

**BYLAW 20-012
OF
LAC LA BICHE COUNTY**

A BYLAW OF LAC LA BICHE COUNTY IN THE PROVINCE OF ALBERTA TO ESTABLISH A SCHEDULE OF FEES AND FINES FOR PLANNING AND DEVELOPMENT SERVICES AND SAFETY CODE PERMITS.

WHEREAS, pursuant to the *Municipal Government Act* (“the Act”), R.S.A. 2000, Chapter M-26, as amended, County Council may pass bylaws for municipal purposes respecting services provided by on behalf of the municipality; and

WHEREAS the Act provides for a municipality to pass bylaws respecting the enforcement of bylaws, including the creation of offences and imposition of fines; and

WHEREAS the Act provides for a municipality to pass bylaws to establish fees for licenses, permits and approvals on behalf of the municipality; and

WHEREAS pursuant to the *Safety Codes Act*, R.S.A. 2000, Chapter S-1, County Council may pass a bylaw as an accredited municipality respecting adopting permit fees for building, electrical, plumbing and gas disciplines; and

WHEREAS, Lac La Biche County deems it expedient to set fees and fines related to planning and development services and safety code permits within the Municipality;

NOW THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, and by virtue of all other powers enabling it, the Council of Lac La Biche County, duly assembled, enacts as follows:

Title

1 This Bylaw shall be called the “Planning and Development Schedule of Fees and Fines”.

Definitions

2 In this bylaw,

- (a) “**Land Use Bylaw**” means the bylaw of Lac La Biche County which regulates and control the use and development of lands and buildings within Lac La Biche County, and amendments thereto;
- (b) “**Municipal Tag**” means a notice issued by the Municipality pursuant to the *Municipal Government Act* for the purpose of providing a person with an opportunity to acknowledge a contravention of

this Bylaw and to pay a penalty directly to the Municipality, in order to avoid prosecution for the contravention;

- (c) **“Peace Officer”** means any sworn member of the Royal Canadian Mounted Police, a Peace Officer appointed under the *Peace Officer Act*, S.A. 2016, P-35 and amendments thereto and employed by the County or a Bylaw Enforcement Officer employed by the County;
- (d) **“Violation Ticket”** means a violation ticket issued pursuant to the *Provincial Offences Procedure Act* R.S.A. 2000, Chapter P-3.

Fees

- 3 Schedule “A” shall form part of this bylaw and establishes the fees for planning and development services, including safety code permits.

Fines Related to Offences and Penalties

- 4 (1) Any person who:

- i. Contravenes or fails to comply with any provision of this Bylaw;
- ii. Contravenes or fails to comply with the Land Use Bylaw;
- iii. Uses land in a manner contrary to the provisions of this Bylaw or any subdivision or development permit for such land;
- iv. Contravenes or fails to comply with any development permit or subdivision approval, or conditions forming part thereof;
- v. Contravenes or fails to comply with a decision of the Subdivision and Development Appeal Board;
- vi. Obstructs or otherwise hinders in any manner any person in the exercise or performance of that person’s powers authorized under this or any other Bylaw or enactment; or,
- vii. Contravenes or fails to comply with a stop order issued pursuant to the *Municipal Government Act*;

is guilty of an offence and is liable on summary conviction to a fine.

(2) A person who proceeds with development without approval required under the *Municipal Government Act*, or the Land Use Bylaw, or both, is guilty of an offence and is liable to a fine for a first and each subsequent offence in the amount specified in Table 1 of this Bylaw.

(3) A person who contravenes or who fails to comply with any other provision of the Land Use Bylaw is guilty of an offence and is liable to a penalty for a first and each subsequent offence in the amount specified in Table 2 of this Bylaw.

(4) If a person is found guilty of an offence under the Land Use Bylaw, the court may, in addition to any other penalty imposed, order the person to comply with the Land Use Bylaw or a permit issued under that Bylaw, or a condition of any of them.

(5) A Peace Officer may issue a Municipal Tag where it is reasonably determined that a person has

contravened any provision of the Land Use Bylaw.

(6) Where a contravention or offence is of a continuing nature, further Municipal Tags may be issued by a Peace Officer for each day the offence continues.

