

CITY OF ST. ALBERT

BYLAW 31/2024

MASTER RATES BYLAW AMENDMENT

Being Amendment 108 to the Master Rates Bylaw 1/82

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

1. Bylaw 1/82, Master Rates Bylaw is hereby amended by this Bylaw.
2. Schedule “A” Building Permit Fees, Lot Grading and Street Cleaning Levy is amended as follows:
 - a. Section 8 heading is amended by deleting “Residential Single Family, Semi Detached, Garage Suites, & Garden Suites” and replacing with **“Residential Single Detached, Semi-Detached, Duplex, Plex, Garage Suites, & Garden Suites”**.
 - b. Section 8(a), 1st row is amended by deleting “R1, R2” and replacing with “LDR, FBR”.
 - c. Section 8(a), 2nd row is amended by deleting “R1, R2” and replacing with “LDR, FBR”.
 - d. Section 8(b), 1st row is amended by deleting “RX, RXL” and replacing with “SLR, LLR”.
 - e. Section 8(b), 2nd row is amended by deleting “RX, RXL” and replacing with “SLR, LLR”.
 - f. Section 8(i) is amended by deleting the words “Basement suite” and replacing them with “Secondary Suite”.
 - g. Section 8(j) is amended by deleting the words “Basement suite” and replacing them with “Secondary Suite (Internal)”.
 - h. Section 9 heading is amended by bolding “Street Cleaning Levy”.
 - i. Section 9(b) is amended by deleting the words “Single Family, Semi Detached, Row Houses” and replacing them with “Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), Dwelling (Townhouse – Single)”.

- j. Section 10(b) is amended by deleting the words “Semi Detached, Row houses” and replacing them with “Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), Dwelling (Townhouse – Single)”.
 - k. Section 11, 1st row is amended by deleting “157.00” and replacing with “155.00”.
 - l. Section 11, 2nd row is amended by deleting “117.00” and replacing with “118.00”.
3. Schedule “E” Development Fees is amended as follows:
- a. Section 1, 1st row is amended by deleting “Single Family Residential” and replacing with “Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex)”.
 - b. Section 1, 2nd row is amended by deleting “Single Family Residential” and replacing with “Low Density Residential including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse - Single) and Dwelling (Townhouse – Plex)”.
 - c. Section 1, 3rd row is amended by deleting “Other Residential (e.g. R3, R3A, R4)” and replacing with “Multi-unit Residential including Dwelling (Townhouse – Complex), and Dwelling (Apartment)”.
 - d. Section 1, 5th row is amended by deleting “Mixed Use” and replacing with “Mixed-Use Building”.
 - e. Section 2(a), 1st row is amended by deleting “R1, R2, RX, RXL, BW” and replacing with “LDR, SLR, LLR, FBR”.
 - f. Section 2(a), 2nd row is amended by deleting “R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C1, C2” and replacing with “MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - g. Section 2(a), 3rd row is amended by deleting “Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, DT, MT” and replacing with “Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - h. Section 2(a), 4th row is amended by deleting “BP, CIS, BPT, BP2” and replacing with “BP1, BP2, ICS, IND”.
 - i. Section 2(a), 5th row is amended by deleting “P, PS, IF” and replacing with “PRK, CON, PSI”.

- j. Section 2(a), 6th row is amended by deleting “DC, UR, DCMU, DCNUV” and replacing with “ALT, FUD, TRN, DC”.
- k. Section 2(b), 1st row is amended by deleting “R3, R3A, R4, DR, MT, DT, C1, C2, CC, RC, MC, BW, ICC” and replacing with “MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI”.
- l. Section 2(b), 2nd row is amended by deleting “Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, DT, MT” and replacing with “Non-Residential in NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
- m. Section 2(b), 6th row is amended by deleting “BP, CIS, BPT, BP2” and replacing with “BP1, BP2, ICS, IND”.
- n. Section 2(b), 10th row is amended by deleting “PS, IF” and replacing it with “Non-Residential in PSI”.
- o. Section 2(b), 14th row is amended by deleting “P, PS, IF” and replacing with “- PRK, CON”.
- p. Section 2(b), 15th row is amended by deleting “DC, UR (FUD), T, DCMU, DCNUV” and replacing with “ALT, FUD, TRN, DC”.
- q. Section 2(c) is amended by deleting “Interior Renovation Applications,” and replacing with “Interior Renovations, Alterations,”.
- r. Section 2(c), 1st row is amended by deleting “R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C2, CC, RC, MC, BW, ICC” and replacing with “LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI”.
- s. Section 2(c), 2nd row is amended by deleting “Commercial/Other in C1, C2, CC, RC, MC, BW, ICC, BP, BP2, CIS, BPT & MT” and replacing with “Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PSI”.
- t. Section 2(c), 3rd row is amended by deleting “P, PS, IF” and replacing with “- CON, PRK”.
- u. Section 2(c), 4th row is amended by deleting “DC, UR, DCMU, DCNUV” and replacing with “ALT, FUD, TRN, DC”.
- v. Section 2(d), 1st row is amended by deleting “Commercial/Other in C1, C2, CC, MC, BW, ICC, BP, BP2, CIS, BPT, DT & MT” and replacing with “Non-Residential in NHC, TCC, RCC, BP1, BP2, ICS, IND, MU1, MU2, MID, DTN, ICC, PSI”.

