



Legislation Text

File #: BL-21-080, Version: 1

TAMRMS#: B06

9.2

Master Rates Bylaw Amendment - Schedule G (Planning) & Schedule A (Building Permit) Fees (1st, 2nd & 3rd readings)

Presented by: Adryan Slaght, Director, Planning & Development

RECOMMENDED MOTIONS

1. That Bylaw 57/2021, being a bylaw to amend the Master Rates and Bylaw Fees, be read a first time.
2. That Bylaw 57/2021, being a bylaw to amend the Master Rates and Bylaw Fees, be read a second time.
3. That unanimous consent be given for consideration of third reading of Bylaw 57/2021.
4. That Bylaw 57/2021, being a bylaw to amend the Master Rates and Bylaw Fees, be read a third and final time.

PURPOSE OF REPORT

As part of the 2022-2024 Municipal Budget Process, on September 13, 2021, Council approved amendment 102 to Master Rates Bylaw 1/82. Administration is requesting an amendment to Bylaw 1/82 to 1) correct an amendment to condominium fees that is inconsistent with those set out under the Alberta Condominium Property Regulation (Schedule G, Planning), and 2) to add a fee for fire services (Schedule A, Building Permits).

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Financial Planning

Stewardship and Development of annual operating and capital budgets for Municipal and Utility operations.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

N/A

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

On September 13, 2021, Council passed the following motion (BL 21-074):

1. That Bylaw 30/2021 be amended by changing the Bylaw number 30/2021 to 51/2021, and by changing the amendment numbers to the Master Rates Bylaw, the Tobacco Licensing Bylaw, and the Business Licensing Bylaw, as shown on the attached Master Rates and Bylaw Fees Amending Bylaw 51/2021.
2. That Bylaw 30/2021 be read a second time, as amended.
3. That Bylaw 51/2021 be read a third and final time.

BACKGROUND AND DISCUSSION

As part of the 2022-2024 Municipal Budget Process, on September 13, 2021, Council approved amendment 102 to Master Rates Bylaw 1/82. The fee for Condominium Plan Examination & Approval within Schedule G (Planning) of the Master Rates Bylaw was amended at this time by adding ~2% to the previous year's fee, rounded to the nearest dollar, resulting in a new fee of \$42, up \$1 from the previous fee of \$41. Part 75 of the Alberta Condominium Property Regulation, however, stipulates that a fee of not more than \$40 per unit be charged. Administration is requesting an amendment to Schedule G(3) to return the condominium fee to \$40 per unit to ensure that the City's condominium fees are in line with the Regulation.

Administration is also requesting an amendment to Schedule A (Building) of the Master Rates Bylaw. The Amendment would enable the City to charge fees for fire services. Fire Services estimates that the City is currently providing a minimum of \$35,000 in uncompensated services currently, and is proposing a \$50 fee per residential unit, and a 3.25% surcharge for non-residential building permit applications (up to a maximum fee of \$10,000) to address the shortfall. The shortfall was identified by Administration during the Ernst & Young review of City operations, but the amendment was not ready in time for the September 2021 Master Rates Bylaw Amendment.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

N/A

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

The proposed amendments to Schedule G (Planning) fees are intended to re-align the Master Rates Bylaw with the existing Provincial Legislation. To date, in 2021, there have been 17 condominium units approved. Over the past five years, the City has averaged ~33 condominium unit applications per year, so budget implications of the change are expected to be negligible. Failure to approve the

amendment, however, would result in condominium examination and approval fee charges being applied that are not in alignment with the Alberta Condominium Property Regulation.

The proposed amendments to Schedule A (Building Permit Fees) are intended to recuperate a significant portion of the cost of services already provided within the City relating to fire services. As noted previously within the “Purpose of Report” section of this report, Fire Services estimates that the City is currently providing a minimum of \$35,000 in uncompensated services currently. Failure to approve the amendment would result in the continued loss of ~\$35,000 per year for fire services rendered.

Legal / Risk:

Failure to approve the amendment to Schedule G (Planning) will result in condominium examination and approval fees being charged that are not in alignment with the Alberta Condominium Property Regulation.

Program or Service:

None at this time

Organizational:

None at this time

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommended motions, the following alternatives could be considered:

Alternative 1.

Do not give first reading. An implication is that the recommended amendments to the Master Rates Bylaw would not occur.

Report Date: December 6, 2021

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Chief Administrative Officer: Kevin Scoble