

**BYLAW 16-001  
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 BUILDING, ELECTRICAL, PLUMBING AND GAS DISCIPLINES AS WELL AS PLANNING & DEVELOPMENT.

---

**WHEREAS**, Lac La Biche County deems it expedient to set and review, as necessary, from time to time various fees and fines related to building, electrical, plumbing and gas disciplines as well as planning and development within the Municipality; and

**WHEREAS**, in accordance with the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000 and amendments thereto, the Council for a Municipality may set fees for goods or services provided;

**WHEREAS** pursuant to the Safety Codes Act, a Municipal Council may pass a bylaw as an accredited municipality respecting adopting permit fees for building, electrical, plumbing and gas disciplines;

**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:

1. TITLE

This Bylaw may be cited as the “Schedule of Fees and Fines Bylaw for building, electrical, plumbing and gas disciplines as well as planning and development”.

2. DEFINITIONS

“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.

“Peace Officer” means the following:

- a. A person referred to in section 7(1) of the Peace Officer Act, RSA 2006, Chapter P – 3.5;
- b. Any other person appointed as a peace officer under another enactment who is designated by the regulations as a peace officer to whom all or part of the Peace Officer Act and the regulations apply.

“Violation Ticket” means a violation ticket issued pursuant to Part II of the Provincial Offences Procedure Act RSA 2000, Chapter P-34.

### 3. FEES

The fees for Planning & Development Permit Applications and Safety Code Permit Applications are set out in Schedule “A” of this Bylaw.

### 4. FINES RELATED TO OFFENCES AND PENALTIES

#### a. Any person who:

- i. Contravenes or fails to comply with any provision of this Bylaw and/or the Lac La Biche County Land Use Bylaw No. 12-024 the “Land Use Bylaw”;
- ii. Uses land in a manner contrary to the provisions of this Bylaw or any subdivision or development permit for such land;
- iii. Contravenes or fails to comply with any development permit or subdivision approval, or conditions forming part thereof;
- iv. Contravenes or fails to comply with a decision of the Subdivision and Development Appeal Board;
- v. 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,
- vi. 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.

- b. A person who proceeds with development without approval required under the Municipal Government Act and/or the Land Use Bylaw 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. 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.

- h. If payment of a Municipal Tag is not made within the time specified, a Peace Officer may issue a Violation Ticket under Part 2 of the Provincial Offences Procedures Act requiring the person named to appear in court on the date indicated in the Violation Ticket.
- i. Nothing in this Bylaw shall prevent or restrict a Peace Officer from immediately issuing a Violation Ticket under Part 2 of the Provincial Offences Procedures Act for a mandatory court appearance of any person who contravenes this Bylaw or the Land Use Bylaw.
- j. The Approving Authority shall have the authority to charge up to two times (2x) the amount of a development permit for any application where development has occurred before a decision is made in addition to the List of Fines shown in Table 1.
- k. The Approving Authority shall have the authority to charge up to two times (2x) the amount of a Safety Codes permit for any application where work has occurred before approval.

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

<b>Project Value</b>	<b>First Violation by Offender</b>	<b>Second Violation by Offender</b>	<b>Third Violation by Offender and each one thereafter</b>
<\$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.**

<b>Description of Offence</b>	<b>First Violation</b>	<b>Second Violation</b>	<b>Third Violation</b>
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

5. RIGHT OF ENTRY

For the purpose of entering and inspecting land or structures as described in section 542, Part 13, Division 4 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, a Development Officer or the Development Compliance Officer, and any other persons appointed by Council, are hereby declared to be "designated officers"

