

**BYLAW NO. 16/017**

**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059**

**WHEREAS** the *Municipal Government Act* requires a council to enact a Land Use Bylaw and allows a council to pass bylaws amending a Land Use Bylaw;

**AND WHEREAS** section 8 of the *Municipal Government Act* provides that Council may pass bylaws that provide for a system of licences, permits or approvals, including establishing fees for licences, permits and approvals that are higher for persons or businesses who do not reside or maintain a place of business in the Municipality;

**AND WHEREAS** the Council for the Regional Municipality of Wood Buffalo wishes to establish a differential fee for persons or businesses who do not reside or maintain a place of business in the Municipality for the purpose of obtaining a development permit for demolition;

**NOW THEREFORE** the Regional Municipality of Wood Buffalo, in Council assembled, enacts as follows:

1. Bylaw No. 99/059, the Land Use Bylaw, is hereby amended.
2. The following is added to Appendix “B” of the Land Use Bylaw 99/059:
  - “16) For the purposes of this Appendix “B” and for the duration of the Post-Fire Recovery Period as defined in bylaw 16/013:
    - (a) “resident” means a natural person who has maintained a permanent principal residence in the Municipality continuously since May 1, 2016;
    - (b) “resident business” means a business that has maintained its principal business premises in the Municipality continuously since May 1, 2016;
    - (c) “non-resident” means a natural person who does not fall within the definition of “resident”;
    - (d) “non-resident business” means a business that does not fall within the definition of “resident business”; and
    - (e) in the event of a dispute over whether a natural person or a business should be classified as resident or non-resident, the dispute shall be referred to the person appointed by Council under Bylaw 16/013 as Recovery Team Leader, or to that person’s delegate, and the decision of the Recovery Team Leader or that person’s delegate is final and binding.”

3. Section 1(a) of Appendix “B” which contains the Fee Schedule is deleted and the following is substituted in its place:

“1) Development permit applications including applications for development permits for demolition; amendments to the Land Use Bylaw, Municipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan; and compliance certificate requests shall be accompanied by the required fees as set out in this appendix.

(a) Residential Development

Development	Resident or Resident Business Fee	Non-Resident or Non-Resident Business Fee
Single Detached dwelling	\$75.00	\$75.00
Semi-detached and Duplex Dwellings	\$75.00 per unit	\$75.00 per unit
Triplex Dwellings	\$75.00 per unit	\$75.00 per unit
Fourplex Dwellings	\$75.00 per unit	\$75.00 per unit
Townhouses	\$75.00 per unit	\$75.00 per unit
Apartment Buildings	\$250.00 + \$37.50 per unit	\$250.00 + \$37.50 per unit
Manufactured Homes	\$75.00 per unit	\$75.00 per unit
Demolition*	\$200.00 per lot	\$2000.00 per lot
Home Occupations	\$20.00	\$20.00
Home Business	\$75.00	\$75.00
Basement Suite	\$100.00	\$100.00
Family Care Dwellings	\$100.00	\$100.00
Lot Grading	\$100.00	\$100.00
Lot Clearing and Grubbing	\$100.00	\$100.00
Development Approval Letter/Site Plan Approval	\$20.00	\$20.00

\*During the Post-Wildfire Recovery Period as defined in Bylaw 16/013, applications for development permits for demolition will also include the necessary applications for route haul permits under Bylaw 02/079 and permits for demolition under the *Safety Codes Act*.

4. This amending bylaw comes into effect when it is passed.

READ a first time this 28th day of June, 2016

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2016

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2016

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer