copy of any of the above  | \$50   |
| Lot Grading  |  |
| Lot Grading Application Fee (including first inspection fee) for residential   | \$200/lot  |
| Lot Grading Application Fee (including first inspection fee) for non-residential   | \$275/lot  |
| Additional Copy of Lot Grading Certificate   | \$30   |
| Subsequent Lot Grading Reinspection – Residential  | \$200/lot  |
| Subsequent Lot Grading Reinspection – Non-Residential  | \$275/lot  |
| Agreement Request  |  |
| Encroachment Agreement (50% refund if the request is denied and Encroachment Application Fee is non-refundable if the request is denied after circulation) | \$200 + legal and registration fees  |
| Major Encroachment Agreement   | \$400 + legal and registration fees  |
| Lease Agreement (50% refund if the request is denied)  | \$200 + legal fees if any  |
| Easement Agreement (50% refund if the request is denied)   | \$200 + legal and registration fees if any   |

**Note:** Building Permit fees do not include the \$4.50 Safety Code Council Levy or other Mechanical Permit Fees)

| Description  | Development Permit Fee          | Building Permit Fee   |
|--|---------------------------------|---|
| Permit Fees  |                                 |   |
| Dwellings -Single Detached Dwellings, Duplex, Triplex, Fourplex, Row Housing (Dwelling unit includes accessory dwelling such as secondary suite) | \$200 + \$100 per dwelling unit | \$0.68 per sq.ft, Minimum \$170   |
| Dwelling – Manufactured/ Modular/ RTM  | \$200 + \$100 per dwelling unit | \$321 minimum fee   |
| Dwelling (Single/Double Wide Mobile Homes)   | \$300 + \$100/dwelling unit     | \$7.50 per \$1000 value of building construction (\$306 as a minimum fee) |
| Multi-dwelling unit development on a single lot  | \$300 + \$100/dwelling unit     | \$7.50 per \$1000 value of building construction (\$327 as a minimum fee) |

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| Description   | Development Permit Fee   | Building Permit Fee   |
|---|--|---|
| Renovation of a dwelling unit   | \$200 + \$50 per dwelling unit if it requires a development permit | \$7.50 per \$1000 value of building construction (\$327 as a minimum fee)                               |
| Non-Residential (Commercial, Industrial, Institutional) / Mixed Use – New Construction  | \$300 + \$1/sq.m Gross Floor Area                                  | \$7 per \$1000 value of building construction (\$327 as a minimum fee)                                  |
| Non-Residential – Change of Use (renovation)  | \$200  | Over \$15,000 construction value - \$6.40 per \$1,000 construction value                                |
| Discretionary Uses  | \$100 + notification costs TBD (in addition to regular permit fee) | N/A   |
| Variance to Land Use Bylaw  | \$150 + notification costs TBD (in addition to regular permit fee) | N/A   |
| Accessory Uses /buildings/structures (basement development, home occupation, surveillance unit, additions under 250 sq. ft., and other misc. minor developments, garages, decks, pools, wheelchair ramps, etc.) Up to 300 Sq. Ft. | \$75   | \$170 (minimum fee)   |
| Accessory Uses /buildings/structures (basement development, home occupation, surveillance unit, Additions over 250 sq. ft., and other misc. minor developments, garages, decks, pools, wheelchair ramps, etc.) Over 300 Sq.Ft.    | \$75   | \$170 + \$0.40 per Sq.Ft.   |
| Non-Residential (Commercial, Industrial, Institutional, Mixed Use) - Renovation/Accessory Building  | \$250 if it requires a development permit                          | \$6 per \$1000 value of building construction (\$510 as a minimum fee)                                  |
| Demolition Permit (residential)   | \$100  | \$161   |
| Demolition Permit (non-residential)   | \$150  | \$214   |
| Fence if not in compliance with Land Use Bylaw  | Standard Variance Fee  | N/A   |
| Development Permit Application Extension Fee  | 50% Original Fee, minimum \$200                                    | N/A   |
| Development Permit Application Amendment Fee (Applicant initiated)  | 50% Original Fee, minimum \$200                                    |   |
| Additional drawing review, for third and each subsequent review where Administration’s comments are not addressed.  | 50% Original Fee, minimum \$200                                    |   |
| Development Permit Extension  | 50% Original Fee, minimum \$200                                    | N/A   |
| Building Permit Extension   |  | \$150 Permit extensions will be charges at a flat rate of \$150.00 (plus levy) for a maximum of 1 year. |
| Variance to Building Safety Codes   |  | \$125/hr. (minimum 2 hrs.)  |

