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# DEVELOPMENT FEES AND FINES BYLAW 1269/22

Prepared by  
**Planning and Development**

Bylaw Adopted: April 26, 2022

**BLACKFALDS**  
ALBERTA

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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 \$150
Demolition Permit	Any engineering reviews and associated costs will be the responsibility of the applicant at the discretion of the Development Authority \$150
Site Grading and Tree Clearing	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 \$1,500
Land Use Bylaw and Plan Amendments	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

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

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Section	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

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			FINES		
Section		LUB Section	Offence	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