

RESOLUTION
REGARDING DEVELOPMENT SERVICES AND ENCROACHMENT FEES

WHEREAS Section 11.6 of Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw, provides that “Council may from time to time establish by resolution such fees as are required for the purpose of this Bylaw”;

AND WHEREAS Council considers it advisable to amend the fees established pursuant to Bylaw No. 4168 and fees established for various other land use planning and encroachment matters:

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, RESOLVES AS FOLLOWS:

1. The fees, set out in Schedule “A” to this Resolution, are hereby established.

2. This Resolution takes effect on January 1, 2023.

SCHEDULE "A"
DEVELOPMENT SERVICES AND ENCROACHMENT FEES

	Effective January 1, 2023	Effective January 1, 2024
Change of Use		
Change of Tenancy - Permitted Use	No Charge	No Charge
Change of Use or Change in Intensity of Use	\$75.00	\$75.00
Residential Development Permits		
Single Detached Dwelling	\$260.00	\$300.00
Duplex	\$325.00	\$350.00
Attached Housing (per Dwelling)	\$200.00	\$200.00
Secondary Suite or Backyard Suite	\$285.00	\$295.00
Multiple Unit Residential Development or Apartments – Base fee	\$450.00	\$500.00
Plus per unit	\$70.00	\$75.00
Accessory Building, Addition, Covered/Enclosed Deck, Pool	\$105.00	\$110.00
Temporary Development Permit (3 months, 6 months, 12 months)	Half of Regular Fee	Half of Regular Fee
Variance (per variance - in addition to DP fee)	\$285.00	\$300.00
Notification mail out (DP's with significant variances) plus application fee	\$60.00	\$62.50
Miscellaneous (letters, etc.)	\$135.00	\$150.00
Home Business – Minor	\$120.00	\$125.00
Home Business – Major	\$185.00	\$200.00
Non-Residential Development Permits		
New Construction Base Fee	\$450.00	\$500.00
Plus per 1m2 of Gross Floor Area of Building	\$1.00	\$1.05
Accessory Building	\$240.00	\$245.00
Outdoor Commercial Patio (on private property)	\$250.00	\$260.00
Sidewalk Patio application / circulation (on City property)	\$600.00	\$600.00
Storage yard / parking lot development	\$400.00	\$450.00
Laydown site	\$400.00	\$450.00
Variance (per variance - in addition to DP fee)	\$450.00	\$500.00
Initial Site Inspection (included in DP fee)	No Charge	No Charge
Temporary Development Permit (3 months, 6 months, 1 year, etc.)	Half of Regular Fee	Half of Regular Fee
Notification mail out (DP's with significant variances) plus application fee	\$60.00	\$62.50
Miscellaneous (letters, etc.)	\$135.00	\$150.00
 Direct Control District DP application	 \$500.00	 \$600.00
Development (Planning) Inspections		
Work done at site without permit	All Permit Fees Doubled	All Permit Fees Doubled
 Additional site inspection	 \$140.00	 \$145.00
Signs		
Development Permit (all signs approved under a separate master site Development Permit, except LED signs, are exempt)		
Signage - Freestanding	\$300.00	\$350.00
Signage - LED	\$750.00	\$1000.00

	Effective January 1, 2023	Effective January 1, 2024
Signage – All other types (per sign)	\$125.00	\$130.00
Land Use Bylaw Amendments		
Land Use Bylaw Amendment - Text	\$6,750.00	\$7,000.00
Land Use Bylaw Amendment - Rezoning	\$4,000.00	\$4,000.00
Land Use Bylaw Amendment – Rezoning (Intensification)	\$2,000.00	\$2,000.00
Land Use Bylaw Amendment – Rezoning (To Direct Control)	\$7,000.00	\$7,000.00
Planning Documents		
Major Plan - Amendment (MDP or IDP)	\$5,000.00	\$5,250.00
Secondary Plan - New (ASP, ARP, Concept Scheme, Other Plans)	\$12,250.00	\$12,750.00
Secondary Plan - Amendment (ASP, ARP, Concept Scheme, Other Plans)	\$7,000.00	\$7,000.00
Compliance Certificate (Plus GST)		
Residential - Low Density	\$200.00	\$250.00
Residential – All Other	\$350.00	\$400.00
Zoning Letter	\$250.00	\$275.00
Permit Search Letter	\$300.00	\$350.00
Environmental Compliance Certificate (Plus GST)		
Environmental Information Search	\$205.00	\$214.00
Alberta Environmental Approvals	\$200.00	\$205.00
Title Search	\$30.00	\$30.00
Encroachment Agreements (Plus GST)		
Application Fee	\$140.00	\$150.00
Letter of Consent	\$75.00	\$85.00
Encroachments 10m2 or less (no objections)	\$550.00	\$575.00
Encroachments over 10m2 (no objections)	\$1,300.00	\$1,350.00
Address Change		
Address Change - property owner requested	\$150.00	\$200.00
Development Agreements (Plus GST)		
Development Agreement (City Standard Agreement)	\$650.00	\$675.00
Development Agreement (Non City Standard Agreement)	\$3,415.00	\$3,550.00
Development Agreement Final Fee	\$260.00	\$270.00
Technical Coordinating Committee (TCC) Circulations		
TCC Review - Non-Standard	\$745.00	\$775.00
Construction Authorization		
Authorization for Work in Development Area Agreement	\$210.00	\$220.00
Development (Engineering) Inspections		
Re-inspection or extra inspection	\$150.00	\$175.00

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Driveway Permit (Infill Developments)	\$200.00	\$210.00
Lot Grading Inspection	\$310.00	\$320.00
Cell Tower Review Telecommunication tower site circulation/review (per site)	\$2,500.00	\$2750.00
Telecommunication Review/Approval Telecommunication Review and Approval (Line Assignment – Single)	\$335.00	\$350.00
Telecommunication Review and Approval (Line Assignment – Varied)	\$1300.00	\$1350.00
Gas Well Setback Reduction Request Gas well setback request letter to NGPR and AER	\$250.00	\$275.50
Photocopy or Printing (per page - 11 x 17 or less) (<i>Plus GST</i>)	\$6.50	\$7.00
Photocopy or Printing (per page - larger than 11 x 17) (<i>Plus GST</i>)	\$40.00	\$45.00

SURCHARGES

1. The E-Permit surcharge of 5% **will be added** to all fees contained in this Schedule.
2. Applicants requesting an "expedited" Development Permit (new construction or addition only), Compliance Certificate, Encroachment Agreement or Subdivision Application will be assessed a surcharge of 400%.

GENERAL NOTES

1. Applicants who dispute a fee may request a review by the City Planner and Director of Development Services. The decision of the City Planner may be appealed to the City Manager. The decision of the City Manager will be final and binding.
2. All fees listed above are GST exempt except where specifically noted.