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| Description  | Development Permit Fee   | Building Permit Fee  |
|--|--|--|
| Review of Revised Safety Code Drawings & Re-issuing Plan Review  |  | \$133.75/hr. (minimum 2 hrs.)  |
| Development without a Permit   | Double the regular permit fee  | Double the regular permit fee  |
| Rush Development Permit (Acceptance at the discretion of the Development Authority.)   | Regular permit fee + \$500. Processed within 5 business days of rush payment acceptance. | N/A  |
| Hot Tub  | \$100  | \$122  |
| Excavation, Clearing or Filling of Vacant Lot  | \$400  | N/A  |
| Telecommunication Tower Request for Letter of Concurrence  | \$2,750  |  |
| Sign Fees  |  |  |
| Permanent Sign   | \$125  | \$166  |
| Temporary Sign (Maximum 3 months)  | \$100  | \$54   |
| Temporary Sign (renewal/extension for the same sign – additional 3 months)   | \$150  | N/A  |
| Description  |  | Fee  |
| Miscellaneous Items  |  |  |
| Safety Codes Council (SCC) Levy  |  | All Safety Code Permits are subject to the Safety Code Council Levy \$4.50 or 4% whichever is greater. |
| Geothermal Heating   |  | \$268  |
| Fireplaces (in new construction)   |  | \$126  |
| Fireplaces (not in new construction)   |  | \$118  |
| Wood Burning Stove   |  | \$118  |
| Self-Assembled Pool Kit  |  | \$91   |
| Site Inspection or Re-inspection Fee for all disciplines (min 2 hrs charge)  |  | \$100/hr. (minimum 2 hrs.) + SCC Levy  |
| Non-permitted hourly rate for all disciplines (min 2 hr. charge, for example, site consult or investigation)   |  | \$125 + 5% GST   |
| A minimum cancellation fee of \$35 will be retained when a permit is canceled or 25% of the fee if a drawing review has been completed or an inspection has been carried out.  |  | Applicable for a building permit only  |
| Re-opening a previously closed permit will be charged to contractor/applicants at a rate of \$75 per permit (plus Levy), plus applicable re-inspection fees should they apply. |  | Applicable for a building permit only  |
| Weeping tile/Sump  |  | \$100  |
| Sprinkler Systems – Minimum Fee  |  | \$70   |
| Wet or Dry Standpipe remove  |  | \$200  |
| Supply Valve (utility)   |  | \$200  |
| Makeup Air/Exhaust Combinations  |  | \$800  |
| 0 to 40,000 CFM  |  | \$100  |

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| Description   | Development Permit Fee | Building Permit Fee  |
|---|------------------------|--|
| 40,001 CFM and over   |                        | \$100  |
| Gas Permits   |                        |  |
| New Construction Residential Installations  |                        | \$119 per 3 outlets, plus \$7 per outlet thereafter            |
| Modular/RTM Homes   |                        | \$96   |
| Residential Heating and Venting, Replacement of residential water heaters & furnaces                |                        | \$95   |
| New Appliance Installation  |                        | \$96   |
| Temporary Gas   |                        | \$107  |
| Multi-Family Residential Installations (three units and over):                                      |                        |  |
| Up to 3 outlets   |                        | \$119  |
| 4 – 7 outlets   |                        | \$209  |
| 8 – 10 outlets  |                        | \$290  |
| 11 – 15 outlets   |                        | \$338  |
| 16 - 20 outlets   |                        | \$394  |
| 21 - 25 outlets   |                        | \$448  |
| 26 - 30 outlets   |                        | \$503  |
| Over 30 outlets   |                        | Refer to <i>Commercial Heating and Venting range</i>           |
| ** If separate gas meters are required, then each unit requires a separate permit (per minimum fee) |                        | \$102  |
| Non-Residential Installations:  |                        |  |
| Commercial Heating and Venting- Minimum Fee (gas fees will be calculated on a BTU input/appliance)  |                        | \$102  |
| 0 to 150,000 BTU  |                        | \$119  |
| 150,001 to 400,000 BTU  |                        | \$195  |
| 400,001 BTU and over  |                        | \$247  |
| Temporary Gas Permit  |                        | \$161  |
| Extension Fee one year time   |                        | \$157  |
| Variance Fee  |                        | \$125/hr. (minimum 2 hrs.)                                     |
| Electrical Permits  |                        |  |
| New Single-Family Dwellings & Renovations/Additions, garage (minimum \$121 fee), up to 400 sq. ft.  |                        | \$130  |
| 401 – 2, 000 sq. ft.  |                        | \$195  |
| 2,001 – 2,500 sq. ft.   |                        | \$225  |
| 2,501 – and over  |                        | \$278  |
|   |                        |  |
| Air Conditioning (if direct wired)  |                        | Refer <i>Commercial, Industrial Installation Cost</i> as below |
| Air Conditioning (if direct wired) for non-residential  |                        | Refer <i>Commercial, Industrial Installation Cost</i> as below |
| Splice, Temporary Services, Underground Service, Residential Garage                                 |                        | \$102  |

