

**BYLAW NO. 1900/2024**  
**OF THE**  
**TOWN OF SYLVAN LAKE**

**A BYLAW OF THE TOWN OF SYLVAN LAKE IN THE PROVINCE OF ALBERTA  
TO ESTABLISH FEES FOR SAFETY CODES SERVICES**

**WHEREAS** the Town of Sylvan Lake, as an accredited municipality in the administration of the Safety Codes Act, which requires that all contractors and homeowners in Alberta obtain permits prior to commencing work on building covered by the Alberta Building Code, the Canadian Electrical Code, the Alberta Gas Code, or the Alberta Plumbing Code, and

**WHEREAS** the Town of Sylvan Lake under the authority of the Safety Codes Act, section 66(3), may make bylaws respecting fees for anything issued or any material or service provided pursuant to the Safety Codes Act, and respecting the carrying out of its powers and duties as an accredited municipality, and

**WHEREAS** it is deemed necessary and expedient to set out a fee schedule, which may from time to time be amended by Council, for each service provided or material or permit issued under each of the Building, Electrical, Plumbing, or Gas disciplines,

**NOW THEREFORE**, the Council of the Town of Sylvan Lake, in the Province of Alberta, duly assembled and under the powers conferred upon it by the authority of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, enacts as follows:

**1. TITLE**

This Bylaw may be cited as the "Safety Codes Services Fee Bylaw".

**2. DEFINITIONS**

- a. "Act" means the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;
- b. "Contractor" means the person or firm contracted to administer safety codes services;
- c. "Council" means the Council of the Town of Sylvan Lake;
- d. "Town" means the Town of Sylvan Lake;

- e. "QMP" means the Quality Management Plan established under the Safety Codes Act.

### 3. FEES

The applicant shall pay to the Town the applicable fees associated with the various construction disciplines including Building, Electrical, Plumbing, and Gas as contained in Schedule A which is attached to and forms part of this Bylaw.

### 4. REPEAL

- a. This Bylaw shall come into force October 1, 2024.
- b. Bylaw 1799/2020 and all amendments thereto, shall be repealed and replaced by Bylaw 1900/2024, when it comes into force on October 1, 2024.

Read a first time this 8<sup>th</sup> day of July, 2024.

Read a second time this 26<sup>th</sup> day of August, 2024.

Read a third and final time this 26<sup>th</sup> day of August, 2024.

  
Mayor

  
Chief Administrative Officer



**SCHEDULE A****FEE SCHEDULE**

<b>Building Permit Fee Schedule</b>
<b>Residential Installations</b>
<b>New Construction</b>
\$5.50 per \$1,000 of Project Value **
<b>Manufactured Homes/Home Relocation</b>
\$0.30 Per Square Foot
<b>Decks / Fireplaces / Wood Burning Stoves / Demolitions / Garages/ Additions / Renovations</b>
\$5.00 per \$1,000 of Project Value **
<b>Secondary Suites (Basement)</b>
\$0.30 Per Square Foot
<b>Basement Development</b>
\$0.30 Per Square Foot
<b>Alternative Energy (roof mounted solar panels)</b>
\$150.00
<b>Minimum Building Permit Fee</b>
\$150.00

<b>Commercial, Industrial, Institutional</b>
<b>New Construction, Additions, Renovations</b>
\$5.50 per \$1,000 of Project Value **
<b>Change of Occupancy / Tennant Improvement (no structural alterations)</b>
\$150.00
<b>Minimum Building Permit Fee</b>
\$300.00

\*\* Building Value Calculator to be used to determine project value, if value on application is low.

