

CITY OF ST. ALBERT

BYLAW 22/2025

MASTER RATES AND BYLAW FEES

Amendment 109 to Master Rates Bylaw 1/82
Amendment 26 to the Business License Bylaw 43/2000
Amendment 5 to the Hen Bylaw 32/2018
Amendment 5 to the Urban Beekeeping Bylaw 34/2017
Amendment 14 to the Fire Services Bylaw 21/2002

The Council of the City of St. Albert ENACTS AS FOLLOWS

1. Bylaw 1/82 (the Master Rates Bylaw), Bylaw 43/2000 (Business License), Bylaw 32/2018 (the Hen Bylaw), Bylaw 34/2017 (the Urban Beekeeping Bylaw), and Bylaw 21/2002 (the Fire Services Bylaw) are amended by this bylaw, with all amendments effective January 1, 2026.
2. Schedules A, B, C, E, F, G, S, T, and U to the Master Rates Bylaw are deleted and replaced with the new Schedules bearing the same letter designations that are attached to this bylaw.
3. Schedule A to the Business License Bylaw is repealed and replaced with the new Schedule A that is attached to this bylaw.
4. Schedule A to the Hen Bylaw is repealed and replaced with the new Schedule A that is attached to this bylaw.
5. Schedule A to the Urban Beekeeping Bylaw is repealed and replaced with the new Schedule A that is attached to this bylaw.
6. Schedule A to the Fire Services Bylaw is repealed and replaced with the new Schedule A that is attached to this bylaw.
7. The Chief Administrative Officer is authorized to issue consolidated versions of Bylaw 1/82 on or after January 1, 2026, incorporating the amendments made by this amending bylaw and otherwise conforming with the requirements of section 69 of the *Municipal Government Act*.

EFFECTIVE DATE

8. This bylaw comes into effect on January 1, 2026.

READ a First time this 2nd day of September 2025.

READ a Second time this ____ day of _____ 202__.

READ a Third time this ____ day of _____ 202__.

SIGNED AND PASSED this ____ day of _____ 202__.

MAYOR

CHIEF LEGISLATIVE OFFICER

SCHEDULE "A"
TO MASTER RATES BYLAW 1/82
BUILDING PERMIT FEES
LOT GRADING AND STREET CLEANING LEVY

Effective January 1, 2026
GST EXEMPT

			2026
	Multi-family, Commercial, Industrial, Institutional		
1. (a)	Each \$1,000 of construction value		12.15
2. (a)	Tenant Improvements, Alterations, Change of Use or Occupancy, Inclined Solar Panels (Minimum fee to \$50,000 Construction Value)		226.00
(b)	Alterations, Improvements in excess of \$50,000 Construction Value		12.05/\$1,000 Construction Value
3.	Application fee (non-refundable deposit applied to final permit fee)		226.00
4.	Demolition permit		226.00
5.	Apartment Suite Occupancy Fee		30.00
6.	Temporary structures, relocatable building, tents, Scaffolding or Hoarding structures on City Property		226.00
	Sprinkler System		
7. (a)	Supply valves to 150 mm		241.00
(b)	For each sprinkler head		1.00
(c)	Renovations to sprinkler system (minimum fee)		153.00
	Residential Single Detached, Semi-Detached, Duplex, Plex, Garage Suites, & Garden Suites (BL 31/2024)		
8. (a)	Main Floor (per sq. foot) new construction (LDR, FBR) (BL 31/2024)		0.63/sq.ft
	Second Floor or additional storeys (per sq. foot) new construction (LDR, FBR) (BL 31/2024)		0.63/sq.ft

