

**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) \$400 for Rush Service (3 Business Days) 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) \$500 for Rush Service (3 Business Days) 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		<i>Refer to 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)		<i>Refer Commercial, Industrial Installation Cost as below</i>
Air Conditioning (if direct wired) for non-residential		<i>Refer Commercial, Industrial Installation Cost as below</i>
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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\$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