## FEE SCHEDULE

### Building Value Calculator

*To be used when the customer's project value is lower than the calculator*

#### RESIDENTIAL

Description of Project	\$ / Sq. Foot	Sq. Ft.	Unit	Value
SFD - main floor	\$ 165.00		per sq. ft.	\$ -
SFD - additional storeys and basement development at time of new construction	\$ 90.00		per sq. ft.	\$ -
Alterations, additions, renovations	\$ 80.00		per sq. ft.	\$ -
Basement development	\$ 40.00		per sq. ft.	\$ -
Covered and uncovered deck, carport	\$ 35.00		per sq. ft.	\$ -
Attached Garage	\$ 45.00		per sq. ft.	\$ -
Accessory building, shop, detached garage	\$ 55.00		per sq. ft.	\$ -

**Total Residential** \$ -

#### COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, MULTI-FAMILY

Description of Project	\$ / Sq. Foot	Sq. Ft.	Unit	Value
Multi - family dwelling (3 storeys or less)	\$ 170.00		per sq. ft.	\$ -
Multi - family dwelling (more than 3 storeys)	\$ 155.00		per sq. ft.	\$ -
Alterations, additions, renovations	\$ 80.00		per sq. ft.	\$ -
Tenant improvement / Change of Use	\$ 57.00		per sq. ft.	\$ -
Offices, stores, community center, walk in clinics, dentist clinics	\$ 135.00		per sq. ft.	\$ -
Multi-bay storage / Warehouse	\$ 90.00		per sq. ft.	\$ -
Shop, shed, garage, accessory building	\$ 55.00		per sq. ft.	\$ -
Supermarkets, strip malls, motels, church, school, arena, museum, apartment, casino, multi-use facility, emergency services	\$ 185.00		per sq. ft.	\$ -
Restaurants	\$ 175.00		per sq. ft.	\$ -
Hospital	\$ 300.00		per sq. ft.	\$ -
Independent/assisted care residences (nursing homes)	\$ 200.00		per sq. ft.	\$ -
Parkade - above ground	\$ 75.00		per sq. ft.	\$ -
Parkade - below ground	\$ 175.00		per sq. ft.	\$ -

**Total Non-Residential Value** \$ -

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**FEE SCHEDULE**

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Electrical Permit Fee Schedule			
Residential Installations			
New Single Family Dwellings and Additions			
Square Footage	Permit Fee	SCC Levy*	Total Fee
Up to 1200	\$135.00	\$5.40	<b>\$140.40</b>
1201 to 1500	\$155.00	\$6.20	<b>\$161.20</b>
1501 to 2000	\$190.00	\$7.60	<b>\$197.60</b>
2001 to 2500	\$215.00	\$8.60	<b>\$223.60</b>
2501 to 3500	\$235.00	\$9.40	<b>\$244.40</b>
Over 3500	Permit fee is \$235.00 plus \$0.15 per square foot over 3500 plus SC Levy		
Add \$50.00 to homeowner permits			

<b>Description</b>	<b>Permit Fee</b>	<b>SCC Levy*</b>	<b>Total Fee</b>
Permanent Service Connection Only	\$100.00	\$4.50	\$104.50
Temporary Power / Underground Service	\$100.00	\$4.50	\$104.50
Alternative Energy	\$150.00	\$6.00	\$156.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