(b)	Main Floor (per sq. foot) new construction (SLR, LLR) (BL 31/2024)		0.74/sq.ft
	Second Floor or additional storeys (per sq. foot) new construction (SLR, LLR) (BL 31/2024)		0.74/sq.ft
(c)	Change of use or occupancy, garages, carports, additions and basement development		97.00
(d)	Structures, Alterations or Additions exceeding \$50,000 Construction Value or requiring more than one stage of inspection		12.05/\$1,000 Construction Value
(e)	Application fee for new single family dwelling (non refundable deposit credited to final permit fee)		226.00
(f)	Leave as built "retroactive permit" double permit fee (Minimum fee)		200.00
(g)	Demolition permit (also requires On-Street Construction Permit)		97.00
(h)	Install relocatable approved structure or certified manufactured building		522.00
(i)	Secondary Suite, or renovation/occupancy of existing suite (BL 31/2024)		338.00
(j)	Secondary Suite (Internal) included in application for new home construction (BL 31/2024)		118.00
(k)	Solid Fuel - Fireplace / Woodstove		136.00
(l)	Re-Submission / Re-Examination of plans		226.00
(m)	Inclined solar panels on roof or ground		226.00
	Street Cleaning Levy		
9. (a)	New Multi-Family Apartments, Commercial, Industrial, and Institutional. Payable at issuance of building permit based on each metre of street frontage directly adjacent to the property.		4.38/metre As Determined by Public Operations
(b)	Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), Dwelling (Townhouse – Single) (per unit). Payable at issuance of building permit (BL 31/2024)		65.00 As Determined by Public Works

	Lot Grading		
10. (a)	Lot Grading Certificate Single Family Dwelling		210.00
(b)	Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), Dwelling (Townhouse – Single) – Per unit (BL 31/2024)		210.00
	File Searches		
11.	In depth (generally > 1hr) review of files to obtain documents related to a property- (BL 31/2024)		160.00
	File Search, subsequent hours (per hour, applies to Commercial, Institutional, Industrial, Multi-Family, Condominium, and Townhouse projects). (BL 31/2024)		122.00
	General		
12. (a)	Re-inspection Fee- work not ready/building locked, Successive failure to pass inspection		258.00
(b)	Alberta Safety Codes Council fee (collected on behalf of Safety Codes Council)		Set by SCC
(c)	In the event any work is commenced prior to the issuance of an applicable permit, the fees shall be DOUBLED.		Double Fee
	Fire Services		
13. (a)	Residential fire services fee		58.00/unit
(b)	Residential fire services fee		3.25% surcharge (\$10,000 maximum)

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

SCHEDULE "B"
TO MASTER RATES BYLAW 1/82
PLUMBING PERMIT FEES

Effective January 1, 2026
GST EXEMPT

			2026
	Residential/Multi-Family/Commercial		
1. (a)	Minimum Permit Fee - not over 4 fixtures		114.00
(b)	Additional fixtures or fixture outlets (each)		24.00
(c)	Rainwater leaders and/or roof drains (non-residential)		24.00
(d)	Installation of backflow prevention device (water/sewer)		114.00
(e)	Sump pump pit and discharge fixtures		114.00
(f)	Underground sprinkler system installation		114.00
	Building Sanitary Sewer and Storm		
	Residential		
2. (a)	Sanitary sewer - including water service per building connection		114.00
	Commercial		
(b)	Sanitary sewer - including water service per building connection		226.00
	Site Services		
3.	Private sewage disposal system		226.00
	Fire Protection		
4.	Wet or dry standpipe and hose systems connected to the City of St. Albert water supply (includes 4 hose connections)		80.00
5.	Each hose connection (additional over 4)		12.35
	General		
6.	Alberta Safety Codes Council Fee (collected on behalf of Alberta Safety Codes Council)		Set by SCC
7.	In the event any work is commenced prior to the issuance of an applicable permit, the fees shall be doubled.		Double Fee

8.	Additional inspections required as a result of building locked or inaccessible for inspection, or failing to meet the required standard within two inspections will be charged a fee per inspection required.		258.00
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SCHEDULE "C"
TO MASTER RATES BYLAW 1/82
GAS PERMIT FEES

