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# DEVELOPMENT FEES AND FINES BYLAW 1269/22

Prepared by  
**Planning and Development**

Bylaw Adopted: April 26, 2022

**BLACKFALDS**  
ALBERTA



**TOWN OF BLACKFALDS  
BYLAW 1269/22**

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**A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO ESTABLISH FEES, RATES, CHARGE FOR SERVICES PROVIDED BY THE MUNICIPALITY AND ESTABLISH FINES AND PENALITES FOR CONTRAVENTIONS TO THE LAND USE BYLAW.**

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**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, being Chapter M 26 of the Revised Statutes of Alberta, 2000 and amendments thereto, to pass a bylaw for municipal purposes respecting the following matters:

- a) services provided by or on behalf of the municipality
- b) the establishment of fees for licenses, permits and approvals
- c) the establishment of fines and penalties for contraventions to the Land Use Bylaw.

**AND WHEREAS**, the *Safety Codes Act*, R.S.A. 2000, Chapter S-1, as amended or repealed and replaced from time to time, authorizes an accredited municipality to make bylaws respecting fees for anything issued or any material or service provided pursuant to the Safety Codes Act;

**NOW THEREFORE** the Municipal Council of the Town of Blackfalds, duly assembled, enacts:

**1. TITLE**

- 1.1 That this Bylaw shall be cited as the Town of Blackfalds "Development Fees and Fines Bylaw".

**2. OPERATIVE CLAUSE**

- 2.1 That Bylaw 1269/22 be adopted, which establishes development fees and fines in Schedules A, B, and C.

**3. REPEAL OF BYLAW 1003/06 and 1113/10**

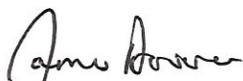
- 3.1 That Bylaw 1003/06 is hereby repealed upon this Bylaw coming into effect.
- 3.2 That Bylaw 1113/10 is hereby repealed upon this Bylaw coming into effect.

**4. EFFECTIVE DATE**

- 4.1 This Bylaw comes into force and effect when it receives third reading and final reading.

READ for a First time this 22<sup>nd</sup> day of March, A.D., 2022.

(RES. NO. 090/22 )

  
\_\_\_\_\_  
MAYOR JAMIE HOOVER

  
\_\_\_\_\_  
CAO MYRON THOMPSON

READ for a Second time this 26<sup>th</sup> day of April, A.D., 2022.

(RES. NO. 120/22 )

  
\_\_\_\_\_  
MAYOR JAMIE HOOVER

  
\_\_\_\_\_  
CAO MYRON THOMPSON



**TOWN OF BLACKFALDS  
BYLAW 1269/22**

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READ for a Third time this 26th day of April, A.D., 2022.

(RES. NO. 121/22 )

Handwritten signature of Jamie Hoover in black ink.

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**MAYOR JAMIE HOOVER**

Handwritten signature of Myron Thompson in black ink.

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**CAO MYRON THOMPSON**

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# SCHEDULE A

## Development Fees

### Miscellaneous Fees

Building Condominium Endorsement Fee	\$50
Compliance Letter	\$75
Compliance Letter – Rush Service (less than 3 business days)	\$125
Commencing Development Prior to Issuance of Permit	Double the DP and BP Fees
Copies of Statutory Documents & Plans	\$25
Development Security Deposit (per unit)	\$1,000
Encroachment Agreement (excludes registration)	\$150
Environmental Assessment Search	\$25
Land Title Search	\$20
Land Use Designation/ Zoning Letter	\$25
Maps – Small	\$10
Maps – Large	\$25
Signs – Permanent	\$100
Signs – Temporary	\$50
Subdivision and Development Appeal Fee	\$300

### Development Permit Application Fees

#### RESIDENTIAL DEVELOPMENT

<b>Permitted Use</b>	<b>\$100</b>
<b>Discretionary Use</b>	<b>\$200</b>
Demolition Permit	\$75
Duplex	\$100/unit
Home Based Business 1,2,3	Permitted \$100 Discretionary \$200
Multiple Housing Development (including Apartments)	DP Fee + \$25/unit + Minimum engineering review fee of \$2,500 which includes the initial review and one revised submission review
Row Housing / Stacked Row Housing	DP Fee + \$25/unit
Variance (for permitted uses in the Land Use Bylaw)	\$150
<b>Unless otherwise stated above, the Development Permit fee for a Permitted use is \$100 and \$200 for a Discretionary Use.</b>	

## COMMERCIAL, INDUSTRIAL & INSTITUTIONAL DEVELOPMENT

Permitted Use	Building Size: 500 m <sup>2</sup> : \$150 501 m <sup>2</sup> – 2,000 m <sup>2</sup> : \$200 > 2,001 m <sup>2</sup> : \$250
Discretionary Use	Building Size: 500 m <sup>2</sup> : \$300 501 m <sup>2</sup> – 2,000 m <sup>2</sup> : \$400 > 2,001 m <sup>2</sup> : \$500
Change in Use	\$150
Commercial, Industrial, Institutional Development	DP Fee + \$25/unit + a minimum engineering review fee of \$2,500 which includes the initial review and one revised submission review
Demolition Permit	\$150 Any engineering reviews and associated costs will be the responsibility of the applicant at the discretion of the Development Authority
Site Grading and Tree Clearing	\$150 Any engineering reviews and associated costs will be the responsibility of the applicant at the discretion of the Development Authority

## Plans, Statutory Documents and Subdivision Fees

Area Structure Plans, Outline Plans, Concept Plans & Non-statutory Plans	\$1,500 + Minimum engineering review fee of \$2,500 which includes the initial review and one revised submission
Land Use Bylaw and Plan Amendments	\$1,500 Engineering reviews and associated costs may be required at the discretion of the Development Authority
Subdivision Appeal Fee	\$300
Subdivision Application Fee: 1-2 parcels	\$1,000

