

CONSOLIDATION OF A BYLAW OF THE CITY OF LETHBRIDGE
TO ESTABLISH DEVELOPMENT FEES AND CHARGES
FOR APPLICATIONS MADE TO DEVELOPMENT SERVICES
AND THE MUNICIPAL PLANNING COMMISSION

THE COUNCIL OF THE CITY OF LETHBRIDGE, IN THE PROVINCE OF
ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. Bylaw No. 5197 – The Development Fees and Charges Bylaw of the City of Lethbridge is hereby established.

B/L 5912

2. Bylaw 5197 is hereby amended by deleting the current Schedule A and replacing it with the new, attached Schedule A.
3. Bylaw 5197 is hereby further amended by deleting the current Schedule B and replacing it with the new, attached Schedule B.
4. This Bylaw shall come into full force and effect on the 5th day of January, 2015

SCHEDULE A

LAND USE BYLAW FEES

A Development Fee Schedule

(1) In All Districts Where Allowed

(a) **Residential Types of Development**

(i) Single Detached Dwellings

- permitted use that complies with the LUB..... \$56
- permitted use that requires a LUB waiver \$460
- secondary suite, new \$460
- a waiver of Section 9.6, Dwelling Units on a Parcel..... \$1005

(ii) Two Unit Dwellings

- a permitted use that complies with the LUB..... \$56
- a permitted use that requires a LUB waiver \$460
- a new building on an undeveloped parcel not pre-subdivided for this use \$460
- a new building on a previously developed parcel \$1005
- a conversion from a single detached dwelling \$1005

(iii) Apartments, Townhouses, and Senior Citizen Housing

- base fee plus fee per dwelling unit or, for senior citizen housing, per bedroom when applicable.....\$112 + \$56 per unit or bedroom

(iv) Additions to Residential Buildings (not including decks)

- that comply with the LUB \$56
- that require a waiver of the LUB (incl. Section 9.7, Maximum Number of Specified Facilities Allowed in a Dwelling Unit)..... \$335

(v) Deck Additions to Residential Buildings

- that comply with the LUB \$56
- that require a waiver of the LUB \$230

(vi) Residential Accessory buildings

- under 10m² and complies with the LUB \$0
- over 10m² and complies with the LUB \$56
- any size that requires a waiver of the LUB \$445

(b) **Special Uses**

(i) Child Care, major or minor..... \$345

(ii) Group Homes \$750

(iii) Home Occupations

- which comply with the LUB:
 - Type A \$56
 - Type B and Type C \$110
- Any type that requires a waiver of the LUB..... \$460

(c) **Signs**

- (i) Fascia signs..... \$295
- (ii) Free Standing \$400
- (iii) Canopy, Roof, Projection,..... \$400
- (iv) Fascia Signs in the form of wall murals \$515
- (v) Billboard Signs..... \$515
- (vi) All other signs \$295

(d) **Other developments**

- (i) Over-height fences \$225
- (ii) Handicapped Access Ramps
 - for single detached and two unit dwellings \$0
 - for all other uses \$115

(2) In Commercial, Industrial, and Public Service Districts

(a) **All developments**

	<u>Commercial</u>	<u>Industrial</u>	<u>Public Service</u>
➤ less than 500m ²	\$635	\$635	\$750
➤ 501m ² to 2000m ²	\$1200	\$1200	\$1500
➤ 2001m ² to 5000m ²	\$1635	\$1635	\$1950
➤ for every additional 5000m ² or portion thereof	\$1635	\$1635	\$1950

(b) **Any Changes in Use or Additional Uses**

	<u>Commercial</u>	<u>Industrial</u>	<u>Public Service</u>
➤ permitted use that complies with the LUB	\$56	\$56	\$56
➤ permitted use that requires a LUB waiver	\$345	\$345	\$345
➤ discretionary use.....	\$345	\$345	\$345

(3) In Future Urban Development District and Valley Districts

All New, Additional, or Changes in Development

	<u>FUD</u>	<u>Valley</u>
➤ permitted uses	\$360	\$1685
➤ discretionary uses.....	\$760	\$3450

(4) In Direct Control Districts

Fees shall be consistent with fees for similar uses in other districts, determined at the discretion of the Development Officer