Effective January 1, 2026
GST EXEMPT

			2026
	Residential Occupancy Not Exceeding 500,000 B.T.U.		
1. (a)	Installation with not more than 3 outlets which requires a meter		138.00
(b)	Installation with not more than 2 outlets which add to or extends existing gas equipment and does not need a meter		111.00
(c)	Additional outlets		23.00
(d)	Maintenance or repair work requiring a permit		111.00
(e)	Interim Permit Fee or temporary installations - Residential Construction Heat		111.00
(f)	Inspection for restoration of gas service or to determine fitness of existing installations		111.00
(g)	Gas fireplace installation, water heaters, barbeques, garage heaters (Combination gas & heating permit)		111.00
(h)	Combination Permit-Furnace replacement + additional gas appliance		111.00
	Commercial Occupancy or Residential Occupancy Exceeding 500,000 B.T.U.		
2. (a)	For total input of 19.0 kW to 29.03 (65,000 to 100,000 B.T.U./h)		144.00
(b)	29.3 kW to 117.2 kW (100,001 B.T.U./h to 400,000 B.T.U./h)		290.00
(c)	117.2 kW to 1465.0 kW (400,001 to 5,000,000 B.T.U./h)		406.00
(d)	1465.0 kW to 2930.0 kW or greater (5,000,001 B.T.U./h to 10,000,001 B.T.U./h)		596.00
(e)	Laboratory burners		
	- first four (4) outlets or less		138.00
	- each additional outlet		7.20

(f)	Maintenance or repair work requiring a permit		138.00
(g)	Minimum Permit Fee		138.00
(h)	Temporary gas installations - Construction Heat for non-residential		138.00
(i)	Inspection for restoration of gas service or to determine fitness of existing installations		138.00
	Propane Tanks		
3.	Tank set in excess of 454 litres with or without vaporizer and service lines		111.00
	General		
4.	Alberta Safety Codes Council Fee (collected on behalf of the Alberta Safety Codes Council)		Set by SCC
5.	In the event any work is commenced prior to the issuance of an applicable permit, the fees shall be doubled.		Double Fee
6.	Additional inspections required as a result of building locked or inaccessible for inspection or failing to meet the required standard within two inspections will be charged a fee per inspection required.		258.00

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SCHEDULE "E"
TO MASTER RATES BYLAW 1/82
DEVELOPMENT FEES

Effective January 1, 2026
GST EXEMPT

			2026
1.	Land Use Compliance Certificate		
	- Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex) (Regular Service) (BL 31/2024)		286.00
	- Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex) (Accelerated Service) (BL 31/2024)		451.00
	- Multi-unit Residential including Dwelling (Townhouse – Complex), and Dwelling (Apartment) (Regular Service) (BL 31/2024)		1,295.00
	- Commercial/Industrial (Regular Service)		1,295.00
	- Mixed-Use Building (BL 31/2024)		1,295.00
	- Other (Regular Service)		286.00
2.	Development Permits:		
(a)	New Construction – Application Fee		
	- LDR, SLR, LLR, FBR (Residential per unit) (BL 31/2024)		471.00
	- Residential in MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC (BL 31/2024)		2,650.00
	- Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC (BL 31/2024)		2,650.00
	- BP1, BP2, ICS, IND (BL 31/2024)		2,650.00
	- PRK, CON, PSI (BL 31/2024)		333.00
	- ALT, FUD, TRN, DC (BL 31/2024)		Equivalent to Comparable Land Use
	Direct Control Districts Development Permit Applications that require Council approval		1,978.00
(b)	New Construction or Additions – Processing Fee		

	Residential in MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI (BL 31/2024)	\$114.00/ unit to max \$15,500
	Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC (BL 31/2024)	
	- up to 200m ²	\$11.10/m ²
	- over to 200m ²	\$4.30/m ²
	- maximum	32,730.00
	- BP1, BP2, ICS, IND (BL 31/2024)	
	- up to 200m ²	\$11.10/m ²
	- over to 200m ²	\$4.30/m ²
	- maximum	32,730.00
	- Non-Residential in PSI (BL 31/2024)	
	- up to 200m ²	\$2.97/m ²
	- over to 200m ²	\$2.16/m ²
	- maximum	6,100.00
	- PRK, CON (BL 31/2024)	334.00
	- ALT, FUD, TRN, DC (BL 31/2024)	Equivalent to Comparable Land Use
(c)	Interior Renovations, Alterations, Garages, Accessory Developments (BL 31/2024)	
	- Residential in LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI (BL 31/2024)	84.00
	- Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PSI (BL 31/2024)	291.00
	- CON, PRK (BL 31/2024)	291.00
	- ALT, FUD, TRN, DC (BL 31/2024)	Equivalent to Comparable Land Use
(d)	Use Changes	
	- Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PSI (BL 31/2024)	291.00
	- Residential in LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI (BL 31/2024)	291.00
	- Show Home to Dwelling Unit, or Dwelling Unit to Show Home, for Residential in LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC (BL 31/2024)	84.00

