



**TSUUT'INA DEVELOPMENT AUTHORITY**

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**DEVELOPMENT, BUILDING, AND PUBLIC INFRASTRUCTURE**

**2026 FEE SCHEDULE**

**DEVELOPMENT PERMITS & DCC INSPECTIONS**

	FEE	NOTES
<b>DP – Commercial, Residential, Mixed-Use</b>	<b>\$3,200 (base fee)</b> <u>Plus</u> <b>\$1.15 / sq.m</b>	Includes first 2 reviews Min.\$3,200 (no bldg.) <i>Base Fee + \$1.15 x GFA</i>
<b>DP – Pylon Signage</b> <i>(Fascia signage will be covered under the Building Permit and TAZA architectural control review process)</i>	<b>\$650</b>	Includes first 2 reviews
<b>Additional Reviews (3+)</b>	<b>\$1,500</b>	Per additional review
<b>Development Completion Certificate (DCC) – Civil</b>	<b>\$1,500</b>	Includes first 2 inspections
<b>Development Completion Certificate (DCC) – Landscape</b>	<b>\$1,500</b>	Includes first 2 inspections
<b>Additional Inspections (3+)</b>	<b>\$1,000</b>	Per additional inspection
<b>Amendment after Approval</b>	<b>50% of Original Fee</b>	
<b>Pre-Application Meeting</b>	<b>\$500</b>	For 1 hr meeting. Add'l fees will apply for longer meetings.
<b>Additional Meeting Requests</b> <i>(by applicant during DP review)</i>	<b>\$500</b>	For 1 hr meeting. Add'l fees will apply for longer meetings.

**STRIPPING, GRADING, EXCAVATION, AND DEMOLITION PERMITS**

	FEE	NOTES
<b>Stripping, Grading, Excavation, and Demolition Permits</b>	<b>\$2,500</b>	Includes first 2 reviews
<b>Additional Reviews (3+)</b>	<b>\$1,000</b>	Per additional review
<b>Development Completion Certificate (DCC) Inspection</b>	<b>\$1,500</b>	Includes first 2 inspections
<b>Additional Inspections (3+)</b>	<b>\$1,000</b>	Per additional inspection
<b>Amendment after Approval</b>	<b>50% of Original Fee</b>	

*Note: Additional fees may apply depending on parcel size and magnitude of scope.*



**MASTER PLANS**

	FEE	NOTES
<b>Master Plan Review (MDP, SMDP, TIA, W/WW, Geotechnical)</b>	<b>\$5,000</b>	Includes first 2 reviews
<b>Additional Reviews (3+)</b>	<b>\$2,500</b>	Per additional review

*Note: Additional fees may apply depending on parcel size and magnitude of scope.*

**PUBLIC INFRASTRUCTURE PERMITS & CCC / FAC INSPECTIONS**

	FEE	NOTES
<b>Public Infrastructure Permit (Underground, Surface Works, Parks, Landscape, W/WW/SW Facilities)</b>	<b>\$10,000</b>	Includes first 2 reviews
<b>Additional Reviews (3+) – Underground, Surface Works, Parks, Landscape, W/WW/SW Facilities</b>	<b>\$5,000</b>	Per additional review
<b>Public Infrastructure Permit (Streetlighting and Signals)</b>	<b>\$5,000</b>	Includes first 2 reviews
<b>Public Infrastructure Permit (Landscape – if separate from main PI permit)</b>	<b>\$5,000</b>	Includes first 2 reviews
<b>Additional Reviews (3+) – Streetlighting, Signals, Landscape (separate submissions)</b>	<b>\$2,500</b>	Per additional review
<b>CCC Application and Inspection</b>	<b>\$5,000</b>	Per application (includes first 2 inspections)
<b>FAC Application and Inspection</b>	<b>\$5,000</b>	Per application (includes first 2 inspections)
<b>Additional CCC or FAC Inspection (3+)</b>	<b>\$1,000</b>	Per additional inspection
<b>Amendment after Approval</b>	<b>50% of Original Fee</b>	
<b>Additional Meeting Requests (by applicant during PI review)</b>	<b>\$500</b>	For 1 hr meeting. Add'l fees will apply for longer meetings.

*Note: Additional fees may apply depending on parcel size and magnitude of scope.*



**UTILITY LINE ASSIGNMENT (ULA) PERMITS & ROAD CLOSURE PERMITS**

	FEE	NOTES
<b>ULA Permit</b>	<b>\$650</b>	Includes first 2 reviews
<b>Road Closure Permits / Traffic Accommodation Strategy Plans</b>	<b>\$650</b>	Includes first 2 reviews
<b>Additional Reviews (3+)</b>	<b>\$250</b>	Per additional Review

*Notes: Any amendments to the approved ULA or TAS permit will require a new permit fee.*

**CULTURAL ADVISORY WORKING GROUP REVIEW**

	FEE	NOTES
<b>Cultural Review – Advisory Recommendations</b>	<b>\$4,000</b>	Flat rate

**SPECIAL EVENT PERMIT**

	FEE	NOTES
<b>Temporary Permit</b>	<b>\$1,500</b>	Flat rate ( <i>see notes</i> )

*Note: Fees may vary depending on parcel size, magnitude of scope, duration, involvement of non-profit organizations and potential community impacts. Any Special Event Permit which includes a temporary structure will also require a Building Permit (i.e. tents, air supported structures, stages, portable washrooms, amusement parks, cultural structures, food trucks, or other temporary structures), in accordance with the Special Events Law.*

**BUILDING PERMITS**

	FEE	NOTES
<b>Building Permit – Commercial</b>	<b>10.10</b>	Per \$1000 construction value
<b>Building Permit – Single &amp; Multi-Unit Residential</b>	<b>10.10</b>	Per \$1000 construction value
<b>Electrical Permit</b>	<b>Based on cost of construction</b>	See page 4 of fee schedule
<b>Plumbing Permit</b>	<b>\$160 base fee</b>	Base plus \$12.00 per outlet
<b>Gas Permit</b>	<b>\$340 base fee</b>	Plus \$49 per additional BTUs over 2 million
<b>Temporary Gas Permit</b>	<b>\$160</b>	Per tank set



**ELECTRICAL FEE SCHEDULE**

VALUE OF ELECTRICAL WORK	PERMIT FEE
0 - \$5,000	\$200
\$5,001 - \$10,000	\$390
\$10,001 - \$20,000	\$525
\$20,001 - \$30,000	\$725
\$30,001 - \$40,000	\$900
\$40,001 - \$50,000	\$1000
\$50,001 - \$100,000	\$1,350
\$100,001 – \$250,000	\$2,000
\$250,001 - \$500,000	\$2,900
\$500,001 - \$1,000,000	\$2,900 +0.65 % value of electrical installation over \$500,000
Greater than \$1,000,000	\$6,150 + 0.4% value of electrical installation over \$1,000,000
Temp Services / Service Connections	\$165
DESCRIPTION	PERMIT FEE
Temporary Service 100 Amps or Less	\$160
Underground Service 125 Amps or Less	\$160

**THIS FEE SCHEDULE WILL BE APPLIED TO ALL NEW APPLICATIONS AND AT THE START OF EACH NEW PERMIT STAGE (I.E. DCC, CCC, FAC) THAT IS INITIATED AFTER THE CURRENT FEE SCHEDULE COMES INTO EFFECT.**