

SUMMER VILLAGE OF GRANDVIEW

BYLAW 296 DEVELOPMENT PERMIT FEES BYLAW

A BYLAW OF THE SUMMER VILLAGE OF GRANDVIEW IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF SETTING FEES FOR THE ISSUANCE OF DEVELOPMENT PERMITS

WHEREAS the Council of the Summer Village of Grandview deems it desirable to enact a Bylaw to establish reasonable development permit fees that are comparable with the fees in neighboring municipalities, and

WHEREAS the Municipal Government Act, R.S.A. 2000, c.M-26 as amended or repealed and replaced from time to time provides that a Council may pass bylaws pertaining to planning and development.

NOW THEREFORE, the Council of the Summer Village of Grandview pursuant to the authority conferred upon it by the Province of Alberta enacts as follows:

SECTION 1 – TITLE, PURPOSE and SCOPE

- 1.1 This Bylaw shall be known as the *Development Permit Fees Bylaw*.
- 1.2 The purpose of this Bylaw is to ensure equitable fees are charged, as compared to other jurisdictions, for reviewing plans and specifications for developments and for issuing development permits
- 1.3 This Bylaw shall not conflict with the Land Use Bylaw (LUB). In the event of a perceived conflict with the LUB, the LUB shall take precedence.

SECTION 2 – SCHEDULE OF FEES

NOTE: Fees are for Development only and do not include Building Permits (gas, electrical, plumbing) as required under the Alberta Safety Code.

SECTION- 3 – REPEAL OF BYLAWS

- 3.1 As of the effective date of this Bylaw, Bylaw #281 is hereby repealed.

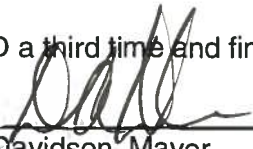
SECTION 4 – EFFECTIVE DATE

This Bylaw comes into effect on the date of the third reading.

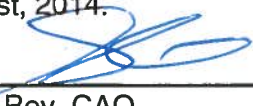
READ a first time this 30th day of May, 2014.

READ a second time this 4th day of July, 2014.

READ a third time and finally passed this 14th day of August, 2014.



Don Davidson, Mayor
Summer Village of Grandview



Sylvia Roy, CAO
Summer Village of Grandview

Bylaw #296, Development Permit Fees Bylaw – Schedule of Fees

1	Review of plans and issuance of development permits for permitted uses – including but not limited to: new construction or additions to: dwellings, garages, sunrooms, guest houses, decks, fireplaces	Basic fee of \$75.00 plus \$10.00 per \$10,000 of construction value. Minimum fee \$125
2	Review of plans and issuance of development permits for discretionary uses or variances.	Basic fee of \$75.00 plus \$10.00 per \$10,000 of construction value. Minimum fee \$125
3	Major Works of Renovation or Landscaping	Basic Filing Fee of \$75.00
4	Excavation or Lot Grading	No fee if included in original permit. Otherwise see #3
5	Driveways and Culverts (<i>Ensure Culvert Policy is provided if applicable</i>)	No charge
6	Shoreline Development – landscaping, retaining wall, etc. NOTE: Alberta Environment approval also required	Basic fee of \$75.00
7	Building relocation into or out of Summer Village - based on size, weight, complexity, and impact on public roads <i>Additional travel expenses for the Development Authority may apply.</i>	Minimum \$75.00 basic fee Maximum of \$250.00
8	Application to Development Appeal Board	\$250.00
9	Request to convene Special Meeting of Council, Planning or Appeal Boards	\$500.00
10	Demolition of a Building	No charge
11	Permit Extension prior to expiry with no revisions	No charge
12	Permit Extension with revisions	New application fees apply
13	Issuance of a Stop Work Order	No charge
14	Subdivisions and Area Structure Plans	<i>As per West Central Planning</i>
15	Signs – Temporary or Permanent	<i>See Sign Bylaw</i>
16	Compliance Certificates	<i>See Fees and Charges Bylaw</i>

For any development having a property improvement value deemed by the Development Officer to be less than \$1000, the permit fee may, at the discretion of the Development Officer, be reduced or waived.