	- PRK, CON, ALT, FUD, TRN, DC (BL 31/2024)	Equivalent to Comparable Land Use
(e)	Fences (corner lot)	84.00
(f)	Home-Based Business (Level One, Two, or Three) (BL 31/2024)	191.00
(g)	Business Development Centre (NABI)	54.00
(h)	Signs	
	- Signs (Balloon, Banner) (BL 31/2024)	196.00 per sign
	- Signs (Permanent)	307.00 per sign
	- Signs (With a Digital Display)	690.00 per sign
	- Signs (Portable, 90-day) (BL 31/2024)	202.00 per sign
	- Signs (Portable, 180-day) (BL 31/2024)	308.00 per sign
	- Signs (Portable, 365-day) (BL 31/2024)	546.00 per sign
	-Comprehensive Sign Plan	1,130.00
(i)	Retroactive Development Permits	
	- Low Density Residential (including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), and Dwelling (Townhouse – Single)) & Residential Accessory Uses (BL 31/2024)	Double the original fee, as per established fee schedule
	- Signs (Balloon, Banner) (BL 31/2024)	387.00
	- Signs (Permanent) (BL 31/2024)	584.00
	- Signs (With a Digital Display) (BL 31/2024)	1,374.00
	- Signs (Portable, 90-day) (BL 31/2024)	387.00
	- Signs (Portable, 180-day) (BL 31/2024)	615.00
	- Signs (Portable, 365-day) (BL 31/2024)	1,093.00
	- All other uses including Direct Control	350.00
(j)	Other	96.00
(k)	Resubmission Fee – a 50% resubmission fee applies to all the fees in Schedule “E” if revised plans are submitted by the proponent after the processing of plan(s) has been initiated.	50% of original fee
(l)	Secondary Suite (Internal, Garage, or Garden) (BL 31/2024)	
	- renovation of existing suite	249.00
	- new suite	249.00
	- new suite as part of new construction	249.00

	(BL 31/2024)		
3.	Telecommunication Tower Application Fee (BL 31/2024)		3034.00
4.	Infill review		372.00
5.	File search (generally > 1 hr) - zoning, BP's, DP's, etc.		160.00
	File Search > 1 hr, (per hour, applies to Commercial, Institutional, Industrial, Multi-Family, Condominium, and Townhouse projects).		122.00
6.	Stripping and Grading		
	- outside of a Development Agreement, 3 ha or less		483.00
	- outside of a Development Agreement, greater than 3 ha		1,347.00
7.	Variance consideration: all developments in LDR, SLR, LLR, FBR Districts, and for a Dwelling (Semi-Detached), Dwelling (Townhouse – Plex), Dwelling (Townhouse – Single), and Residential Accessory Development in MDR or a Mixed-Use District (per each) (BL 31/2024)		185.00
	Variance consideration: all other districts (per each)		403.00
8.	Pre-app meeting (inter-departmental)		510.00 610.00
	Urban Design Review Fee		5,305.00
9.	District / Zoning Confirmation Letter		84.00

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

SCHEDULE "F"
TO MASTER RATES BYLAW 1/82
Effective January 1, 2026
SUBDIVISION & DEVELOPMENT APPEAL FEES
GST EXEMPT
(BL 31/2024)

	2026	
	Owner Fees	Affected Party Fees
DEVELOPMENT APPEAL FEES		
Land Use Classification		
LDR, SLR, LLR, FBR	244.00	244.00
PRK, CON	244.00	244.00
PSI	244.00	244.00
ALT, FUD, TRN	244.00	244.00
MDR, Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC	371.00	244.00
Non-Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC	371.00	244.00
BP1, BP2, ICS, IND	371.00	244.00
DC	371.00	244.00
Signs	371.00	244.00
Home-Based Business (Level One, Two, or Three)	371.00	244.00
SUBDIVISION APPEAL FEES		
Land Use Classification		
LDR, SLR, LLR, FBR	3,952.00	3,952.00
PRK, CON	3,952.00	3,952.00
PSI	3,952.00	3,952.00
ALT, FUD, TRN	3,952.00	3,952.00
MDR, Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC	3,952.00	3,952.00
Non-Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC	3,952.00	3,952.00
BP1, BP2, ICS, IND	3,952.00	3,952.00
DC	3,952.00	3,952.00

