

CITY OF ST. ALBERT

BYLAW 41/2017

Amendment 96 to Master Rates Bylaw 1/82

WHEREAS Council has considered adjustments to various rates and fees set by bylaw;

NOW THEREFORE the Municipal Council of the City of St. Albert hereby ENACTS AS FOLLOWS:

1. Bylaw 1/82, Master Rates Bylaw, is amended by:
 - a. replacing Schedule A, Building Permit Fees, Lot Grading and Street Cleaning Levy, with Schedule 1.1 as attached to Bylaw 41/2017;
 - b. replacing Schedule B, Plumbing Permit Fees, with Schedule 1.2 as attached to Bylaw 41/2017;
 - c. replacing Schedule C, Gas Permit Fees, with Schedule 1.3 as attached to Bylaw 41/2017;
 - d. replacing Schedule E, Development Fees, with Schedule 1.4 as attached to Bylaw 41/2017;
 - e. replacing Schedule F, Subdivision and Development Appeal Fees, with Schedule 1.5 as attached to this Bylaw 41/2017;
 - f. replacing Schedule G, Planning Fees, with Schedule 1.6 as attached to Bylaw 41/2017;
 - g. replacing Schedule S, Heating, Ventilation and Air Conditioning Permit Fees, with Schedule 1.7 as attached to Bylaw 41/2017;
 - h. replacing Schedule T, Electrical Fees, with Schedule 1.8 as attached to Bylaw 41/2017;
 - i. replacing Schedule U, Engineering Fees, with Schedule 1.9 as attached to Bylaw 41/2017.
2. The various rates and fees prescribed by the foregoing amendments shall take effect on January 1, 2018.

7. That the Chief Legislative Officer be authorized to consolidate Bylaw 1/82.

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

READ a third and final time this _____ day of _____, 2017.

SIGNED AND PASSED this _____ day of _____ 2017.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule 1.1 to Bylaw 41/2017

SCHEDULE "A"
TO MASTER RATES BYLAW 1/82

BUILDING PERMIT FEES
LOT GRADING AND STREET CLEANING LEVY

GST EXEMPT

		2018
	Multi-family, Commercial, Industrial, Institutional	
1. (a)	Each \$1,000 of construction value for first \$200,000	10.50
(b)	Each \$1,000 of construction value over \$200,000	9.50
2. (a)	Tenant Improvements, Alterations, Change of Use or Occupancy (Minimum fee to \$15,000 Construction Value)	182.00
(b)	Alterations, Improvements in excess of \$15,000 Construction Value	9.50/\$1,000 Construction Value
3.	Application fee (non-refundable deposit applied to final permit fee)	182.00
4.	Demolition permit	182.00
5.	Apartment Suite Occupancy Fee	24.00/per suite
6.	Temporary structures, relocatable building, tents, Scaffolding or Hoarding structures on City Property	182.00
	Sprinkler System	
7. (a)	Supply valve 100 mm or less	182.00
(b)	Supply valve 125 mm to 150 mm	194.00
(c)	Supply valve over 150 mm	211.00
(d)	For each sprinkler head	0.50
(e)	Renovations to sprinkler system (minimum fee)	124.00

	Residential Single Family and Semi Detached	
7. (a)	Main Floor (per sq. foot) new construction	0.50/sq.ft.
	Second Floor or additional storeys (per sq. foot) new construction	0.50/sq.ft.
(b)	Change of use or occupancy, garages, carports, additions and basement development	77.00
(c)	Structures, Alterations or Additions exceeding \$25,000 Construction Value	9.50/\$1,000 Construction Value
(d)	Application fee for new single family dwelling (non refundable deposit credited to final permit fee)	182.00
(e)	Leave as built "retroactive permit" double permit fee (Minimum fee)	153.00
(f)	Demolition permit	182.00
(g)	Install relocatable approved structure or certified manufactured building	422.00
(h)	Basement suite, or renovation/occupancy of existing suite	273.00
(i)	Basement suite included in application for new home construction	96.00
(j)	Solid Fuel - Fireplace / Woodstove	110.00
(k)	Re-Submission / Re-Examination of plans	182.00
	Street Cleaning Levy	
8. (a)	New Multi-Family Apartments, Commercial, Industrial, and Institutional. Payable at issuance of building permit based on an assessable front metre.	3.90/metre Not Determined by Building Inspections
(b)	Single Family, Semi Detached, Row Houses (per unit). Payable at issuance of building permit	59.00 Not Determined by Building Inspections