(7) A person named on a Municipal Tag may, in lieu of being prosecuted, plead guilty to the offence by signing the Municipal Tag and paying the specified penalty at the location indicated on the Municipal Tag.

(8) If payment of a Municipal Tag is not made within the time specified, a Peace Officer may issue a Violation Ticket under the *Provincial Offences Procedures Act* requiring the person named to appear in court on the date indicated in the Violation Ticket.

(9) Nothing in this Bylaw shall prevent or restrict a Peace Officer from immediately issuing a Violation Ticket under the *Provincial Offences Procedures Act* for a mandatory court appearance of any person who contravenes this Bylaw or the Land Use Bylaw.

(10) For any Development permit application where the work has occurred before approval, the applicant shall be charged up to two times (2x) the amount of the original permit fee.

(11) For any Safety Codes permit application where the work has occurred before approval, the applicant shall be charged up to two times (2x) the amount of the original permit fee.

(12) A Peace Officer may at their discretion waive the provisions under this section, subsections (10) or (11), or both if the Officer believes on reasonable grounds that the person responsible started or completed the work without a permit based on a mistaken set of facts.

Table 1. List of Fines for Proceeding with Development without Approval.

Project Value	First Violation by Offender	Second Violation by Offender	Third Violation by Offender and each one thereafter
<\$49,999.00	\$500.00	\$1,000.00	\$2,000.00
\$50,000.00 - \$99,999.00	\$2,000.00	\$4,000.00	\$8,000.00
\$100,000 - \$199,999.00	\$3,000.00	\$6,000.00	\$10,000.00
\$200,000.00 - \$499,999.00	\$4,000.00	\$8,000.00	\$10,000.00
\$500,000.00 to \$999,999.00	\$5,000.00	\$9,000.00	\$10,000.00
>\$1,000,000.00	\$10,000.00	\$10,000.00	\$10,000.00

Table 2. Specified Penalties for Offences under the Land Use Bylaw.

Description of Offence	First Violation	Second Violation	Third Violation
Contravention or failure to comply with any provision related to signs in the Land Use Bylaw.	\$250.00	\$500.00	\$1,000.00
Contravention or failure to comply with any provision related to the Land Use Bylaw not otherwise provided for in this Bylaw.	\$500.00	\$1000.00	\$2,000.00

Right of Entry

5 For the purpose of entering and inspecting land or structures as described in section 542, Part 13, Division 4 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, the designated officer is the Chief Administrative Officer, who may further delegate the authority for entering and inspecting land or structures to an employee of the municipality..

Severability

6 Each provision of this bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Repeal

7 Lac La Biche County Bylaws 18-030, 18-016 and 16-001 will be repealed upon passing of this bylaw.

Effective Date

8 This bylaw shall come into effect upon passing of the third reading.

THAT BYLAW 20-012 BE GIVEN FIRST READING THIS 28th DAY OF JULY, 2020

THAT BYLAW 20-012 BE GIVEN SECOND READING THIS 28th DAY OF JULY, 2020

THAT BYLAW 20-012 BE GIVEN THIRD READING THIS 11TH DAY OF AUGUST, 2020

Original Signed

Mayor

Original Signed

Chief Administrative Officer

Bylaw 20-012
SCHEDULE A
FEE SCHEDULE

Section A – Planning & Development Fees

Geographical Information System

Custom GIS Mapping/Analysis	\$ 65.00
County Land Ownership	\$ 20.00
Parcel Map 8.5" x 11"	\$ 15.00
Parcel Map 11" x 17"	\$ 17.50
Parcel Map 18" x 24"	\$ 20.00
Subdivision	\$ 30.00
Subdivision	\$ 15.00
Subdivision	\$ 7.50
Subdivision Map Sheet	\$ 7.50
Map Book of all Subdivisions	\$ 50.00
Postage on Map Sales	Cost
Ortho Photo	
8.5" x 11"	\$ 10.00
11" x 17"	\$ 12.00
18" x 24"	\$ 20.00
Digital(via email)	\$ Free
Rural Address Atlas	\$ 50.00

