

BYLAW NO. 2020-18

A BYLAW OF THE RURAL MUNICIPALITY OF VANSCOY NO. 345 IN THE PROVINCE OF SASKATCHEWAN TO ADOPT A PLANNING FEE SCHEDULE

The Council of the Rural Municipality of Vanscoy No. 345, in the Province of Saskatchewan, enacts as follows:

1. This bylaw shall be referred to as the *Planning Fee Bylaw*.
2. The purpose of this Bylaw is to provide for a schedule of fees to be charged for the application, review, advertising and issuance of a development permit, discretionary use, minor variance, or an amendment to the Rural Municipality of Vanscoy Official Community Plan and/or Zoning Bylaw as identified in Schedule "A" attached hereto.
3. Schedule "B" attached hereto sets out the rationale for the fees as established in Schedule "A".
4. This bylaw shall come into force and take effect upon receiving third reading by the Rural Municipality of Vanscoy Council.

Read a first time this	18th day of November, 2020
Read a second time this	18th day of December, 2020
Read a third time and passed this	18th day of December, 2020



REEVE



ADMINISTRATOR

APPROVED
REGINA, SASK.

Minister of Government Relations



Certified a True Copy
of Bylaw 2020-18
Passed by Council on
December 18, 2020

Rural Municipality of Vanscoy Planning Fee Bylaw No. 2020-18

Schedule A

The terms included in this Bylaw are used in accordance with the definitions outlined in Section 2 of the Rural Municipality of Vanscoy No. 345 Zoning Bylaw.

1. Development Permit:

An application for a Development Permit is subject to a Development Permit Processing Fee of \$125.00.

2. Discretionary Use Application:

When an application is received by Council to consider a Discretionary Use, the Applicant shall be responsible to pay the Rural Municipality a fee of \$400.00.

3. Development Appeal:

When a development application is appealed, the Applicant shall be responsible to pay the Rural Municipality a fee of \$300.00.

4. Zoning Bylaw Amendment:

When an application to amend the Zoning Bylaw is received by Council, the Applicant shall be responsible to pay to the Rural Municipality the following fees, where applicable:

Amendment Categories:

1. Textual amendment	\$500.00
2. Single Parcel Map Amendment, Residential or Agriculture	\$400.00
3. Single Parcel Map Amendment, Commercial or Industrial	\$550.00
4. Map Amendment (greater than two parcels)	\$1,500.00 plus \$20.00/lot

5. Minor Variance: In addition to other applicable fees, an application for a minor variance will be subject to a \$125.00 fee.

6. Advertising and Public Notice Costs:

The Development Officer shall publish a notice of the application in accordance with the provisions of *The Planning and Development Act, 2007*, whereby the Applicant shall pay to the Rural Municipality a fee equal to the costs associated with the public advertisement and/or public notice. Applicants shall pay all advertising costs associated with:

1. Official Community Plan and Zoning Bylaw amendments;
2. Discretionary use development proposals;
3. Minor variance proposals; and
4. Other legislated advertising requirements related to developments.

7. Detailed Review Costs:

1. Subject to Section 6.2 of this Bylaw, where a development or subdivision proposal requires a detailed municipal review, development agreement, service agreement, detailed development conditions, liability insurance, performance bonds, interest registrations, or other administrative costs related to the proposal, the Applicant shall be required to pay all or part of the additional application review and administration costs through means outlined in Section 6.3 of this Bylaw, or as determined by a resolution of Council.
2. Detailed review costs may include Council meetings, legal, professional engineering and planning costs, municipal administration and inspection fees or other staff costs authorized by *The Planning and Development Act, 2007*.
3. Any detailed review and documentation costs may be addressed and outlined in development and servicing agreements.

8. Servicing Agreement Fees:

The Applicant shall provide servicing agreement fees for each new lot contemplated within a subdivision as follows:

1. **Single Parcel subdivision (all zones):** Servicing agreement fees for a single parcel subdivision shall be due upon Community Planning approval.
2. **Multi-Parcel subdivision (all zones):** Servicing agreement fees for multi-parcel subdivisions shall be due as follows:

1. 50% of the servicing agreement fees shall be paid upon Community Planning approval. The balance of the servicing agreement fees shall be paid at the earliest of:

- i. 180 days from the date of Community Planning approval regardless of the number of lots left undeveloped or yet to be phased; or
- ii. at a time mutually agreed upon by the Rural Municipality and the Applicant.

Rural Municipality of Vanscoy Planning Fee Bylaw 2020-18

Schedule B

The fees in Schedule "A" of the Planning Fee Bylaw were established through a review of the average amount of administrative time spent processing planning and development applications. This time was compared to a survey of planning fees used by other rural municipalities in close proximity or of similar scales as well as towns proximate to the Rural Municipality of Vanscoy (Figure 1).

Figure 1: Fees Summary for Comparable Saskatchewan Municipalities

	RM of Vanscoy (Current Bylaw)	RM of Corman Park	RM of Aberdeen	RM of Dundurn	RM of Blucher	Town of Dellsle	Town of Asquith
Permitted Use	\$50 (principal, accessory, and ancillary)	\$125	\$100 (principal, accessory, and ancillary)	\$50	\$50 (principal, accessory)	\$50 – Principal Use \$25 – Accessory Use	N/A
Discretionary Use	\$150 + advertising costs (principal, accessory, and ancillary)	\$425 – Basic Application \$775 – Standard Application + advertising and public notice costs	\$200 (principal, accessory and ancillary) + advertising and public notice costs	\$100, except for gravel extraction (\$5,000)	\$75 + public notice costs	\$200 – Principal Use \$100 – Accessory Use + advertising and public notice costs	\$200 + advertising and public hearing costs
Permit Extension	\$50 + advertising costs	N/A	N/A	N/A	N/A	N/A	N/A
Development Appeal	\$50	\$300	\$50 or as specified in the act	\$50	\$50	Up to \$50 as specified by the Board	N/A
Minor Variance	N/A	\$125	N/A	\$75	\$50	\$75	\$50
Text Amendment	\$200+ advertising and public notice costs	\$500	\$200+ advertising and public notice costs	\$300+ advertising and public notice costs	\$300+ public notice costs	Fees equal to advertisement costs	Fees equal to advertising costs, professional review, and public hearing
Zoning Map Amendment	\$200-\$600 depending on zoning district +advertising and public notice costs	\$400 – single parcel residential \$550 – all other single parcels \$1,525 +\$20/lot – multi-parcel +advertising and public notice costs	\$200-\$600 depending on zoning district + advertising and public notice costs	\$300 + advertising and public notice costs	\$300 (up to two parcels) \$500 (greater than two parcels) + public notice costs	Fees equal to advertisement costs	N/A