## FEE SCHEDULE

Electrical Permit Fee Schedule							
Other than New Single Family Residential Installations and Additions							
Installation Cost	Permit Fee	SCC Levy*	Total Fee	Installation Cost	Permit Fee	SCC Levy*	Total Fee
0 - 1,000.00	\$100.00	\$4.50	\$104.50	38,001-39,000	\$330.00	\$13.20	\$343.20
1,000.01 - 1,500.00	\$105.00	\$4.50	\$109.50	39,001-40,000	\$335.00	\$13.40	\$348.40
1,500.01 - 2,000.00	\$110.00	\$4.50	\$114.50	40,001-41,000	\$340.00	\$13.60	\$353.60
2,000.01 - 2,500.00	\$115.00	\$4.60	\$119.60	41,001-42,000	\$345.00	\$13.80	\$358.80
2,500.01 - 3,000.00	\$120.00	\$4.80	\$124.80	42,001-43,000	\$350.00	\$14.00	\$364.00
3,000.01 - 3,500.00	\$125.00	\$5.00	\$130.00	43,001-44,000	\$355.00	\$14.20	\$369.20
3,500.01 - 4,000.00	\$130.00	\$5.20	\$135.20	44,001-45,000	\$360.00	\$14.40	\$374.40
4,000.01 - 4,500.00	\$135.00	\$5.40	\$140.40	45,001-46,000	\$365.00	\$14.60	\$379.60
4,500.01 - 5,000.00	\$140.00	\$5.60	\$145.60	46,001-47,000	\$370.00	\$14.80	\$384.80
5,000.01 - 5,500.00	\$145.00	\$5.80	\$150.80	47,001-48,000	\$375.00	\$15.00	\$390.00
5,500.01 - 6,000.00	\$150.00	\$6.00	\$156.00	48,001-49,000	\$380.00	\$15.20	\$395.20
6,000.01 - 6,500.00	\$155.00	\$6.20	\$161.20	49,001-50,000	\$390.00	\$15.60	\$405.60
6,500.01 - 7,000.00	\$160.00	\$6.40	\$166.40	50,001-60,000	\$420.00	\$16.80	\$436.80
7,000.01 - 7,500.00	\$165.00	\$6.60	\$171.60	60,001-70,000	\$450.00	\$18.00	\$468.00
7,500.01 - 8,000.00	\$170.00	\$6.80	\$176.80	70,001-80,000	\$480.00	\$19.20	\$499.20
8,000.01 - 8,500.00	\$175.00	\$7.00	\$182.00	80,001-90,000	\$510.00	\$20.40	\$530.40
8,500.01 - 9,000.00	\$180.00	\$7.20	\$187.20	90,001-100,000	\$540.00	\$21.60	\$561.60
9,000.01 - 9,500.00	\$185.00	\$7.40	\$192.40	100,001-110,000	\$570.00	\$22.80	\$592.80
9,500.01 - 10,000.00	\$175.00	\$7.00	\$182.00	110,001-120,000	\$600.00	\$24.00	\$624.00
10,000.01 - 11,000.00	\$180.00	\$7.20	\$187.20	120,001-130,000	\$630.00	\$25.20	\$655.20
11,000.01 - 12,000.00	\$190.00	\$7.60	\$197.60	130,001-140,000	\$660.00	\$26.40	\$686.40
12,000.01 - 13,000.00	\$195.00	\$7.80	\$202.80	140,001-150,000	\$690.00	\$27.60	\$717.60
13,000.01 - 14,000.00	\$200.00	\$8.00	\$208.00	150,001-160,000	\$720.00	\$28.80	\$748.80
14,000.01 - 15,000.00	\$205.00	\$8.20	\$213.20	160,001-170,000	\$750.00	\$30.00	\$780.00