Development Permit Fees

<i>Residential</i>	
Permitted Use	\$150.00
Discretionary Use	\$300.00
<i>Non-Residential</i>	
Permitted Use	\$500.00
Discretionary Use	\$750.00
Minor Home Based Business	\$100.00
Major Home Based Business	\$150.00
Change of Use	\$100.00
Development Permit (Temporary)	\$ 50.00
Sign Permit	\$100.00
Compliance Certificates	\$50.00
Development Information Search	\$50.00
Fencing over 2.0 m (6.6 ft) in side and rear yards	\$100.00
Decks over 0.6 m (2.0 ft) above grade	\$100.00
Accessory Building – detached	\$100.00
Accessory Building-Sea Can	\$100.00

Development Appeal Fee (refundable if appeal successful)	See Schedule of Fees Bylaw
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Development Permit Application Withdrawal (Refunds)

Before Decision of Development Authority
After Decision of Development Authority

50% of Application Fee No
No Refund

Agreement Fees

Encroachment Agreement – Minor
Encroachment Agreement – Major

\$500.00
Determined by value of land
per/sq.ft. x area of encroachment

License of Occupation Agreement
Patio/Sidewalk License of Occupation Agreement

\$200.00
\$30.00

Plan Amendments

Land Use Bylaw Amendments
Intermunicipal Development Plan (IDP) Amendments
Municipal Development Plan (MDP) Amendments
Area Structure Plan (ASP) Amendments
Area Redevelopment Plan (ARD) Amendments
Outline Plan Amendment
Applications that involved amendments to two (2) statutory documents
Applications that involve amendments to three (3) or more statutory documents

\$ 1,000.00
\$ 1,000.00
\$ 1,000.00
\$ 1,000.00
\$ 1,000.00
\$500.00
\$1,500.00
\$2,000.00

New Plans

Submission of New Area Structure Plan (ASP) / Area Redevelopment Plan (ARD)
Outline Plan

\$2,000.00
\$500.00

Land Use Bylaw Amendments, ASP

Amendments Application Withdrawal (Refunds)

Prior to 1 st Reading	50% of Original Fee
Prior to Advertising	25% of Original Fee
After Public Hearing	No Refund

Road Closure Bylaw Application Fee	\$ 1,000.00 additional processing costs shall apply
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Subdivisions

Single Parcel/Natural Fragmentation/ Boundary Adjustments	\$350.00
Endorsement Fee: Single Lot	\$150.00
Two Lots	\$350.00
Application (Per Lot)	\$100.00
Endorsement Fee: Two Lots	\$300.00
Multi-Lot (3 Lots or More)	\$350.00
Application (Per Lot)	\$200.00
Endorsement Fee	\$500.00

Subdivision Application Withdrawal (Refunds)

Prior to File Acceptance	100% of Original Fee
Prior to Circulation (following acceptance, during file review)	50% of Original Fee
During or After Circulation (during referral period)	25% of Original Fee
After Site Inspection	No Refund

Subdivision Extensions	\$150.00
Subdivision Appeal Fees (refundable if appeal is successful)	See Schedule of Fees Bylaw
Subdivision Deposits	\$200.00
Consolidation of Titles	\$350.00

Section B – Safety Codes Fees

NOTE: Add applicable ‘Safety Codes Council’ levy to each type of permit; \$ 4.50 each permit or 4% of permit levy, whichever is greater.

A minimum cancellation fee of \$25.00 will be retained when a permit is cancelled or 15% of the fee if a drawing review has been completed or an inspection has been carried out.

A charge of \$100.00 will be applied for each re-inspection where there have already been the maximum allowable inspections by the Inspections Group.