3 or more parcels	\$1,200 + \$200/lot
Subdivision Endorsement Fee	\$100/lot
Subdivision Revisions – Minor (prior to subdivision approval)	\$500

## SCHEDULE B

### Building Permit Fees

Accessory Building	<ol style="list-style-type: none"> <li>1. A minimum fee of \$95.00 shall be charged for the issuance of any Building Permit.</li> <li>2. An additional administration fee of \$30.00 per application shall be charged.</li> </ol>
Basement Development	<ol style="list-style-type: none"> <li>1. A minimum fee of \$95.00 shall be charged for the issuance of any Building Permit.</li> <li>2. An additional administration fee of \$30.00 per application shall be charged.</li> </ol>
Building Permit Fee	<ol style="list-style-type: none"> <li>1. Shall be calculated at \$5.50 for each one thousand dollars (\$1,000) of construction cost or part thereof, with:               <ol style="list-style-type: none"> <li>a. The minimum accepted project cost being no less than \$1183.93/m<sup>2</sup> (\$110.00/ft<sup>2</sup>) for a project, <b>PLUS</b></li> <li>b. \$215.28/m<sup>2</sup> (\$20.00/ft<sup>2</sup>) for an attached garage, if applicable.</li> </ol> </li> <li>2. A minimum fee of \$95.00 shall be charged for the issuance of any Building Permit.</li> <li>3. An additional administration fee of \$30.00 per application shall be charged.</li> </ol>
Deck	A minimum fee of \$95.00 shall be charged for the issuance of any Building Permit.
Development Security Deposit	\$1,000
Re-inspection of a Building	\$95.00

## SCHEDULE C

### Offences and Penalties

<b>Offences and Penalties</b>						
All capitalized definitions within the Offences and Penalties section can be found in Land Use Bylaw 1268/22.						
Part	LUB Section	Offence	FINES			
			First	Second	Third and Subsequent	
<b>2</b>	<b>OPERATIONAL</b> 2.8	Commencement of any Development without approval	\$250	\$500	\$1,000	
<b>3</b>	<b>GENERAL REGULATIONS</b> 3.10	Commencing demolition without a Development Permit.	\$1,000	\$2,000	\$4,000	
<b>3</b>	3.18(a)(i)	Allowing unrepaired, dismantled, inoperable, dilapidated vehicles or equipment on Parcel	\$250	\$500	\$1,000	
<b>3</b>	3.18(a)(ii)	Allowing a Temporary Structure or Structure, Canvas Covered on Parcel without approval	\$250	\$500	\$1,000	
<b>3</b>	3.18(a)(iii)	Allow excavation, storage or piling up of construction materials on Parcel	\$250	\$500	\$1,000	
<b>3</b>	3.18(a)(iv)	Allow motor vehicle, boats, utility/cargo trailer, Off Highway or Recreational Vehicle to be parked or to remain on any part of any landscaped area of any Front Yard of the Parcel in a Residential District	\$250	\$500	\$1,000	
<b>3</b>	3.18(a)(v)	Allow commercial vehicle to be parked on a Parcel in a Residential District when not loading/unloading	\$250	\$500	\$1,000	

## Offences and Penalties

All capitalized definitions within the Offences and Penalties section can be found in Land Use Bylaw 1268/22.

Part	LUB Section	Offence	FINES			
			First	Second	Third and Subsequent	
3	<b>GENERAL REGULATIONS</b>	3.18(a)(vi)(i)	Allowing a Recreational Vehicle to be parked on a Front Yard or allow a Recreational Vehicle to overhang the sidewalk, curb, Lane, or roadway, or in any manner that protrudes, poses a traffic or safety hazard, or is otherwise not entirely within the property boundaries of the Parcel.	\$250	\$500	\$1,000
3		3.18(a)(vi)(ii)	Allowing a Recreational Vehicle to be parked on the Side Yard of any Parcel when that Side Yard is adjacent to a paved public roadway and is not on an approved Parking Pad.	\$250	\$500	\$1,000
3		3.18(a)(vii)	Parking a Recreational Vehicle, boat, or utility trailer in a manner that reduces the number of available Off-Street Parking stalls.	\$250	\$500	\$1,000
3		3.18(a)(viii)	Allow or permit a Recreational Vehicle to be used for living or sleeping accommodations in a Residential District.	\$250	\$500	\$1,000

## Offences and Penalties

All capitalized definitions within the Offences and Penalties section can be found in Land Use Bylaw 1268/22.

Part		LUB Section	Offence	FINES		
				First	Second	Third and Subsequent
3	<b>GENERAL REGULATIONS</b>	3.18(a)(iv)	Parking of vehicle in a Front or Side Yard in a Residential District off of an approved Parking Pad	\$250	\$500	\$1,000
3		3.22.1(a)	Excavation, stripping or grading without a Development Permit	\$500	\$1,000	\$2,000
4	<b>SPECIFIC USE REGULATIONS</b>	4.11	Placement of a Shipping Container in a Residential District in a manner not provided for in the Land Use Bylaw.	\$250	\$500	\$1,000
5	<b>SIGNS</b>	5.0	Contravention or failure to comply with any provision relating to Signs in the Land Use Bylaw.	\$250	\$500	\$1,000
5		5.5.2(a)(ii)	Sign Impound Fees - Temporary or Portable Signs (per sign)	\$100	\$200	\$400
5		5.11.5(a)(vi)	Failure to remove garage sale sign	\$100	\$200	\$400



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