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

**MOTION BY COUNCILLOR NOWAK THAT BYLAW 16-001 BE GIVEN FIRST READING THIS 8TH DAY OF MARCH, 2016.**

"Original Signed"  
Mayor

"Original Signed"  
Chief Administrative Officer

**MOTION BY COUNCILLOR SIEBOLD THAT BYLAW 16-001 BE GIVEN SECOND READING THIS 12TH DAY OF APRIL, 2016.**

**MOTION BY COUNCILLOR OLSON THAT BYLAW 16-001 BE GIVEN THIRD READING THIS 12TH DAY OF APRIL, 2016.**

"Original Signed"  
Mayor

"Original Signed"  
Chief Administrative Officer

# SCHEDULE A

## FEE SCHEDULE

### Section A – Planning & Development Fees

<b>Geographical Information System</b>	<b>FEE</b>	
Custom GIS Mapping/Analysis	\$ 65.00	
County Land Ownership	\$ 20.00	OWNM
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	
Rural Address Atlas	\$ 50.00	
<b>Planning Division Fees</b>	<b>FEE</b>	
<b>Development Permit Fees</b>		
Sign Permit	\$100.00	
Permitted Use	\$150.00	
Discretionary Use	\$300.00	
Development in the Commercial/Industrial/Institutional/ Crown Land/Direct Control Districts	\$500.00	
Compliance Certificates	\$ 50.00	
Development Permit (Temporary)	\$ 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	
Demolition or removal of a building or structure which would require permit approval	\$100.00	
Development Appeal Fee (refundable if appeal successful)	\$200.00	
<b>Development Permit Application Withdrawal (Refunds)</b>		
Before Decision of Development Authority	50% of Application Fee	
After Decision of Development Authority	No Refund	

## Amendments

Land Use Bylaw Amendments (Rezoning)	\$ 1,000.00
Intermunicipal Development Plan (IDP) Amendments	\$ 1,000.00
Municipal Development Plan (MDP) Amendments	\$ 1,000.00
Area Structure Plan (ASP) Amendments	\$ 1,000.00
Area Redevelopment Plan (ARD) Amendments	\$ 1,000.00
Submission of New Area Structure Plan (ASP)/ Area Redevelopment Plan (ARD) or Outline Plan	\$2,000.00
Land Use Bylaw Amendments and ASP Amendments	
Application Withdrawal (Refunds)	
Prior to 1 <sup>st</sup> Reading	50% of Original Fee
Prior to Advertising	25% of Original Fee
After Public Hearing	No Refund

## 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 Circulation	50% of Original Fee
During or After Circulation	25% of Original Fee
After Site Inspection	No Refund
Subdivision Extensions	\$150.00
Subdivision Appeal Fees (refundable if appeal is successful)	\$200.00
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

#### 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

\$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

#### MOBILE AND MODULAR HOME

<b>Modular</b> Home (RTM's, etc)	\$335.00 + SCC levy
Basement Development	\$ 00.35 sq. ft. + SCC levy (min. \$125.00)
<b>Mobile</b> 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	<b>Over 2,000,000 Add \$ 5.00 per 100,000 BTU</b>	
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
<b>Replacement Commercial or Industrial Appliances (per unit)</b>	
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:	\$85.00
Gas Connection for Modular Home or RTM:	\$100.00
<i>Plus Additional fees for any appliances in <b>New</b> basement development</i>	



**PLUMBING PERMIT FEE SCHEDULE  
(RESIDENTIAL)**

<b># of Fixtures</b>	<b>Permit Fee</b>	<b># of Fixtures</b>	<b>Permit Fee</b>
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
<b>Add \$3.00 per fixture over 40</b>			
<b>Mobile home connections \$85.00</b>			
<b>Modular Home &amp; RTM Connections \$100.00</b>			
<b><i>Plus additional charge for fixtures in New basement development</i></b>			

**PRIVATE SEWAGE PERMITS**

**Private Sewage System - \$350.00**

**Holding Tanks - \$150.00**

**PLUMBING PERMIT FEE SCHEDULE  
(COMMERCIAL)**

<b># of Fixtures</b>	<b>Permit Fee</b>	<b># of Fixtures</b>	<b>Permit Fee</b>	<b># of Fixtures</b>	<b>Permit Fee</b>
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	<b>Add \$3.00 each fixture over 100</b>	
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)	\$110.00
Mobile home connection	\$85.00
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)