- w. Section 2(d), 2nd row is amended by deleting the words “R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, Residential in C1, C2, CC, RC, MC, BW, ICC” and replacing with “LDR, SLR, LLR, FBR, MDR, HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC, PSI”.
- x. Section 2(d), 3rd row is amended by deleting the words “Show Home to Single Family Dwelling for Residential in R1, R2, RX, RXL, RFB, R3, R3A, R4, DR, MT, DT, C1, C2, CC, RC, MC, BW, & ICC” and replacing with “- 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”.
- y. Section 2(d), 4th row is amended by deleting “DC, UR, DCMU, DCNUV” and replacing with “PRK, CON, ALT, FUD, TRN, DC”.
- z. Section 2(f) is amended by deleting the words “Home Occupations” and replacing with “Home-Based Business (Level One, Two, or Three)”.
- aa. Section 2(h), 1st row is amended by deleting “Portable, ”.
- bb. Section 2(h), 4th row is amended by deleting “temporary” and replacing with “Portable”.
- cc. Section 2(h), 5th row is amended by deleting “temporary” and replacing with “Portable”.
- dd. Section 2(h), 6th row is amended by deleting “temporary” and replacing with “Portable”.
- ee. Section 2(i), 1st row is amended by deleting “Single Family Residential” and replacing with Low Density Residential (including Dwelling (Single Detached), Dwelling (Semi-Detached), Dwelling (Duplex), Dwelling (Townhouse – Plex), and Dwelling (Townhouse – Single))”.
- ff. Section 2(i), 2nd row is amended by deleting “Portable, “.
- gg. Section 2(i), 3rd row is amended by deleting the word “temporary” and replacing with “Portable”.
- hh. Section 2(i), 4th row is amended by deleting the word “temporary” and replacing with “Portable”.
- ii. Section 2(i), 5th row is amended by deleting the word “temporary” and replacing with “Portable”.
- jj. Section 2(i) is amended by moving the 6th row up to row 3.

- kk. Section 2(i) is amended by moving the 7th row up to row 4.
 - ll. Section 2(l), title is amended by deleting the words “Basement Suite” and replacing with “Secondary Suite (Internal, Garage, or Garden)”.
 - mm. Section 2(l), 5th row is amended by deleting the row in its entirety.
 - nn. Section 3 is amended by deleting the word “Cell” and replacing with “Telecommunication”.
 - oo. Section 7 is amended by deleting the words “R1, R2, RX, RXL, RFB districts (per)” and replacing with “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)”.
4. Schedule “F” Subdivision & Development Appeal Fees is amended as follows:
- a. Development Appeal Fees, 1st row is amended by deleting “R1, R2, RX, RXL, RFB, BW (Residential)” and replacing with “LDR, SLR, LLR, FBR”.
 - b. Development Appeal Fees, 2nd row is amended by deleting “P” and replacing with “PRK, CON”.
 - c. Development Appeal Fees, 3rd row is amended by deleting “PS, IF” and replacing with “PSI”.
 - d. Development Appeal Fees, 4th row is amended by deleting “T, UR” and replacing with “ALT, FUD, TRN”.
 - e. Development Appeal Fees, 6th row is amended by deleting the words “Home Occupations” and replacing with “Home-Based Business (Level One, Two, or Three)”.
 - f. Development Appeal Fees, 7th row is amended by deleting the words “R3, R3A, R4, MT, DR, Residential in ICC & DT” and replacing with “MDR, Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - g. Development Appeal Fees, 8th row is amended by deleting the words “C1, C2, CC, MC, RC, Commercial/Other in MT, BW, ICC & DT” and replacing with “Non-Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - h. Development Appeal Fees, 9th row is amended by deleting “BP, BP2, CIS, BPT” and replacing with “BP1, BP2, ICS, IND”.
 - i. Development Appeal Fees, 10th row is amended by deleting the row in its entirety.