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| Description                                     | Development Permit Fee | Building Permit Fee  |
|---|------------------------|--|
| Annual Electrical Permits by installation cost: |                        |  |
| \$2,000 or less                                 |                        | \$506 (maximum 2 hours inspection time thereafter \$107 per hour or portion thereof) |
| \$2,000 to \$5,000                              |                        | \$541 plus \$3.65 each \$100 cost or fraction of \$100 over \$2,000.                 |
| \$5,000.01 to \$50,000                          |                        | \$674 plus \$1.80 each for \$100 cost or fraction of \$100 over \$5,000.             |
| \$50,000.01 to \$1,000,000                      |                        | \$1,350 plus \$1.23 each \$100 cost or fraction of \$100 over \$50,000.              |
| \$1,000,000.01 and over                         |                        | Installation Specific  |
| Modular/RTM Home (if CSA Approved)              |                        | \$161  |
| Existing Dwelling (Service Panel upgrade)       |                        | \$107  |
| Pre-Energization                                |                        | \$161  |
| Residential Solar Electrical                    |                        | \$107  |
| Extension Fee one-year time                     |                        | \$150  |
| Variance Fee                                    |                        | \$125/ hr. (minimum 2 hrs.)  |
| Commercial, Industrial Installation Cost        |                        |  |
| \$0 - 1,500                                     |                        | \$112  |
| \$1,501 - 2,000                                 |                        | \$139  |
| \$2,001 - 2,500                                 |                        | \$166  |
| \$2,501 - 3,000                                 |                        | \$177  |
| \$3,001 - 3,500                                 |                        | \$187  |
| \$3,501 - 4,000                                 |                        | \$198  |
| \$4,001 – 7, 000                                |                        | \$201  |
| \$7,001 – 7,500                                 |                        | \$212  |
| \$7,501 – 8,000                                 |                        | \$218  |
| \$8,001 – 8,500                                 |                        | \$251  |
| \$8,501 – 9,000                                 |                        | \$258  |
| \$9,001 – 9,500                                 |                        | \$265  |
| \$9,501 – 10,000                                |                        | \$276  |
| \$10,001 – 20,000                               |                        | \$299  |
| \$20,001 – 30,000                               |                        | \$362  |
| \$30,001 – 40,000                               |                        | \$433  |
| \$40,001 – 50,000                               |                        | \$489  |
| \$50,001 – 100,000                              |                        | \$640  |
| \$100,001 – 250,000                             |                        | \$1,176 for first \$100,000 plus \$32/\$10,000 thereafter                            |

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| Description   | Development Permit Fee | Building Permit Fee   |
|---|------------------------|---|
| \$250,001 – 1,000,000   |                        | \$3,220 for first \$250,000 plus \$27/\$10,000 thereafter       |
| \$1,000,001 and over  |                        | \$4,672 for first \$1,000,000 plus \$16/\$10,000 thereafter     |
| Plumbing Permits  |                        |   |
| New Dwelling (less than 6 units)                                  |                        | \$268   |
| Basement Renovations  |                        | \$99  |
| Modular/RTM Homes – (if CSA approved)                             |                        | \$107   |
| 0 – 15 fixtures   |                        | \$218   |
| 16 – 25 fixtures  |                        | \$293   |
| 26 – 35 fixtures  |                        | \$399   |
| 36 – 65 fixtures  |                        | \$567   |
| 66 – 100 fixtures   |                        | \$839   |
| Over 100 fixtures   |                        | \$1008 per 100 fixtures, plus fees per fixture range thereafter |
| \$942.00 per 100 Fixtures, plus fees per fixture range thereafter |                        | \$229   |
| Extension Fee one-year time                                       |                        | \$150   |
| Variance Fee  |                        | \$125/hr. (minimum 2 hrs.)                                      |
| Site Services   |                        |   |
| Service Connections   |                        | \$205   |
| 5/8” water meter  |                        | \$560   |
| 1” water meter  |                        | \$660   |
| 1.5” water meter  |                        | \$1,275   |
| 2” water meter  |                        | \$1,575   |
| 3” water meter  |                        | \$3,175   |