Stop Order Appeal Fees			
Stop Order		1,000.00	1,000.00
Unanticipated Appeals			
Unlisted fee for Schedule F, such as but not limited to appeals that SDAB has no jurisdiction.		3,952.00	3,952.00

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

SCHEDULE "G"
TO MASTER RATES BYLAW 1/82
Effective January 1, 2026
PLANNING FEES
GST EXEMPT

				2026
1.	Statutory & Non-Statutory Plans			
	Land Use Bylaw Amendment/Redistricting			7,585.00
	Land Use Bylaw - New Land Use District			12,360.00
	Land Use Bylaw - New Direct Control District, <0.4 Ha			7,585.00
	Land Use Bylaw - New Direct Control District, >0.4 Ha			12,360.00
	Municipal Development Plan Amendment/Inter-municipal Plan Amendment			6,365.00
	Area Structure Plan/Area Redevelopment Plan Amendment			15,760.00
	(a) Area Structure Plan/Area Redevelopment Plan Amendment- Minor change			7,850.00
	(b) Pre- application Meeting Fee Area Structure Plans New and Amended (BL 31/2024)			690.00
	New Area Structure Plan/Area Redevelopment Plan Bylaw			15,760.00
	3 rd Party or Extraterritorial (outside of City Boundaries) Area Structure Plan			31,455.00
	Neighbourhood Plan (New & Amended) (BL 31/2024)			7,850.00
2.	Miscellaneous			
	Pre-app meeting (inter-departmental)			615.00
	In-depth (generally >1 hr) file review fee			160.00
	Technical Review/Expert Fee			217.00/hr
	Urban Design Review Fee			5,305.00
	Legal Review Fee			510.00/hr
	Road Closure			2,460.00
	Municipal Reserve and Reserve Disposal Fee			2,460.00
3.	Condominium Plans:			
	Examination & Approval (set by the Alberta Condo Property Regulation)			40.00

			Application Fee per Unit/ Lot	Approval Fee per Unit/ Lot
4.	Subdivision Fees			
	- LDR (BL 31/2024)		520.00	218.00
	- SLR, LLR, FBR (BL 31/2024)		545.00	250.00
	- PRK, CON, PSI (Includes PUL, MR, ER, CR) (BL 31/2024)		520.00	218.00
	- FUD (BL 31/2024)		520.00	218.00
	- MDR, HDR (≤ 9 units) (Freehold/Fee Simple Units) (BL 31/2024)		750.00	300.00
	- MDR, HDR (10 and more units) flat rate (BL 31/2024)		7,410.00	1,645.00
	- MDR, Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC (BL 31/2024)		3,915.00	1,645.00
	- LDR Infill (BL 31/2024)		750.00	300.00
	- Non-Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC (BL 31/2024)		3,915.00	1,645.00
	- BP1, BP2, ICS, IND (BL 31/2024)		3,915.00	1,645.00
	- ALT, DC (BL 31/2024)		3,915.00	1,645.00
	Strata Space Subdivision (per unit) (BL 31/2024)		3,915.00	1,645.00
	Rural Subdivision (FUD, TRN) (BL 31/2024)		520.00	218.00
5.	Phased Condominiums/Subdivision Application		3,915.00	
	Phased Development Condominium Unit & titled parking and/or titled storage within a structure (Set by the Alberta Condo Property Regulation)			40.00
	Phased Development Titled Parking Unit (surface) and/or titled surface storage unit			175.00
6.	Subdivision Endorsement Time Extension Fee			585.00
7.	Subdivision Registration Time Extension Fee			585.00
8.	Resubmission Fee			
	– a 50% resubmission fee applies to all of Schedule “G” if revised plans are submitted by the proponent after the circulation of plans has been initiated.		50% of original fee	50% of original fee
9.	File Search Fee (minor (<1 hr))			59.00