	Lot Grading		
9. (a)	Lot Grading Certificate Single Family Dwelling		170.00
(b)	Semi Detached, Row houses – Per unit		170.00
(c)	Commercial, Industrial, Institutional or Apartment Bldg. – First Project hectare or portion thereof of landscaped area <u>\$687.00</u> . Each additional hectare or portion thereof an additional <u>\$339.00</u> .		1st ha or portion/720.00 each additional ha or portion/355.00
	File Searches		
10.	Review of files to determine outstanding uncorrected deficiencies or work orders per occupancy.		130.00
	General		
11. (a)	Re-inspection Fee- work not ready/building locked, Successive failure to pass inspection		110.00
(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

Schedule 1.2 to Bylaw 41/2017

SCHEDULE "B"
TO MASTER RATES BYLAW 1/82

PLUMBING PERMIT FEES

GST EXEMPT

			2018
	Residential/Multi-Family/Commercial		
1.	Minimum Permit Fee - not over 4 fixtures		92.00
(a)			92.00
(b)	Additional fixtures or fixture outlets (each)		19.00
(c)	Rainwater leaders and/or roof drains		19.00
(d)	Installation of backflow prevention device		92.00
(e)	Sump pump pit and discharge fixtures		92.00
(f)	Renewing or altering water piping, drainage or vent piping or underground sprinkler system		92.00
(g)	Water treatment device (each)		92.00
(h)	Renovations		92.00
(i)	Interim Permit Fee		92.00
	Building Sanitary Sewer and Storm Fees		
	Residential		
2.	Sanitary sewer - including water service per occupancy		92.00
(a)			92.00
	Commercial		
(b)	Sanitary sewer - including water service per occupancy		182.00

	Site Services		
	Multi-Family and Commercial		
3.	For first 30 m of building sanitary sewer including water service up to 50 mm		182.00
(a)			
(b)	Private sewage disposal system		182.00
	Fire Protection		
4.	Wet or dry standpipe and hose systems connected to the City of St. Albert water supply (includes 4 hose connections)		65.00
5.	Each hose connection (additional over 4)		9.50
	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 work being incomplete, building locked or inaccessible for inspection, or failing to meet the required standard will be charged a fee per inspection required.		110.00

Schedule 1.3 to Bylaw 41/2017

SCHEDULE "C"
TO MASTER RATES BYLAW 1/82

GAS PERMIT FEES

GST EXEMPT

		2018
	Residential Occupancy Not Exceeding 500,000 B.T.U.	
1.	Installation with not more than 3 outlets which requires a meter	111.00
(a)	Installation with not more than 2 outlets which add to or extends existing gas equipment and does not need a meter	89.00
(b)	Additional outlets	18.00
(c)	Maintenance or repair work requiring a permit	89.00
(d)	Interim Permit Fee or temporary installations - Construction Heat	111.00
(e)	Inspection for restoration of gas service or to determine fitness of existing installations	89.00
(f)	Gas fireplace installation, water heaters, barbeques, garage heaters (Combination gas & heating permit)	89.00
(g)	Combination Permit-Furnace replacement + additional gas appliance	89.00
(h)	Commercial Occupancy or Residential Occupancy Exceeding 500,000 B.T.U.	
2.	For total input of 19.0 kW (65,000 B.T.U./h) or less	111.00
(a)	19.1 kW to 29.03 kW (65,001 B.T.U./h to 100,000 B.T.U./h)	117.00
(b)	29.3 kW to 117.2 kW (100,001 B.T.U./h to 400,000 B.T.U./h)	234.00
(c)	117.2 kW to 293.0 kW (400,001 B.T.U./h to 1,000,000 B.T.U./h)	281.00
(d)	293.0 kW to 1465.0 kW (1,000,001 B.T.U./h to 5,000,000 B.T.U./h)	328.00
(e)		