15,000.01 - 16,000.00	\$210.00	\$8.40	\$218.40	170,001-180,000	\$780.00	\$31.20	\$811.20
16,000.01 - 17,000.00	\$215.00	\$8.60	\$223.60	180,001-190,000	\$810.00	\$32.40	\$842.40
17,000.01 - 18,000.00	\$220.00	\$8.80	\$228.80	190,001-200,000	\$840.00	\$33.60	\$873.60
18,000.01 - 19,000.00	\$225.00	\$9.00	\$234.00	200,001-210,000	\$875.00	\$35.00	\$910.00
19,000.01 - 20,000.00	\$230.00	\$9.20	\$239.20	210,001-220,000	\$910.00	\$36.40	\$946.40
20,000.01 - 21,000.00	\$235.00	\$9.40	\$244.40	220,001-230,000	\$940.00	\$37.60	\$977.60
21,000.01 - 22,000.00	\$240.00	\$9.60	\$249.60	230,001-240,000	\$975.00	\$39.00	\$1,014.00
22,000.01 - 23,000.00	\$245.00	\$9.80	\$254.80	240,001-250,000	\$1,000.00	\$40.00	\$1,040.00
23,000.01 - 24,000.00	\$250.00	\$10.00	\$260.00	250,001-300,000	\$1,025.00	\$41.00	\$1,066.00
24,000.01 - 25,000.00	\$255.00	\$10.20	\$265.20	300,001-350,000	\$1,150.00	\$46.00	\$1,196.00
25,000.01 - 26,000.00	\$260.00	\$10.40	\$270.40	350,001-400,000	\$1,290.00	\$51.60	\$1,341.60
26,000.01 - 27,000.00	\$265.00	\$10.60	\$275.60	400,001-450,000	\$1,425.00	\$57.00	\$1,482.00
27,000.01 - 28,000.00	\$270.00	\$10.80	\$280.80	450,001-500,000	\$1,550.00	\$62.00	\$1,612.00
28,000.01 - 29,000.00	\$275.00	\$11.00	\$286.00	500,001-550,000	\$1,675.00	\$67.00	\$1,742.00
29,000.01 - 30,000.00	\$280.00	\$11.20	\$291.20	550,001-600,000	\$1,800.00	\$72.00	\$1,872.00
30,000.01 - 31,000.00	\$285.00	\$11.40	\$296.40	600,001-650,000	\$1,950.00	\$78.00	\$2,028.00
31,000.01 - 32,000.00	\$290.00	\$11.60	\$301.60	650,001-700,000	\$2,100.00	\$84.00	\$2,184.00
32,000.01 - 33,000.00	\$295.00	\$11.80	\$306.80	700,001-750,000	\$2,200.00	\$88.00	\$2,288.00
33,000.01 - 34,000.00	\$300.00	\$12.00	\$312.00	750,001-800,000	\$2,350.00	\$94.00	\$2,444.00
34,000.01 - 35,000.00	\$305.00	\$12.20	\$317.20	800,001-850,000	\$2,500.00	\$100.00	\$2,600.00
35,000.01 - 36,000.00	\$310.00	\$12.40	\$322.40	850,001-900,000	\$2,700.00	\$108.00	\$2,808.00
36,000.01 - 37,000.00	\$315.00	\$12.60	\$327.60	900,001-950,000	\$2,900.00	\$116.00	\$3,016.00
37,000.01 - 38,000.00	\$320.00	\$12.80	\$332.80	950,001-1,000,000	\$3,100.00	\$124.00	\$3,224.00
Add \$50.00 to homeowner permits for project values greater than \$2,500.				For projects over \$1,000,000 divide the total installation cost by \$1,000 and then times by 3.100 plus SC Levy			