	File Search Fee (In-depth file search (generally > 1 hr) – zoning, BP's, DP's, etc.)			160/hr
	File Search, subsequent hours (per hour, applies to Commercial, Institutional, Industrial, Multi-Family, Condominium, and Townhouse projects).			122/hr

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SCHEDULE "S"
TO MASTER RATES BYLAW 1/82
HEATING, VENTILATION AND AIR CONDITIONING PERMIT FEES

Effective January 1, 2026

GST EXEMPT

			2026
	Residential Heating, Cooling and Ventilation Systems		
1. (a)	New Single Family Heating or Cooling systems. Includes forced air, hydronic, heat pumps. (Primary heating systems, includes exhaust fans & heat recovery ventilators)		138.00 per unit
(b)	Multi family / apartment residential / institutional systems. Each independent system or duct system utilizing reheat or cooling coils, furnaces, or electric elements.		138.00 per suite
(c)	Replacement of Furnace and/or duct systems		111.00
(d)	(Alteration or extension of duct systems) ↑		111.00
(e)	Heat Recovery Ventilators – per unit		138.00
	Commercial Buildings – Heating/Cooling and Ventilation		
	Fees determined by the total kW (total B.T.U./hr.) input per unit for Heating/Cooling Appliances based on B.T.U. Capacity. Includes Hydronic heating per boiler input, heat pumps, forced air per furnace input, direct fired make up air units, duct systems.		
2. (a)	Heating or Cooling Systems up to 58.6 kW (200 MBH)		138.00
(b)	Heating or Cooling Systems between 58.6 kW (201 MBH) up to 293.0 kW (1,000 MBH)		190.00
(c)	Heating or Cooling Systems above 293.1 kW (1,000 MBH)		535.00
(d)	Alterations, renovations or extension of duct systems		138.00

(e)	Replacement of Furnace or Roof Top Unit		138.00
	Exhaust Systems (Per fan unit)		
	Permits shall be obtained for mechanical exhaust duct systems such as restaurant range hoods, paint spray booths, carbon monoxide systems, washrooms, and systems of similar nature.		
3. (a)	Less than 500 c.f.m.		38.00
(b)	501 c.f.m. up to 4,000 c.f.m. (189 m'/s)		116.00
(c)	Systems exhausting in excess of 4,000 c.f.m.		116.00
(d)	Residential apartment systems suite exhaust and dryers - per suite		38.00
	General		
4.	Alberta Safety Codes Council fee (collected on behalf of Alberta Safety Codes Council)		Set by SCC
5.	Additional inspections required as a result of building locked or inaccessible for inspection, or failing to meet the required standard within two inspections, will be charged a fee per inspection required.		258.00
6.	In the event any work is commenced prior to the issuance of an applicable permit, the fees shall be doubled.		Double Fee

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SCHEDULE "T"
TO MASTER RATES BYLAW 1/82
ELECTRICAL FEES
Effective January 1, 2026
GST EXEMPT

			2026
	Residential Single Family Dwellings - including New home construction, secondary suites, & major additions (Calculated on square footage)		
1. (a)	0 sq. ft - 2,500 sq. ft. (main & 2nd floor)		228.00
(b)	2,500 sq. ft. and above (main & 2nd floor)		297.00
(c)	Basement development for new dwellings		Add 116.00
	Residential Alterations - including garage, basement development, minor additions		
2.	Minimum fee		116.00
3.	Commercial, Industrial, Institutional & Residential Solar, wind, and alternative energy system wiring and connection to existing electrical service		
(a)	Up to \$8,000 minimum fee		234.00
(b)	Over \$8,000 add \$6.00 per 1,000 installation cost (Calculated on Installation Cost = total amount = Materials, labour and profit)		Minimum Fee + 7.20/1,000 Installation Cost
	Other Electrical Permit Fees		
4.	Temporary Service (100 amps or less)		117.00
5.	Residential - Underground or Overhead Service Repair or Installation (conductors & feeders) & meter removal		153.00
6.	Residential - Panel Changes		148.00