(f)	1465.0 kW to 2930.0 kW (5,000,001 B.T.U./h to 10,000,000 B.T.U./h)	398.00
(g)	2930.0 kW or greater (10,000,001 B.T.U./h)	481.00
(h)	Laboratory burners	
	- first four (4) outlets or less	111.00
	- each additional outlet	6.00
(i)	Maintenance or repair work requiring a permit	111.00
(j)	Minimum Permit Fee	111.00
(k)	Interim Permit Fee or temporary installations - Construction Heat	111.00
(l)	Inspection for restoration of gas service or to determine fitness of existing installations	89.00
	Propane Tanks	
3. (a)	Tank set with vaporizer and service lines	111.00
(b)	Tank set with no vaporizer	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 work being incomplete, building locked or inaccessible for inspection, or failing to meet the required standard will be charged a fee per inspection required.	110.00

Schedule 1.4 to Bylaw 41/2017

SCHEDULE "E"
TO MASTER RATES BYLAW 1/82

DEVELOPMENT FEES

GST EXEMPT

		2018
1.	Discretionary Use and Waiver Fee	55.00 per item
2.	Land Use Compliance Certificate	
	- Single Family Residential (Regular Service)	225.00
	- Single Family Residential (Accelerated Service)	360.00
	- Other Residential (Regular Service)	1,025.00
	- Commercial/Industrial (Regular Service)	1,025.00
	- Other (Regular Service)	225.00
	- Basement Suite	-
3.	Land Use Bylaw Amendment/Redistricting	6,030.00
4.	Municipal Development Plan Amendment/Inter-municipal Plan Amendment	1,960.00
5.	Area Structure Plan/Area Redevelopment Plan Amendment	12,485.00
	(a) Area Structure Plan/Area Redevelopment Plan Amendment- Minor change	6,240.00
	(b) Pre- application Fee Area Structure Plans New and Amended	535.00
6.	New Area Structure Plan/Area Redevelopment Plan Bylaw	12,485.00
7.	Development Permits:	-
(a)	New Construction – Applications	-
	- R1, R2, BW (Residential)	375.00
	- R3, R3A, R4, DR, Residential in ICC & DT	875.00
	- C1, C2, CC, MC, RC, Commercial/Other in BW, ICC & DT	875.00
	- BP, CIS, BPT, BP2	875.00
	- P, PC	-
	- P, PS, IF	265.00

	- Direct Control, UR, DCMU, DCNUV	Equivalent to Comparable Land Use
	-variance consideration for new development for R1, R2	160.00
	-variance consideration for new development for all remaining districts	320.00
(b)	New Construction/Additions – Approvals	
	- R3, R3A, R4, DR, Residential in ICC & DT	\$90.00/unit max \$9,000
	- C1, C2, CC, MC, RC, Commercial/Other in BW, ICC & DT	
	- up to 200m2	\$9.00/m ²
	- over 200m2	\$3.50/m ²
	- maximum	26,000.00
	- BP, CIS, BPT, BP2	
	- up to 200m2	\$9.00/m ²
	- over 200m2	\$3.50/m ²
	- maximum	26,000.00
	- PS, IF	
	- up to 200m2	\$2.40/m ²
	- over 200m2	\$1.70/m ²
	- maximum	4,850.00
	- Direct Control, UR, DCMU, DCNUV	Equivalent to Comparable Land Use
(c)	Interior Renovation Applications, Garages, Accessory Developments	
	- R1, R2, R3, R3A, R4, DR, Residential in BW, ICC & DT	70.00
	- C1, C2, CC, MC, RC, BP, BP2, CIS, BPT, Commercial/Other in BW, ICC & DT	230.00
	P, PS, IF	230.00
	- Direct Control, UR, DCMU, DCNUV	Equivalent to Comparable Land Use

(d)	Use Changes	
	- C1, C2, CC, MC, BP, BP2, CIS, BPT, Commercial/Other in BW & DT	230.00
(e)	Fences	90.00
(f)	Home Occupations	150.00
(g)	Business Development Centre - Accessory Use	42.00
(h)	Signs	
	- Signs (Portable, Balloon, Banner)	155.00 per sign
	- Signs (Permanent)	230.00 per sign
	- Signs (With a Digital Display)	460.00 per sign
(i)	Retroactive Development Permits	
	- Single Family Residential & Residential Accessory Uses	Per established fee schedule (no retroactive surcharge)
	- Signs (portable and permanent)	400.00
	- All other uses including Direct Control	275.00
(j)	Other	35.00
(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)	Basement Suite	
	- renovation of existing suite	200.00
	- new suite	200.00
	- new suite as part of new construction	200.00
8.	Cell Tower Application Fee	2,410.00
9.	Road Closure	1,955.00
10.	Infill review	160.00
11.	File Search (Zoning, BP's, DP's, etc.)	110.00
12.	Stripping and Grading outside of a Development Agreement 3 ha or less	190.00
	(a) Stripping and Grading outside of a Development Agreement greater than 3 ha	535.00

