

**CITY OF GRANDE PRAIRIE**

**BYLAW C-1325**

**A Bylaw to Establish Fees and Charges for,  
Planning & Development and Engineering Services**

**WHEREAS**, pursuant to Section 7 of the *Municipal Government Act*, RSA 2000, Chapter M-26, Grande Prairie City Council may pass bylaws for municipal purposes respecting services provided by or on behalf of a municipality;

**AND WHEREAS**, pursuant to Section 630.1 of the *Municipal Government Act*, RSA 2000, Chapter M-26, Grande Prairie City Council may establishes fees for matters under Part 17.

**NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. This Bylaw shall be called "Planning & Development and Engineering Services Fees and Charges Bylaw".
2. The fees payable by persons on all applications and other matters arising from the Land Use Bylaw or accessing Planning & Development and Engineering Services goods and services as set out in Schedule "A".
3. This Bylaw shall be reviewed annually by City Council for amendments with an effective date of amendments being January 1 of that year.
4. This bylaw shall take effect on the date it is passed.

**READ** a first time this 15th day of May, 2017.

**READ** a second time this 15th day of May, 2017.

"B. Given" (signed)

Mayor

"K. Anderson" (signed)

Corporate Services Director

**READ** a third time and finally passed this 29th day of May, 2017.

"B. Given" (signed)

Mayor

"K. Anderson" (signed)

Corporate Services Director

**CITY OF GRANDE PRAIRIE**

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**SCHEDULE "A"**

**FEES AND CHARGES**

**PLANNING & DEVELOPMENT**

<b>1. Residential Development Permit Applications</b>	
New Single Detached Dwelling	\$150.00
New Semi-detached and Duplex Dwelling	\$150.00 per unit
Multi-Attached Dwellings and Apartment Buildings	\$150.00 per unit
Raised Deck	\$75.00
Residential Accessory Building	\$75.00
Addition to Existing Dwelling	\$150.00
Variance - in excess of 1 % of any measurable standard	\$400.00
Secondary Suite (in addition to fee for a new detached dwelling)	\$150.00
Home Business (includes Discretionary Use Fee)	\$300.00
Discretionary Use Fee (excluding Home Business)	\$400.00
<b>2. Commercial / Industrial / Institutional Development Permit Applications</b>	
New Development	\$550.00 + \$75.00 per \$100,000 of project cost (no maximum limit)
Addition to existing building	\$250.00 + \$75.00 per \$100,000 of project cost (no maximum limit)
Accessory Building / Use	\$200.00
Change of Use (Permitted Use)	\$400.00
Change of Use (Discretionary Use)	\$800.00
Temporary Development / Use	\$400.00
Storage Yard	\$500.00
Parking Lot	\$500.00
Variance in excess of 1 % of any measurable standard	\$600.00
Discretionary Use Fee	\$400.00
<b>3. Sign Permit Applications (per sign)</b>	
Permanent Signs (freestanding, etc.)	\$300.00
Fascia Signs	\$100.00
Billboards	\$600.00
Portable and Temporary Signs	\$60.00
Entrance Feature Signs (Private Land Only)	\$200.00
Variance in excess of 1 % of any measurable standard	\$600.00

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**Schedule "A"**

<b>4. Compliance / Zoning Certificates</b>	
Residential - one (1) to four (4) units	
Regular Service	\$150.00
Rush Service	\$300.00
Commercial / Industrial / Residential > four (4) units	
Regular Service	\$300.00
Rush Service	\$600.00
Zoning Certificate / Municipal Approval Letter	\$100.00

