

**BY-LAW #22-2015
PLANNING AND DEVELOPMENT FEES**

A BY-LAW OF THE TOWN OF SLAVE LAKE IN THE PROVINCE OF ALBERTA TO ESTABLISH A SCHEDULE OF FEES FOR SERVICES PROVIDED BY THE TOWN OF SLAVE LAKE'S PLANNING AND DEVELOPMENT DEPARTMENT.

Pursuant to the Municipal Government Act being Chapter M-26 of the Revised Statutes of Alberta, 2000, as amended, the Municipal Council of the Town of Slave Lake may, by Bylaw, establish fees for the services provided by or on behalf of the municipality.

AND WHEREAS, Council of the Town of Slave Lake deems it necessary to establish fees for the services provided by or on behalf of the Town of Slave Lake's Planning and Development Department.

NOW THEREFORE the Council, duly assembled, hereby enacts a fee schedule as follows:

1. Residential Development Permits

Single Family Dwelling	\$ 150.00
Addition to Dwelling	\$ 75.00
Garage	\$ 75.00
Placement of Mobile Home	\$ 125.00
Minor Residential Developments (Sheds, Decks, Steps)	\$ 50.00
Semi-Detached Dwelling	\$ 200.00
Multi-Family 3-4 Units	\$ 225.00 + \$50/Unit
Multi-Family More than 4 Units	\$ 300.00 + \$50/Unit
Multi-Family Renovation or Addition	\$ 200.00

2. Commercial/Industrial/Institutional Permits

Accessory Structures	\$ 100.00
Minor Developments such as (Aircrafts Hanger, Minor Renovations)	\$ 200.00
New Construction, Additions or Major Renovations	\$ 250.00 + \$1.50/m ² of gross floor area
Relocatable Industrial Camp Facility (Bunkhouse)	\$1,000.00 Annually

3. Development Permit Applications Requiring Advertising

\$100.00

4. Miscellaneous Development Permits

Communication Towers	\$ 250.00
Change of Use/Occupying Space	\$ 150.00
Demolition of Residential Building	\$ 100.00
Demolition of all other Buildings	\$ 100.00
Home Based Business Type "A" & "B"	Exempt
Home Based Business Type "C" & "D"	\$ 100.00
Home Based Business Type "E"	\$ 200.00
Logging Operations	\$ 325.00
Secondary Suites	\$ 100.00
Signs	\$ 125.00
Stripping, Clearing & Grading	\$ 250.00
Temporary Uses	\$ 150.00

5. Variance of Standards or Discretionary Use Permits

Discretionary Uses (Requires MPC Approval) \$ 300.00 + ad fee

Pre-Development Variance

Variations granted by Development Authority \$ 150.00 + ad fee

Variations granted by the MPC \$ 300.00 + ad fee

Variations granted by the SDAB \$ 450.00 + ad fee

Post-Development Variance "Leave as Built"

Variations granted by Development Authority \$ 500.00 + ad fee

Variations granted by the MPC \$ 1,500.00 + ad fee

Variations granted by the SDAB \$ 2,500.00 + ad fee

6. Subdivision Applications

Subdivisions of Less than 3 Lots \$ 500.00
Endorsement Fee \$ 175.00/Lot

Subdivisions of 3 or more Lots \$1000.00 + \$150/Lot
Endorsement Fee \$ 175.00 + \$200/Lot