Schedule 1.5 to Bylaw 41/2017

SCHEDULE "F"
TO MASTER RATES BYLAW 1/82

SUBDIVISION & DEVELOPMENT APPEAL FEES

GST EXEMPT

	2018	
	Owner Fees	Affected Party Fees
DEVELOPMENT APPEAL FEES		
Land Use Classification		
R1, R2, BW (Residential)	195.00	195.00
P	195.00	195.00
PS, IF	195.00	195.00
UR	195.00	195.00
Signs	300.00	195.00
Home Occupations	300.00	195.00
R3, R3A, R4, DR, Residential in ICC & DT	300.00	195.00
C1, CC, MC, RC, Commercial/Other in BW, ICC & DT	300.00	195.00
BP, CIS, BPT	300.00	195.00
DCMU, DCNUV	300.00	195.00
SUBDIVISION APPEAL FEES		
Land Use Classification		
R1, R2, BW (Residential)	3,200.00	3,200.00
P	3,200.00	3,200.00
PS, IF	3,200.00	3,200.00
UR, IMFA	3,200.00	3,200.00
R3, R3A, R4, DR, Residential in ICC & DT	3,200.00	3,200.00
C1, CC, MC, RC, Commercial/Other in BW, ICC & DT	3,200.00	3,200.00
BP, CIS, BPT, BP2	3,200.00	3,200.00
DCMU, DCNUV	3,200.00	3,200.00

Schedule 1.6 to Bylaw 41/2017

SCHEDULE "G"
TO MASTER RATES BYLAW 1/82

PLANNING FEES

GST EXEMPT

		2018	
		Application Fee/Unit	Approval Fee/Unit
1.	Condominium Plans: Examination & Approval (set by provincial legislation - Condo Act)		40.00
2.	Subdivision Fees		
	- R1, R2, BW (Residential)	420.00	175.00
	- P, PS, IF	420.00	175.00
	- UR	420.00	175.00
	- R3 & R3A, & R4 (Freehold/Fee Simple Units)	610.00	245.00
	- R3, R3A, R4, DR, Residential in ICC & DT	3,170.00	1,330.00
	- C1, C2, CC, MC, RC, Commercial/Other in BW, ICC & DT (Less than 0.4 ha)	3,170.00	1,330.00
	- C1, C2, CC, MC, RC, Commercial/Other in BW, ICC & DT (Greater than 0.4 ha)	3,170.00	1,330.00
	- BP, BP2, CIS, BPT (Less than 0.4 ha)	3,170.00	1,330.00
	- BP, BP2, CIS, BPT (Greater than 0.4 ha)	3,170.00	1,330.00
	- DC, DCMU, DCNUV	Equivalent to Comparable Land Use	Equivalent to Comparable Land Use
3.	Phased Condominiums/Subdivision Application	3,170.00	
	Phased Development Condominium Unit		40.00
	Phased Development Titled Parking Unit		140.00
4.	Subdivision Endorsement Time Extension Fee		470.00
5.	Subdivision Registration Time Extension Fee		470.00

6.	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
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Schedule 1.7 to Bylaw 41/2017

SCHEDULE "S"
TO MASTER RATES BYLAW 1/82

HEATING, VENTILATION AND AIR CONDITIONING PERMIT FEES

GST EXEMPT

		2018
	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)	111.00 per unit
(b)	Multi family / apartment residential / institutional systems. Each independent system or duct system utilizing reheat or cooling coils, furnaces, or electric elements.	111.00 per suite
(c)	Replacement of Furnace	89.00
(d)	Alteration or extension of duct systems	111.00
(e)	Heat Recovery Ventilators – per unit	111.00
	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 29.3 kW (100 MBH)	111.00
(b)	Heating or Cooling Systems between 29.3 kW (101 MBH) up to 58.6 kW (200 MBH)	111.00
(c)	Heating or Cooling Systems between 58.6 kW (201 MBH) up to 87.63 kW (300 MBH)	118.00