BUILDING PERMIT FEE SCHEDULE

RESIDENTIAL/DWELLING UNITS/FARM

New Construction - Building Permit Levy (main level)	\$ 00.50 per sq. ft. + SCC levy
- Upper/Lower Floors	\$ 00.35 per sq. ft. + SCC levy
Additions/renovations/basement development	\$ 00.35 per sq. ft. + SCC levy
	\$125.00 (minimum fee) + SCC levy
Change of Use Building Permit – Home Based Business	\$125.00 + SCC levy
-no structural changes	

Accessory Buildings

Sheds & storage buildings up to 250 sq. ft.	\$ 95.00 + SCC levy
Sheds & Garages (attached or detached) (flat rate) (250- 624 sq. ft.)	\$125.00 + SCC levy
Shops, garages, or storage buildings (over 624 sq. ft.)	\$ 00.35 per sq. ft. + SCC levy
Relocation or Placement of home (only)	\$325.00 (Flat fee) + SCC levy
Decks - flat rate	\$75.00 + SCC levy
Fireplaces (if not included in new construction) (flat rate)	\$ 75.00 + SCC levy
Demolitions Residential (flat rate)	\$ 85.00 + SCC levy
Roof Replacements / Alterations	\$125.00 + SCC levy
Swimming Pools / Hot Tubs	\$125.00 + SCC levy

MOBILE AND MODULAR HOME

Modular Home (RTM's, etc)	\$335.00 + SCC levy
Basement Development	\$ 00.35 sq. ft. + SCC levy (min. \$125.00)
Mobile Homes Set-up	\$175.00 + SCC levy
Basement Development	\$ 00.35 sq. ft. + SCC levy (min. \$125.00)

Permit Renewal Fee (Re-inspection) 25% of original permit fee

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

First \$1,000,000.00 construction value	\$6.25 per \$1,000 construction value + SCC levy
Over \$1,000,000.00 construction value	\$6,250.00 + (\$5.00 per \$1,000 construction value portions over \$1,000,000.00) + SCC levy
(Minimum Fee)	\$250.00 + SCC levy
Demolitions Commercial (flat rate)	\$150.00 + SCC levy

GAS PERMIT FEE SCHEDULE

Residential Installations	
Number of Outlets	Permit Fee
1	\$85.00
2	\$90.00
3	\$100.00
4	\$120.00
5	\$130.00
6	\$140.00
7	\$155.00
8	\$170.00
9	\$185.00
10	\$195.00
11	\$205.00
12	\$215.00
13	\$225.00
14	\$230.00
15	\$240.00
16	\$245.00
17	\$250.00
18	\$255.00
19	\$260.00
20	\$265.00

Non-Residential Installations			
B.T.U. Input	Permit Fee	B.T.U. Input	Permit Fee
10,000 – 40,000	\$85.00	550,000	\$160.00
40,001 – 90,000	\$90.00	600,000	\$165.00
90,001 –	\$95.00	650,000	\$170.00
140,001 –	\$100.00	700,000	\$175.00
200,000	\$110.00	750,000	\$180.00
210,000	\$115.00	800,000	\$185.00
230,000	\$115.00	850,000	\$190.00
250,000	\$125.00	900,000	\$200.00
300,000	\$130.00	950,000	\$210.00
350,000	\$135.00	1,000,000	\$245.00
400,000	\$140.00	1,000,001 to	\$265.00
450,000	\$150.00	Over 2,000,000 Add \$ 5.00 per 100,000 BTU	
500,000	\$155.00		

Propane and Small Installations

Residential Propane Tank Sets (New or Replacements)	\$85.00
Temporary Propane/Natural Gas Heating (Includes Tank Set)	\$85.00
Industrial/Commercial Tank Sets	\$120.00
Gas/Propane Cylinder Refill Centers	\$285.00
Replacement Commercial or Industrial Appliances (per unit)	
1 - 400,000 BTU Input	\$145.00 per Unit
400,001 - 3,000,000 BTU Input	\$225.00 per Unit
Over 3,000,000 BTU Input	\$325.00 per Unit