B Fees for Uses Not Listed

- (1) Fees are not required for development permit applications for a change of occupant provided there is no change in use
- (2) When an application is made for a development not listed in Section A, the Development Officer shall charge a fee consistent with those fees listed.
- (3) For low density residential development in Direct Control Districts that comply with the requirements:
 - (a) Single Detached Dwellings \$175
 - (b) Two Unit Dwelling \$225
- (4) For all other development in Direct Control districts the fees shall be consistent with fees for similar uses in other districts, determined at the discretion of the Development Officer.
- (5) A minor waiver in order to bring an existing building into compliance \$115
- (6) A blanket waiver for low density residential development..... \$112 base fee + \$56 per dwelling unit

C Fees for Advertising of Development Applications

When required, the Development Officer is authorized to recover the cost of advertising an application by charging a fee that is in accordance with the prevailing rates charged by the local newspaper

D Fees for Substantially Revised Development Applications

When the applicant substantially revises an application, an additional fee equal to 50% of the initial application fee may be required at the discretion of the Development Officer.

E Fees for Unauthorized Development

When an application is made after development has commenced or occurred, the fees shall be doubled.

SCHEDULE B

PLANNING AND SUBDIVISION FEES

A New Statutory Plans and Outline Plans

(1) Area Structure Plan.....	\$5,500
(2) Outline Plan (base fee – Jan 5, 2015 to Dec., 31, 2016)	\$5,500
Outline Plan (base fee – Jan 5, 2017 to Dec., 31, 2018)	\$10,000
(a) New Outline Plan in West Lethbridge Employment Area ASP.....	base fee plus \$250/per ha
(b) New Outline Plan in other ASP areas prepared by the City of Lethbridge.....	base fee plus \$825/per ha

B Amendments to Statutory Plans, Outline Plans and the Land Use Bylaw

(1) Municipal Development Plan.....	\$5,500
(2) Area Structure Plan.....	\$5,500
(3) Area Redevelopment Plan.....	\$2,750
(4) Outline Plan (base fee)	\$2,750
(a) To incorporate a shadow planned area.....	base fee plus \$1200/per ha
(5) Land Use Bylaw.....	\$5,500
(6) Land Use Bylaw in an ARP area.....	\$2,500

C Subdivision Fees

(1) Subdivision Base Fee.....	\$300
(2) Tentative Plan and Subdivision by Instrument	
(a) Application Fee	\$125 per lot
(b) Final Endorsement Fee.....	\$200 per lot
(c) Condominium Certificate.....	\$40 per unit
(d) Time Extension Fee	\$250

D Other Fees

- (1) Road and Lane Closure.....\$5500
 - (a) Fee shall be reduced by ½ when an application is carried out in conjunction with an application for a Land Use By-law amendment
- (2) Municipal Reserve Disposal.....\$5500
 - (a) Fee shall be reduced by ½ when an application is carried out in conjunction with an application for a Land Use By-law amendment
- (3) Comprehensive Site Plan (CSP) in a UI or DC Zone.....\$2,000
 - (a) Major amendment to a CSP.....\$500
 - (b) Minor amendment to a CSP.....\$250
- (4) Comprehensive Site Plan (Residential).....\$200
 - (a) Amendment to a Res. CSP.....\$100
- (5) Address Change.....\$250

E Fees Include

Fees include the cost of advertising and notification where applicable.

SERVICES AND PUBLICATIONS

A Property Information Requests

- (1) Zoning Confirmation Letters \$35
- (2) Compliance Letters
 - (a) Residential properties:**
 - (i) regular service \$150
 - (ii) rush service \$200
 - (iii) updated letter \$75
 - (b) Commercial, Industrial, Institutional, Multi-family properties:**
 - (iv) regular service \$200
 - (v) rush service \$300
 - (vi) updated letter \$100
- (3) Development File Searches \$56 per each ½ hour or portion thereof
plus copying costs
- (4) Building Inspection Work Order Letters \$125

B Publications

Planning documents are available free of charge on the City of Lethbridge website.

Visit <http://www.lethbridge.ca/Doing-Business/DocumentsForms/Pages/default.aspx>

Free downloadable maps and Interactive GIS are also available on the City of Lethbridge website.

Visit <http://www.lethbridge.ca/living-here/Maps/Pages/default.aspx>

Hard copies may be purchased at Planning and Development Services, 1st floor City Hall, 910 – 4 Avenue South, Lethbridge. Charges are based on cost recovery.