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

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**FEE SCHEDULE**

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Electrical Fee Schedule			
Annual Electrical Permit Fees			
Description of Work	Permit Fee	SCC Levy*	Total Fee
Annual Maintenance	\$350.00	\$14.00	\$364.00

\*SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560.00

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**FEE SCHEDULE**

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Gas Permit Fee Schedule Residential Installations			
Number of Outlets	Permit Fee	SCC Levy*	Total Fee
1	\$100.00	\$4.50	\$104.50
2	\$110.00	\$4.50	\$114.50
3	\$125.00	\$5.00	\$130.00
4	\$140.00	\$5.60	\$145.60
5	\$155.00	\$6.20	\$161.20
6	\$165.00	\$6.60	\$171.60
7	\$180.00	\$7.20	\$187.20
8	\$190.00	\$7.60	\$197.60
9	\$200.00	\$8.00	\$208.00
10	\$225.00	\$9.00	\$234.00

Add \$8.00 for each outlet over 10

Description	Permit Fee	SCC Levy*	Total Fee
Propane Tank Set	\$100.00	\$4.50	\$104.50
Temporary Heat	\$100.00	\$4.50	\$104.50

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560



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**FEE SCHEDULE**

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<b>Gas Permit Fee Schedule</b> <b>Commercial, Industrial, Institutional</b> <b>(Contractors Only)</b>			
<b>BTU Input</b>	<b>Permit Fee</b>	<b>SCC Levy*</b>	<b>Total Fee</b>
0 to 50,000	\$100.00	\$4.50	\$104.50
50,001 to 100,000	\$125.00	\$5.00	\$130.00
100,001 to 150,000	\$140.00	\$5.60	\$145.60
150,001 to 250,000	\$160.00	\$6.40	\$166.40
250,001 to 350,000	\$185.00	\$7.40	\$192.40
350,001 to 500,000	\$225.00	\$9.00	\$234.00
500,001 to 750,000	\$275.00	\$11.00	\$286.00
750,001 to 1,000,000	\$300.00	\$12.00	\$312.00
Over 1,000,000	\$300.00 plus \$6.00 per 100,000 (or portion of) over 1,000,000 BTU		

<b>Propane Tank Sets</b> <b>(does not include connection to appliance)</b>			
<b>Description</b>	<b>Permit Fee</b>	<b>SCC Levy*</b>	<b>Total Fee</b>
Tank Set	\$100.00	\$4.50	\$104.50
Propane Cylinder Refill Centre	\$175.00	\$7.00	\$182.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

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**FEE SCHEDULE**

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<b>Plumbing Permit Fee Schedule</b> <b>Residential and Non-Residential Installations</b>			
<b>Number of Fixtures</b>	<b>Permit Fee</b>	<b>SCC Levy*</b>	<b>Total Fee</b>
1	\$90.00	\$4.50	\$94.50
2	\$95.00	\$4.50	\$99.50
3	\$100.00	\$4.50	\$104.50
4	\$105.00	\$4.50	\$109.50
5	\$110.00	\$4.50	\$114.50
6	\$115.00	\$4.60	\$119.60
7	\$120.00	\$4.80	\$124.80
8	\$125.00	\$5.00	\$130.00
9	\$130.00	\$5.20	\$135.20
10	\$135.00	\$5.40	\$140.40
11	\$140.00	\$5.60	\$145.60
12	\$145.00	\$5.80	\$150.80
13	\$155.00	\$6.20	\$161.20
14	\$160.00	\$6.40	\$166.40
15	\$165.00	\$6.60	\$171.60
16	\$170.00	\$6.80	\$176.80
17	\$175.00	\$7.00	\$182.00
18	\$180.00	\$7.20	\$187.20
19	\$185.00	\$7.40	\$192.40
20	\$190.00	\$7.60	\$197.60
21	\$190.00	\$7.60	\$197.60
22	\$195.00	\$7.80	\$202.80
23	\$200.00	\$8.00	\$208.00
24	\$205.00	\$8.20	\$213.20
25	\$210.00	\$8.40	\$218.40

Add \$5.00 for each fixture over 50

Add \$50.00 to homeowner permits with over 5 fixtures

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

<b>Private Sewage Disposal System Fee Schedule</b>			
<b>Description</b>	<b>Permit Fee</b>	<b>SCC Levy*</b>	<b>Total Fee</b>
Holding Tanks	\$150.00	\$6.00	\$156.00
Fields, Open Discharge, Mounds, Treatment Tanks	\$375.00	\$15.00	\$390.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

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**FEE SCHEDULE**

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**Miscellaneous Fee Schedule**

Description	Fee
Additional Inspections (beyond QMP requirements (SCO Discretion))	\$125.00 / inspection subject to 4% SC Levy <i>(not a shared fee)</i>
Request for Extension	6 months – no charge Another 6 months – 10% of permit fee minimum \$125.00 subject to 4% SC Levy New permit required beyond one year
Alternative Solutions / Variances	\$150.00/hour minimum 2-hour charge <i>(not a shared fee)</i>
Work Commencing without a permit	Double Permit Fee subject to 4% SC Levy
Additional work found during inspection not on the original permit	\$75.00 subject to 4% SC Levy
Building Permits Change to Drawings or Design	\$150.00 subject to 4% SC Levy

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560