(d)	Heating or Cooling Systems between 87.64 kW (301 MBH) up to 293.0 kW (1,000 MBH)	153.00
(e)	Heating or Cooling Systems above 293.1 kW (1,000 MBH)	433.00
(f)	Alterations, renovations or extension of duct systems	111.00
(g)	Replacement of Furnace or Roof Top Unit	111.00
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.	30.00
(b)	501 c.f.m. up to 4,000 c.f.m. (189 m/s)	94.00
(c)	Systems exhausting in excess of 4,000 c.f.m.	94.00
(d)	Residential apartment systems suite exhaust and dryers	
	- Basic fee	94.00
	- Plus for each suite	30.00
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 work being incomplete, building locked or inaccessible for inspection, or failing to meet the required standard will be charged a fee per inspection required.	110.00
6.	In the event any work is commenced prior to the issuance of an applicable permit, the fees shall be doubled.	Double Fee

Schedule 1.8 to Bylaw 41/2017

SCHEDULE "T"
TO MASTER RATES BYLAW 1/82

ELECTRICAL FEES

GST EXEMPT

		2018
	Residential Single-Family Dwellings - including New home construction & additions (Calculated on square footage)	
1. (a)	0 sq. ft - 2,500 sq. ft. (main & 2nd floor)	182.00
(b)	2,500 sq. ft. and above (main & 2nd floor)	240.00
(c)	Basement development for new dwellings	Add 94.00
	Residential Single-Family Dwellings - including Garage, basement development, alterations etc.	
2.	Minimum fee	94.00
	Commercial, Industrial & Institutional - (Calculated on Installation Cost = total amount = Materials, labour and profit)	
3. (a)	\$0 - \$8,000 Installation Cost	188.00
(b)	Over \$8,000 Installation Cost, add \$6.00 per 1,000	Minimum Fee + 6.00/1,000
	Other Electrical Permit Fees	
4.	Temporary Service (100 amps or less)	94.00
5.	Underground Service (conductors & feeders)	94.00
6.	Service Changes	123.00
7. (a)	Annual Inspection / Investigation charges - for the first 2 hours	245.00
(b)	Annual Inspection / Investigation charges	94.00 per hr.

(c)	Solar, wind and alternative energy system wiring and connection to existing electrical service	153.00
	General	
8.	Alberta Safety Codes Council fee (collected on behalf of Alberta Safety Codes Council)	Set by SCC
9.	In the event any work is commenced prior to the issuance of an applicable permit, the fees shall be doubled.	Double Fee
10.	Additional inspections required as a result of work being incomplete, building locked or inaccessible for inspection, or failing to meet the required standard will be charged a fee per inspection required.	110.00

Schedule 1.9 to Bylaw 41/2017

SCHEDULE "U"
TO MASTER RATES BYLAW 1/82

ENGINEERING FEES

GST EXEMPT

			2018
	Engineering Fees		
1.	Encroachment Agreements - moved from Schedule "E"		543.00
2.	Subdivision Development Inspection Fee - moved from Schedule "E"		4,500.00 per hectare
3.	Development Agreement Fee - moved from Schedule "G"		4,040.00
4.	Engineering Re-Inspection Fee		111.00
	* applies to rejected drawings/ field work		
5.	As-built /File request fee		
	1) per PDF file		5.50
	2) per 1/2 hour for scanning/photocopying		26.50
6.	Traffic Timing Signal Requests		108.00
	Large Load Permitting Fee		
	a) Standard/auto approved		20.50
	b) Manual review		23.50
7.	Site Servicing Permit Fees		
	Multi-family/Commercial/Institutional		
(a)	Sanitary Manhole - Each		25.00
(b)	Storm Fixtures, fixture outlets, drain discharge devices, catch basins or manholes (each)		25.00
(c)	For each 30 m or fraction thereof of storm main, sanitary sewer main, water main (# of lengths)		182.00
(d)	Building sanitary sewer/storm service including water service connection (per trench)		182.00
(e)	Hydrant on private property		124.00
	Residential Infill		

(f)	Building sanitary sewer/storm service including water service connection (per trench)	182.00
8.	Engineering Drawing Review fee (3rd and subsequent reviews)	300.00