<b>5. Planning Applications</b>			
	<b>May 15, 2017</b>	<b>Jan. 1, 2018</b>	<b>Jan. 1, 2019</b>
Municipal Development Plan (MDP) Amendment (Map and/or Text)*	\$3,000.00 + Ad Fee	\$3,500.00 + Ad Fee	\$4,000.00 + Ad Fee
Area Structure Plan (ASP) - New	\$5,000.00 + Ad Fee	\$5,000.00 + Ad Fee	\$5,000.00 + Ad Fee
Area Structure Plan - Map or Map and Text Amendment*	\$2,500.00 + Ad Fee	\$3,500.00 + Ad Fee	\$4,000.00 + Ad Fee
Area Structure Plan - Text Amendment only*	\$2,000.00 + Ad Fee	\$2,500.00 + Ad Fee	\$3,000.00 + Ad Fee
Area Redevelopment Plan (ARP) - Map or Map and Text Amendment*	\$2,000.00 + Ad Fee	\$3,000.00 + Ad Fee	\$4,000.00 + Ad Fee
Area Redevelopment Plan - Text Amendment only*	\$1,000.00 + Ad Fee	\$2,000.00 + Ad Fee	\$3,000.00 + Ad Fee
Outline Plan (OP) - New	\$100.00 per hectare or \$5,000.00 - whichever is greater + Ad Fee	\$100.00 per hectare or \$5,000.00 - whichever is greater + Ad Fee	\$100.00 per hectare or \$5,000.00 - whichever is greater + Ad Fee
Outline Plan - Map or Map and Text Amendment*	\$3,000.00 + Ad Fee	\$3,500.00 + Ad Fee	\$4,000.00 + Ad Fee
Outline Plan - Text Amendment only*	\$2,000.00 + Ad Fee	\$2,500.00 + Ad Fee	\$3,000.00 + Ad Fee
Land Use Bylaw (LUB) - Map or Map and Text Amendment	\$3,000.00 + Ad Fee	\$3,500.00 + Ad Fee	\$4,000.00 + Ad Fee
Land Use Bylaw - Text Amendment only	\$2,000.00 + Ad Fee	\$2,500.00 + Ad Fee	\$3,000.00 + Ad Fee
Land Use Bylaw - Direct Control - New District	\$4,000.00 + Ad Fee	\$4,500.00 + Ad Fee	\$5,000.00 + Ad Fee
Land Use Bylaw - Direct Control - Amendment	\$3,000.00 + Ad Fee	\$3,500.00 + Ad Fee	\$4,000.00 + Ad Fee
Advertising Fee (when advertisement does not require a map)**	\$500.00	\$500.00	\$500.00
Advertising Fee (when advertisement requires a map)**	\$900.00	\$900.00	\$900.00

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**Schedule “A”**

\*where an application involves a proposal to amend more than one (1) of the following major documents (MDP, ASP, ARP, OP, LUB), the full Fee will be charged for the item with the highest fee and all other items will be charged half of the fee stated above.

\*\*where an application proposes to amend more than one (1) Bylaw or Plan the Ad Fee for each individual amendment application shall be 75% of the fee stated above with a maximum fee of \$1,000.00

<b>6. Miscellaneous Fees</b>	
Development / Encroachment Agreement	\$500.00
Submission of Revised Plans	50% of original fee
Development Permit Time Extension	\$500.00 or original permit fee, whichever is less
Entry Feature Agreements for features on public lands	\$500.00
Document Purchase (Available online for no charge)	
Land Use Bylaw	\$200.00
IDP, MDP, ASPs, OPs, ARPs, etc.	\$20.00
Other (Master Plans, Historical Plans, etc.)	\$1.00 per page
Plotter Copies	\$20.00 + \$6.00 per page
Environmental Assessment File Searches	\$100.00
File Searches (includes RPRs, Development Permits, etc.)	
Non-refundable file search processing fee	\$25.00
Documents retrieved from file search	\$25.00
Other than above rate at \$50.00/hr	
Re-inspection Fee	\$100.00
Application for Telecommunications and Broadcasting System Attestation Letter	\$1,000.00
Unauthorized Development or any development that is undertaken not in accordance with an approved development permit	Double the original and/or required permit fee.
Refunds for cancelled/withdrawn permit applications, Planning document adoption/amendment applications, etc.	Subject to discretion of Manager/Supervisor based on completion of work done to date

**ENGINEERING SERVICES**

<b>7. Subdivision Applications</b>	
Subdivision Application Fee (includes Bareland Condominium Plans and new buildings to be condominiumized)	\$500.00 plus \$150.00 per lot (excluding MR and PUL)
Subdivision Endorsement Fee	\$150.00 per lot
Condominium Certificate (existing apartment buildings)	\$40.00 per unit
Subdivision Endorsement Time Extension	\$500.00 per request
Modification to Tentative Plan of Subdivision requiring re-circulation	50% of application fee
Modification to Tentative Plan of Subdivision requiring re-advertising and re-circulation	100% of application fee
<b>8. Servicing Agreements</b>	
Servicing Agreements - City Charge	\$4,000.00 or \$400 per gross hectare - whichever is greater
Servicing Agreements - Aquatera Charge	\$1,000.00 or \$100 per gross hectare - whichever is greater
Servicing Agreement Amendments	\$2,000.00
Servicing Agreement - Re-inspection	\$100.00 per hour (Minimum one (1) hour)
<b>9. Utility Alignment Permits</b>	
Category I - (less than 50 m with limited circulation)	\$350.00
Category II - (less than 50 m with full circulation)	\$700.00
Category III - (greater than 50 m with full circulation)	\$950.00 plus \$1.50 per metre
<b>10. Connection Permits / Agreements</b>	
Crossing Permit (Driveways) - commercial, industrial, multi-family, and rural - does not include new single detached dwellings	\$250.00
Storm Service Connection	\$250.00
Excavation Permit	\$100.00
Barricade Permit	No Charge
<b>11. Miscellaneous Fees</b>	
Water Access Fee / Temporary Diversion Licence (TDL)	\$250.00/year
File Searches	\$50.00 per 30 minutes (\$50.00 minimum)
Document Purchase (Available online for no charge)	\$1.00 per page or \$20 + \$6.00 per plot page