Gas Connection for Mobile Home Placement: \$ 140.00

Gas Connection for Modular Home or RTM: \$ 140.00

*Plus Additional fees for any appliances in **New** basement development*

**PLUMBING PERMIT FEE SCHEDULE
(RESIDENTIAL)**

# of Fixtures	Permit Fee	# of Fixtures	Permit Fee
1	\$85.00	21	\$185.00
2	\$90.00	22	\$190.00
3	\$95.00	23	\$195.00
4	\$100.00	24	\$200.00
5	\$105.00	25	\$205.00
6	\$110.00	26	\$210.00
7	\$115.00	27	\$215.00
8	\$120.00	28	\$220.00
9	\$125.00	29	\$225.00
10	\$130.00	30	\$230.00
11	\$135.00	31	\$235.00
12	\$140.00	32	\$240.00
13	\$145.00	33	\$245.00
14	\$150.00	34	\$250.00
15	\$155.00	35	\$255.00
16	\$160.00	36	\$260.00
17	\$165.00	37	\$265.00
18	\$170.00	38	\$270.00
19	\$175.00	39	\$275.00
20	\$180.00	40	\$280.00
Add \$3.00 per fixture over 40			
Mobile home connections \$ 140.00			
Modular Home & RTM Connections \$ 140.00			
<i>Plus additional charge for fixtures in New basement development</i>			

PRIVATE SEWAGE PERMITS

Private Sewage System - \$350.00

Holding Tanks - \$150.00

**PLUMBING PERMIT FEE SCHEDULE
(COMMERCIAL)**

# of Fixtures	Permit Fee	# of Fixtures	Permit Fee	# of Fixtures	Permit Fee
1	\$85.00	35	\$255.00	69	\$435.00
2	\$90.00	36	\$260.00	70	\$440.00
3	\$95.00	37	\$265.00	71	\$445.00
4	\$100.00	38	\$270.00	72	\$450.00
5	\$105.00	39	\$280.00	73	\$455.00
6	\$110.00	40	\$285.00	74	\$460.00
7	\$115.00	41	\$290.00	75	\$465.00
8	\$120.00	42	\$295.00	76	\$470.00
9	\$125.00	43	\$300.00	77	\$475.00
10	\$130.00	44	\$305.00	78	\$480.00
11	\$135.00	45	\$310.00	79	\$485.00
12	\$140.00	46	\$315.00	80	\$490.00
13	\$145.00	47	\$320.00	81	\$500.00
14	\$150.00	48	\$325.00	82	\$505.00
15	\$155.00	49	\$330.00	83	\$510.00
16	\$160.00	50	\$335.00	84	\$515.00
17	\$165.00	51	\$340.00	85	\$520.00
18	\$170.00	52	\$345.00	86	\$525.00
19	\$175.00	53	\$350.00	87	\$527.00
20	\$180.00	54	\$355.00	88	\$530.00
21	\$185.00	55	\$360.00	89	\$533.00
22	\$190.00	56	\$370.00	90	\$535.00
23	\$195.00	57	\$375.00	91	\$537.00
24	\$200.00	58	\$380.00	92	\$540.00
25	\$205.00	59	\$385.00	93	\$543.00
26	\$210.00	60	\$390.00	94	\$545.00
27	\$215.00	61	\$395.00	95	\$550.00
28	\$220.00	62	\$400.00	96	\$560.00
29	\$225.00	63	\$405.00	97	\$565.00
30	\$230.00	64	\$410.00	98	\$570.00
31	\$235.00	65	\$415.00	99	\$575.00
32	\$240.00	66	\$420.00	100	\$580.00
33	\$245.00	67	\$425.00	Add \$3.00 each fixture over 100	
34	\$250.00	68	\$430.00		

ELECTRICAL PERMIT FEE SCHEDULE
(For "Other Than" New Single Family Residential)