7.	Residential - Panel Connection & Wiring (Combination)		116.00
8. (a)	Annual Inspection / Investigation charges - for the first 2 hours		303.00
(b)	Annual Inspection / Investigation charges		116.00 per hr
(c)	After Hours Inspection (up to 3 Hours)		435.00
(d)	Solar, wind, and alternative energy system wiring and connection to existing electrical service up to \$8,000 (see commercial, industrial, & institutional for systems exceeding \$8,000).		191.00
9.	Alberta Safety Codes Council fee (collected on behalf of Alberta Safety Codes Council)		Set by SCC
10.	In the event any work is commenced prior to the issuance of an applicable permit, the fees shall be doubled.		Double Fee
11.	Additional inspections required as a result of building locked or inaccessible for inspection, or failing to meet the required standard within two inspections will be charged a fee per inspection required.		258.00

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

SCHEDULE "U"
TO MASTER RATES BYLAW 1/82
ENGINEERING FEES

Effective January 1, 2026
GST EXEMPT

			2026
	Engineering Fees		
1.	Encroachment Agreements		587.00
2.	Subdivision Development Inspection Fee		4,920.00 per hectare
3.	Infill Subdivision Inspection Fee		515.00
4.	Development Agreement Fee		4,415.00
5.	Development Agreement Amendment Fee		4,415.00
6.	Development Agreement 30 day Deferment Fee		500.00
7.	Show Home Agreement Fee		2,210.00
8.	Engineering Re-Inspection Fee		
	* applies to rejected drawings/ field work		
(a)	Drawings		515.00
(b)	Field Inspections		1,030.00
9.	As-built /File request fee		
(a)	1) per PDF file		7.25
(b)	2) per 1/2 hour for scanning/photocopying		30.00
10.	Traffic Timing Signal Requests		119.00
	Large Load Permitting Fee		
(a)	Standard/auto approved		23.00
(b)	Manual review		26.00
11.	Stripping and Grading		
	- outside of a Development Agreement, 3 ha or less		-
	- outside of a Development Agreement, greater than 3 ha		-
12.	Site Servicing Permit Fees		
	Multi-family/Commercial/Institutional		
(a)	Flat Fee for all developments excluding institutional		1,210/acre

(b)	Flat Fee for Institutional developments		435/acre
(c)	Additional fee for Multifamily (service connection fee per unit)		206.00
(d)	Landscape		1st ha or portion/775.00; each additional ha or portion/395.00
	Residential		
	Building sanitary sewer/storm service including water service connection (per trench)		206.00
	Lot Grading		
13.	Commercial, Industrial, Institutional Multi-Family.		1st ha or portion/775.00; each additional ha or portion/395.00
14.	Miscellaneous Site Inspection Requests		260.00
15.	Additional time required for rectification of work not completed as per contract, and for time related to legal disputes.		206.00/hr

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

SCHEDULE "A"
TO BUSINESS LICENSE BYLAW 43/2000
Effective January 1, 2026 GST EXEMPT

1. The fees for licenses are:			
Business	2026		
	Column 1	Column 2	Column 3
	Business License to which neither Column 2 nor Column 3 apply	Business License issued on or after May 1 for business that was not carried on or operated before May 1	Business License issued on or after September 1 for business that was not carried on or operated before September 1
In Town Business	150.00	112.50	75.00
In Town Business Payments made after January 31 for businesses in operation prior to January 1.	225.00		
Out of Town Business	683.00	512.25	341.50
Cannabis Retail Store	865.00	648.75	432.50
Cannabis Retail Store payments made after January 31 for businesses in operation prior to January 1.	890.00		
2. The appeal fee is \$30 for each decision appealed	30.00	30.00	30.00

(BL 39/2002, BL 28/2003, BL 42/2006, BL 4/2007, BL 28/2008, BL 36/2009, BL 33/2010, BL 35/2011, BL 29/2012, BL 33/2013, BL 27/2014, BL 28/2015, BL 31/2019, BL 40/2020, BL 51/2021)

3. For the purpose of this schedule:

- (a) "In Town Business" means a Person who
 - (i) resides in St. Albert and carries on or operates a Business in St. Albert, or
 - (ii) carries on or operates a Business from premises in St. Albert which the Person owns or rents.
- (b) "Out of Town Business" means any Person, other than an In Town Business, who carries on or operates a Business in St. Albert. **(BL 25/2017)**
- (c) "Cannabis Retail Store" means any Person who carries on or operates a Business from premises in St. Albert that displays or offers for sale Cannabis. **(BL 33/2018)**
- (d) "Premises" means land, buildings or both.

