

# **BYLAW NO. 08-2021**

## **A BYLAW TO ESTABLISH PLANNING AND DEVELOPMENT FEES**

The Council of the Rural Municipality of Great Bend No. 405 in the Province of Saskatchewan enacts as follows:

### **SHORT TITLE**

This bylaw may be cited as the “Development Fee Bylaw”.

### **INTENT**

1. Whereas the Council deems it desirable to establish planning and development fees for the purpose of recovering all or part of the costs associated with a proposed development.
2. To impose and provide for the payment of development fees.
3. To set out conditions upon which the development fees will be applied to specific land uses and zoning districts.

### **DEFINITIONS**

“The Act” shall mean the *Planning and Development Act, 2007*.

“Community Plan” shall mean the Rural Municipality of Great Bend No. 405 Official Community Plan in effect.

“Development” shall mean the carrying out of any land use or building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.

“Development Officer” shall mean the development officer appointed by the municipality.

“District Plan” shall mean the Rural Municipality of Great Bend No. 405 Official District Community Plan in effect.

“Proposed Development” shall mean a permitted or discretionary use within the Rural Municipality of Great Bend No. 405 Zoning Bylaw for which a person or corporation has made application for a development.

“Zoning Bylaw” shall mean the Rural Municipality of Great Bend No. 405 Zoning Bylaw in effect.

### **ADMINISTRATION AND ENFORCEMENT**

Council hereby delegates the Development Officer the duty and authority to enforce and administer this bylaw. Only Council has the authority to enter into servicing agreements. The Chief Administrative Officer has the authority to execute the servicing agreements on behalf of Council.

### **PURPOSE**

4. Discretionary use applications and minor variance applications may require the expertise of qualified professionals and public consultation to hear any comments on the proposed application.
5. Community and District Plan Amendments and Bylaw Amendments require the expertise of qualified professionals to review changes and make recommendations in addition to public consultation & public hearings.

6. Development fees are intended to reimburse the municipality for the costs associated with permitted use applications, discretionary use applications, minor variance applications, subdivision applications and amendments to the Community and District Plans and Zoning Bylaw.

**APPLICATION**

7. Planning and development acknowledges the use of land and buildings and its compliance with the District Plan and Zoning Bylaw.
8. Planning and development permit fees, attached as Schedule "A" to this Bylaw, will be applied to recover all or a part of the costs of the processing of the various applications for development in the Rural Municipality of Great Bend No. 405.
9. Schedule "A" may be updated to reflect increases to costs incurred by the municipality. Any revisions to Schedule "A" shall apply to development permit applications accepted by the municipality after the date the revision is adopted.

**PAYMENT**

10. The development fee provided in this bylaw shall be paid prior to the issuance of the development permit. All fees are non-refundable.

**RATIONALE**

11. That a rationale report justifying this bylaw is attached as Exhibit "A".

**REPEAL**

12. Bylaw 08-2017 is hereby repealed.

**ENACTMENT**

13. This Bylaw shall come into force on the final date of passing thereof.

(Sealed)

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Administrator

Read a third time the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

## Schedule "A"

### Planning & Development Fee Schedule

#### Development Permit Applications

|                    |          |
|--------------------|----------|
| Permitted Uses     | \$150.00 |
| Discretionary Uses | \$350.00 |
| Minor Variances    | \$125.00 |

#### Subdivision Applications

|   |          |
|---|----------|
| Subdivisions not requiring zoning bylaw amendment | \$200.00 |
| Subdivisions requiring zoning bylaw amendment     | \$500.00 |

#### Bylaw Amendment Applications

|                               |                                       |
|-------------------------------|---------------------------------------|
| Zoning Bylaw Text Amendment   | \$500.00                              |
| Zoning Bylaw Map Amendment    | \$550.00 plus all applicable ISC fees |
| District Plan Bylaw Amendment | \$800.00                              |

#### Approach Development

|                      |          |
|----------------------|----------|
| Approach Development | \$100.00 |
|----------------------|----------|

#### Development Appeals Board

|                           |                |
|---------------------------|----------------|
| Development Appeals Board | As per the Act |
|---------------------------|----------------|

#### **ADDITIONAL FEES**

Public Notice Advertising Satisfying public notification requirements, including notifying stakeholders and advertising. Advertising costs equal to the fees charged for advertising services charged by the advertising company.

Professional Services Engagement of the necessary planning, engineering, legal or other professional expertise necessary to facilitate an application and/or implement Council's decision, including the cost of preparing documents. Equal to the fees charged by the professional for work done or services performed. Planning fees in excess of application fees will be charged.

Land Title Services The cost per parcel to view land titles and plans of subdivision of the property proposed for development, amendment or subdivision. This also includes any other Information Services Corporation related fees associated with the proposal (i.e., cadastral mapping costs).

Registration of an interest on the title of the property proposed for development, amendment or subdivision as prescribed by Information Services Corporation.

All fees shall include applicable taxes.

All fees are non-refundable.

## Exhibit “A”

### Rationale

|   | RM of Corman Park | RM of Edenwold | RM of Moose Jaw | RM of Swift Current | City of Moose Jaw | City of Regina   | RM of Vanscoy | RM of Spiritwood | RM of Sherwood | RM of Great Bend (Proposed) |
|---|-------------------|----------------|-----------------|---------------------|-------------------|------------------|---------------|------------------|----------------|-----------------------------|
| Permitted Use                                     | \$125             | \$100          | \$30-\$60       | \$25 - \$50         | nil               | No fee           | \$25          | \$50             | \$160          | \$150                       |
| Discretionary Use                                 | \$400-\$750*      | \$100*         | \$60-\$120      | \$75                | \$500             | \$2500 - \$5000  | \$50          | \$100            | \$360*         | \$350*                      |
| Minor Variance                                    | \$100             | \$100*         | \$60            | \$75                | nil               | \$50             | nil           | \$50             | \$125*         | \$125*                      |
| Zoning Text Amendment                             | \$400 - \$800*    | \$500*         | \$125*          | \$1100*             | \$500*            | \$3500 - \$5400* | \$1400*       | \$500            | \$480*         | \$480                       |
| Zoning Map Amendment                              | \$375 - \$525*    | \$500*         | \$125*          | \$1100*             | \$500             | \$3500 - \$5400* | \$1400*       | Unknown          | \$480*         | \$550                       |
| Plan Amendment                                    | Unknown           | No fee         | Unknown         | \$1100*             | \$500             | \$3500 - \$5400* | No fee        | \$500            | \$800          | \$800                       |
| Development Appeals                               | \$50              | \$50           | \$50            | \$50                | \$50              | \$50             | \$50          | Unknown          | \$50           | As per the Act              |
| Subdivisions not requiring Zoning Bylaw amendment | Unknown           | Unknown        | Unknown         | Unknown             | Unknown           | Unknown          | Unknown       | \$200            | Unknown        | \$200                       |
| Subdivisions requiring Zoning Bylaw amendment     | Unknown           | Unknown        | Unknown         | Unknown             | Unknown           | Unknown          | Unknown       | \$500            | Unknown        | \$500                       |

NOTE: \*Fee in addition to any advertising costs