Installation Cost \$	Permit Fee	Installation Cost \$	Permit Fee	Installation Cost \$	Permit Fee
Under 1,000	\$ 85.00	23,000.01 –	\$410.00	100,000.01 – 110,000	\$675.00
1,000.01 – 1,500	\$ 100.00	24,000.01 –	\$420.00	110,000.01 – 120,000	\$700.00
1,500.01 – 2,000	\$ 110.00	25,000.01 –	\$430.00	120,000.01 – 130,000	\$725.00
2,000.01 – 2,500	\$ 120.00	26,000.01 –	\$440.00	130,000.01 – 140,000	\$750.00
2,500.01 – 3,000	\$ 130.00	27,000.01 –	\$450.00	140,000.01 – 150,000	\$775.00
3,000.01 – 3,500	\$ 140.00	28,000.01 –	\$460.00	150,000.01 – 160,000	\$800.00
3,500.01 – 4,000	\$ 150.00	29,000.01 –	\$470.00	160,000.01 – 170,000	\$825.00
4,000.01 – 4,500	\$160.00	30,000.01 –	\$480.00	170,000.01 – 180,000	\$850.00
4,500.01 – 5,000	\$170.00	31,000.01 –	\$490.00	180,000.01 – 190,000	\$875.00
5,000.01 – 5,500	\$180.00	32,000.01 –	\$500.00	190,000.01 – 200,000	\$900.00
5,500.01 – 6,000	\$190.00	33,000.01 –	\$505.00	200,000.01 – 210,000	\$925.00
6,000.01 – 6,500	\$200.00	34,000.01 –	\$510.00	210,000.01 – 220,000	\$950.00
6,500.01 – 7,000	\$210.00	35,000.01 –	\$515.00	220,000.01 – 230,000	\$975.00
7,000.01 – 7,500	\$220.00	36,000.01 –	\$520.00	230,000.01 – 240,000	\$1,000.00
7,500.01 – 8,000	\$230.00	37,000.01 –	\$525.00	240,000.01 – 250,000	\$1,100.00
8,000.01 – 8,500	\$240.00	38,000.01 –	\$530.00	250,000.01 – 300,000	\$1,200.00
8,500.01 – 9,000	\$250.00	39,000.01 –	\$535.00	300,000.01 – 350,000	\$1,300.00
9,000.01 – 9,500	\$260.00	40,000.01 –	\$540.00	350,000.01 – 400,000	\$1,400.00
9,500.01 – 10,000	\$270.00	41,000.01 –	\$545.00	400,000.01 – 450,000	\$1,500.00
10,000.01 –	\$280.00	42,000.01 –	\$550.00	450,000.01 – 500,000	\$1,600.00
11,000.01 –	\$290.00	43,000.01 –	\$555.00	500,000.01 – 550,000	\$1,700.00
12,000.01 –	\$300.00	44,000.01 –	\$560.00	550,000.01 – 600,000	\$1,800.00
13,000.01 –	\$310.00	45,000.01 –	\$565.00	600,000.01 – 650,000	\$1,900.00
14,000.01 –	\$320.00	46,000.01 –	\$570.00	650,000.01 – 700,000	\$2,000.00
15,000.01 –	\$330.00	47,000.01 –	\$575.00	700,000.01 – 750,000	\$2,100.00
16,000.01 –	\$340.00	48,000.01 –	\$580.00	750,000.01 – 800,000	\$2,250.00
17,000.01 –	\$350.00	49,000.01 –	\$585.00	800,000.01 – 850,000	\$2,350.00
18,000.01 –	\$360.00	50,000.01 –	\$590.00	850,000.01 – 900,000	\$2,450.00
19,000.01 –	\$370.00	60,000.01 –	\$595.00	900,000.01 – 950,000	\$2,550.00
20,000.01 –	\$380.00	70,000.01 –	\$600.00	950,000.01 – 1,000,000	\$2,650.00
21,000.01 –	\$390.00	80,000.01 –	\$625.00	Add \$75.00 for every \$50,000 over \$1,000,000	
22,000.01 –	\$400.00	90,000.01 –	\$650.00		

**ELECTRICAL PERMIT FEE SCHEDULE
(For "NEW" Single Family Residential)**

Square Footage	Permit Fee
Up to 1200 square feet	\$150.00
1201 to 1500 square feet	\$175.00
1501 to 2000 square feet	\$200.00
2001 to 2500 square feet	\$225.00
Over 2500 square feet	\$250.00
Attached Garage	Include square footage of garage with house
Basement development wiring – new home - if done at time of initial construction	Include square footage of basement with house
Manufactured, Modular and RTM Homes (on foundation or basement)	\$ 140.00
Mobile home connection	\$ 140.00
Basement development wiring-manufactured home- if done at time of placement	Per square footage
Detached Residential Garage	\$0.15 a sq. ft. (minimum fee \$85.00)
Service Connection (Temporary / Permanent)	\$140.00