Hen Bylaw 32/2018
SCHEDULE "A" – FEES

Effective January 1, 2026

Fee Description	Fee
Hen Licence Fee	
Hen Licences are valid for one (1) year following the date of issuance.	53.00

Urban Beekeeping Bylaw 34/2017
SCHEDULE “A” – FEES

Effective January 1, 2026

Fee Description	2026
Urban Beekeeping License Fee	
Urban Beekeeping Licenses are valid for one (1) year following the date of issuance	53.00

SCHEDULE "A"
TO FIRE SERVICES BYLAW 21/2002
Effective January 1, 2026

Service/Action (subject to GST)		
SERVICE/ACTION		2026
Open burning permit for special events		75.00/individual
Residential firepit permits		Initial Application fee + first year 25.00/Annual renewal fee \$10.00
File Search/Environmental Search/Summary Report		125/report up to two hrs research & Preparation +35.00/0.5 hrs
Digital Photos		50 for first 5 digital photographs; \$5 for every additional photograph
Fire Extinguisher training in city during office hours		10.00/person with a minimum of 100.00
Fire Extinguisher training in city outside of regular office hours		100.00/hr, minimum two hours, plus 10.00/person
Request for attendance at special functions outside regular office hours		150.00/hr
Business License Fire Code Compliance Review and Requested Inspection		75.00/hr
Transportation of Dangerous Goods Route Permit (annual)		155.00/year
Permit for the Display (high level) fireworks		125.00/event
Safety Codes Inspections 1 st Inspection		0.00
Safety Codes Inspections 1 st re-inspection		0.00
Safety Codes Inspections 2 nd re-inspection		125.00
Safety Codes Inspections 3 rd re-inspection and subsequent inspections		500.00
Service of an Order under the Safety Codes Act		500.00
Review of a Variance under the Safety Codes Act		500.00

Occupant Load Certificate		125.00/certificate
Occupancy Load Certificate Replacement Fee		65.00/certificate
Special Event Food Outlet/Mobile Cooking Operation Annual Permit		125.00
Special Event Food Outlet/Mobile Cooking Operation re-inspection		Same as inspection fee schedule
Cost Recoveries (Subject to GST Except Ambulance Services)		
SERVICE/ACTION		2026
Fire Investigations		125.00/person/hr
Fire Incident report		125.00/person/hr
Fire Investigation Summary		250.00
Third Party Investigator and/or consultants		Actual cost + 10%
False Alarm – at same site within a twelve (12) month period for other than approved fire alarm systems maintained as per ULC S536 requirements First and Second False Alarm		0.00
Second False Alarm – at same site within a twelve (12) month period for other than approved fire alarm systems maintained as per ULC S536 requirements First and Second False Alarm		250.00
Third		650.00
Fourth		975.00
Fifth and subsequent False Alarms		1,300.00
Fire Suppression response		First hour – No Charge, 720.00/unit/hr thereafter
MVC Except Provincial Highway		720.00/unit/hr
MVC Provincial Highway		Alberta Transportation Rates or 720.00/unit/hr
Third Party Response, including but not limited to hazardous materials cleanup		Actual cost + 10%
Supplies		Actual cost + 10%
Hazmat Response		720.00/unit/hr
Rescue		720.00/unit/hr
Draft Commander		250/unit/hr
Administration Fee on all Response Fees – includes standard consumables and disposal costs		100.00 per incident
Ambulance Services (GST Exempt)		

For patients within a qualifying provincial program		Rates as set from time to time by the Minister or Deputy Minister of Alberta Health
For all other patients		Rates as set from time to time by Alberta Blue Cross