- j. Development Appeal Fees, 5th row is amended by moving the text to row 11.
 - k. Development Appeal Fees, 6th row is amended by moving the text to row 12.
 - l. Subdivision Appeal Fees, 1st row is amended by deleting “R1, R2, BW (Residential), RX,RXL,RFB” and replacing with “LDR, SLR, LLR, FBR”.
 - m. Subdivision Appeal Fees, 2nd row is amended by deleting “P” and replacing with “PRK, CON”.
 - n. Subdivision Appeal Fees, 3rd row is amended by deleting “PS, IF” and replacing with “PSI”.
 - o. Subdivision Appeal Fees, 4th row is amended by deleting “T, UR, IMFA” and replacing with “ALT, FUD, TRN”.
 - p. Subdivision Appeal Fees, 5th row is amended by deleting the words “R3, R3A, R4, MT, DR, Residential in ICC & DT” and replacing with “MDR, Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - q. Subdivision Appeal Fees, 6th row is amended by deleting the words “C1, C2, CC, MC, RC, Commercial/Other in MT, BW, ICC & DT” and replacing with “Non-Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - r. Subdivision Appeal Fees, 7th row is amended by deleting “BP, CIS, BPT, BP2” and replacing with “BP1, BP2, ICS, IND”.
 - s. Subdivision Appeal Fees, 8th row is amended by deleting “DCMU, DCNUV” and replacing with “DC”.
5. Schedule “G” Planning Fees is amended as follows:
- a. Section 1, 8th row is amended by deleting the words “Pre- application Fee Area Structure Plans New and Amended” and replacing them with “Pre-application Meeting Fee Area Structure Plans New and Amended”.
 - b. Section 1, 11th row is amended by adding the words “(New & Amended)” after Neighbourhood Plan.
 - c. Section 3, 2nd row is amended by moving the row to Section 4 after row 12, adding an Application Fee per Unit/Lot of “3,801.00”, and deleting the Approval Fee per Unit/Lot of “1,545.00” and replacing it with “1,597.00”.
 - d. Section 4, 1st row is amended by deleting the words “R1, R2, BW (Residential)” and replacing with “LDR”.

- e. Section 4, 2nd row is amended by deleting “RX, RXL” and replacing with “SLR, LLR, FBR”.
 - f. Section 4, 3rd row is amended by deleting “P, PS, IF” and replacing with “PRK, CON, PSI (Includes PUL, MR, ER, CR)”.
 - g. Section 4, 4th row is amended by deleting “UR” and replacing with “FUD”.
 - h. Section 4, 5th row is amended by deleting “R3 & R3A, & R4 (≤ 9 units) (Freehold/Fee Simple Units) - flat rate” and replacing with “MDR, HDR (≤ 9 units) (Freehold/Fee Simple Units)”.
 - i. Section 4, 6th row is amended by deleting “R3, R3A, R4 (10 and more units)” and replacing with “MDR, HDR (10 and more units) flat rate”.
 - j. Section 4, 7th row is amended by deleting the words “R3, R3A, R4, DR, Residential in ICC & DT” and replacing with “MDR, Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - k. Section 4, 8th row is amended by deleting “R1, R2” and replacing with “LDR”.
 - l. Section 4, 9th row is amended by deleting the words “C1, C2, CC, MC, RC, Commercial/Other in BW, ICC & DT” and replacing with “Non-Residential in HDR, NHC, TCC, RCC, MU1, MU2, MID, DTN, ICC”.
 - m. Section 4, 10th row is amended by deleting “BP, BP2, CIS, BPT (Greater than 0.4 ha)” and replacing with “BP1, BP2, ICS, IND”.
 - n. Section 4, 11th row is amended by deleting the row in it’s entirety.
 - o. Section 4, 12th row is amended by deleting “DC, DCMU, DCNUV” and replacing with “ALT, DC”.
 - p. Section 4, 14th row is amended by deleting the words “UR/Ag Transition” and replacing with “FUD, TRN”.
6. 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

- 7. This bylaw comes into effect when it is passed.

READ a First time this ____ day of _____ 2024.

READ a Second time this ____ day of _____ 2024.

READ a Third time this ____ day of _____ 2024.

SIGNED AND PASSED this ____ day of _____ 2024.

MAYOR

CHIEF LEGISLATIVE OFFICER