

**RURAL MUNICIPALITY OF SPIRITWOOD NO. 496**

**BYLAW NO. 12-2017**

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

The Council of the Rural Municipality of Spiritwood No. 496 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**

“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.

“Proposed Development” shall mean a permitted or discretionary use within the Rural Municipality of Spiritwood No. 496 Zoning Bylaw for which a person or corporation has made application for a development.

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

**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.

**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. District Plan Amendments & Bylaw Amendments require the expertise of qualified professionals to review changes & 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 District Plan 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 Spiritwood No. 496.

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9. Schedule "A" may be updated to reflect increases to costs incurred by the municipality. Any revisions to Schedule "A" shall apply on 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.

**REPEAL**

11. Bylaw 12-2016 is hereby repealed.

**ENACTMENT**

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

*Shirley Dawin*

Reeve

(Sealed)

*Colette Bussiere*

Administrator

Read a third time the 12<sup>th</sup> day of September, 2017.

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**Schedule "A"**

Planning & Development Fee Schedule

Development Permit Applications

Permitted Uses	\$ 50.00
Discretionary Uses	\$100.00
Minor Variances	\$ 50.00

Subdivision Applications

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

Bylaw Amendment Applications

Zoning Bylaw Amendment	\$500.00
District Plan Bylaw Amendment	\$500.00

Public Notice Advertising

company

Equal to the fees charged for advertising services charged by the advertising and are in addition to the above fees.

Professional Services

Equal to the fees charged by the professional for work done or services performed in the preparation and administration of the development.

Approach Development

Approach Development

\$500.00 refundable deposit