

CITY OF ST. ALBERT

BYLAW 24/2025

MASTER RATES BYLAW AMENDMENT

Being Amendment #110 to the Master Rates Bylaw 1/82

The Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. Bylaw 1/82, the Master Rates Bylaw is hereby amended by this Bylaw.
2. Schedule "H" of Bylaw 1/82 be deleted in its entirety and replaced with a new Schedule "H" attached herein.
3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 1/82 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

EFFECTIVE DATE

4. This Bylaw comes into effect on January 1, 2026.

READ a First time this ____ day of _____ 20____.

READ a Second time this ____ day of _____ 20____.

READ a Third time this ____ day of _____ 20____.

SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER

SCHEDULE "H"
TO MASTER RATES BYLAW 1/82
(as amended by Bylaw 24/2025 on December 16, 2025)

(rates effective January 1, 2026)

UTILITY SERVICE CONNECTION FEES

GST EXEMPT

1.	The Council of the City of St. Albert hereby imposes utility service connection fees on lots for which Water Off-site Levies have been paid within the last 25 years as follows:	
		2026
a)	For each new residential single family dwelling unit, semi-detached dwelling unit, or townhouse/row house dwelling unit (not including secondary suites)	950.00
b)	For each new multi-dwelling unit building the Building Fee set out below plus the applicable fee for each dwelling unit:	
	Building Fee	1,200.00
	Studio Suite (per dwelling unit)	105.00
	1 bedroom suite (per dwelling unit)	156.00
	2 bedroom suite (per dwelling unit)	210.00
	3 bedroom suite (per dwelling unit)	261.00
	4 bedroom suite (per dwelling unit)	312.00
c)	For each new non-residential metered building depending on the inner diameter of each required water and wastewater service connection as follows:	
	25 mm pipe water service (28mm and smaller)	650.00
	32 mm pipe water service (>28mm to 40mm)	830.00
	50 mm pipe water service (>40mm to 62mm)	1,300.00
	75 mm pipe water service (>62mm to 82mm)	1,950.00
	100 mm pipe water service (>82mm to 125mm)	2,600.00
	150 mm pipe water service (>125mm to 175mm)	3,900.00
	200 mm pipe water service (>175mm to 225mm)	5,200.00
	250mm pipe water service (>225mm to 275mm)	8,555.00
	300mm and larger water service (>275mm)	10,265.00
	100mm pipe sanitary service (smaller than 125mm)	2,000.00
	150mm pipe sanitary service (>125mm to 175mm)	2,875.00
	200mm pipe sanitary service (>175mm to 225mm)	4,000.00
	250mm pipe sanitary service (>225mm to 275mm)	6,250.00
	300mm pipe sanitary service (>275mm)	9,000.00
d)	For mixed use developments, whichever fee calculated under 1.a), 1.b), or 1.c) that is greatest shall apply.	

2.	The Council of the City of St. Albert hereby imposes utility service connection fees on all other applications as follows:	
		2026
a)	For each new residential single family dwelling unit, semi-detached dwelling unit, or townhouse/row house dwelling unit (not including secondary suites)	2375.00
b)	For each apartment unit as follows:	
	Building Fee	3,000.00
	Studio suite (per dwelling unit)	265.00
	1 bedroom suite (per dwelling unit)	390.00
	2 bedroom suite (per dwelling unit)	525.00
	3 bedroom suite (per dwelling unit)	655.00
	4 bedroom suite (per dwelling unit)	780.00
c)	For each non-residential development depending on the size of the required water service connection as follows:	
	25 mm pipe water service (28mm and smaller)	1,625.00
	32 mm pipe water service (>28mm to 40mm)	2,075.00
	50 mm pipe water service (>40mm to 62mm)	3,250.00
	75 mm pipe water service (>62mm to 82mm)	4,875.00
	100 mm pipe water service (>82mm to 125mm)	6,500.00
	150 mm pipe water service (>125mm to 175mm)	9,750.00
	200 mm pipe water service (>175mm to 225mm)	13,000.00
	250mm pipe water service (>225mm to 275mm)	21,390.00
	300mm and larger water service (>275mm)	25,665.00
	100mm pipe sanitary service (smaller than 125mm)	5,000.00
	150mm pipe sanitary service (>125mm to 175mm)	7,190.00
	200mm pipe sanitary service (>175mm to 225mm)	10,000.00
	250mm pipe sanitary service (>225mm to 275mm)	15,625.00
	300mm pipe sanitary service (>275mm)	22,500.00
d)	For mixed use developments, whichever fee calculated under 2.a), 2.b), or 2.c) that is greatest shall apply.	
3.	The fees described in this Schedule "H" are to be paid at the time a building permit application or servicing application is made.	
4.	If a development on a lot that had a previous utility connection is destroyed and a replacement development is undertaken, the utility service connection fee or utility service connection/redevelopment fee payable for the replacement development may be reduced to a minimum of 25% of the utility service connection fees in section 1 above.	

Please note - all fees herein do not guarantee approval, and are non-refundable once review begins on the application