Subdivision Time Extension \$ 250.00

Bare Land Condominium Same as regular
Endorsement Fee subdivisions

7. Appeals to the Subdivision & Development Appeal Board

Appeals Regarding Development \$300.00

Appeals Regarding Subdivisions \$400.00

8.	<u>Application to Amend Statutory Plans</u>	
	Land Use Bylaw	\$1000.00
	Municipal Development Plan	\$1000.00
	Area Structure Plan	\$1000.00
9.	<u>Application for Road Closure</u>	
	Closure of Road in Whole or Part	\$ 650.00
10.	<u>Letters of Compliance</u>	
	Residential	\$ 60.00
	Same Day (Rush)	\$ 100.00
	Other including Multi-Family	\$ 150.00
	Same Day (Rush)	\$ 300.00
11.	<u>Encroachment Agreements</u>	
	All Properties	\$300.00
12.	<u>Removal of Municipal Reserve</u>	
	All Applications	\$800.00
13.	<u>File Searches</u>	
	File History Search	\$200.00
	Zoning Verification/Lot Dimensions	\$ 50.00
14.	<u>Lot Grading Inspections</u>	
	The Planning Department will conduct two (2) Lot Grading Inspections at no charge and all additional re-inspections thereafter will be charged at a rate of \$125.00/inspection.	\$125.00
15.	<u>Development Deposits</u>	
	Minor Developments such as (Sheds, Decks, Steps)	\$ 200.00
	Developments such as (Garages, Additions)	\$1,000.00
	Residential Developments:	
	Single Family Dwelling	\$ 2,000.00
	Mobile Home Placement	\$ 2,000.00
	Secondary Suites	\$ 1,000.00

Duplex/Semi-Detached	\$ 3,000.00
Triplex	\$ 4,000.00
Fourplex	\$ 5,000.00
Row Housing/Townhouses	\$ 5,000.00+\$500/Unit
Apartments under 20 Units	\$10,000.00+\$500/Unit
Apartments 20 to 40 Units	\$15,000.00+\$500/Unit
Apartments over 40 Units	\$20,000.00+\$500/Unit
Renovation to High Density Developments	\$ 1,000.00+\$50/unit

Commercial/Industrial/Institutional: \$10,000.00+\$1.50/m² gross floor area

Plus additional for Landscaping and Parking Areas \$5.00/m²

Minor Commercial/Industrial/Institutional Development or Minor Renovation \$4,000.00

Major Renovation \$5,000.00 +\$1.50/m² Gross floor area

16. Development Agreement Preparation

In House \$500.00

Out Sourced (Legal Advice) as described in Policy C.d. 015. Total legal fees less \$1,500.00 which will be covered by the Town.

17. Review of Servicing Plans

The Town will provide one (1) review of Plans by the Town's Engineer at no charge and all additional reviews will be charged at a rate of \$750.00/review as per Policy C.d. 024. Total engineering fees less \$750.00 which will be covered by the Town.

18. Inspection Costs – Infrastructure Inspections

The Town will provide one (1) inspection by the Town's Engineer and Administrative Staff for each of the IAC or FAC processes at no charge; and all additional inspections will be charged at a rate of \$1,300.00 per inspection as per Policy C.d. C. 023. Total engineering and administration fees less \$1,300.00 which will be covered by the Town.

That Bylaw #03-2015 is hereby rescinded on the date of enactment of this Bylaw.

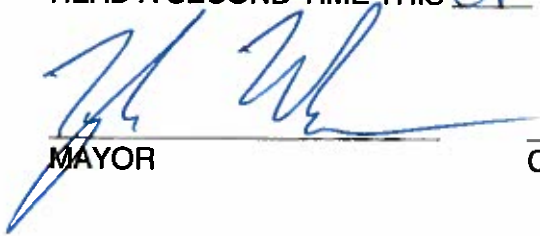
That this Bylaw comes into effect upon the date of its Third and Final Reading.

READ A FIRST TIME THIS 01 DAY OF December 2015.


MAYOR

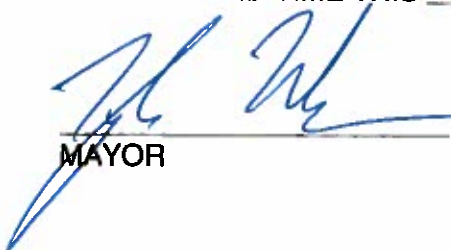

CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 01 DAY OF March 2016.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 01 DAY OF March 2016.


MAYOR


CHIEF ADMINISTRATIVE OFFICER