

## BYLAW 2024-02

Rural Municipality of Francis No. 127

### A BYLAW TO ESTABLISH PLANNING AND DEVELOPMENT FEES

Pursuant to Section 46 and Section 51 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Francis No. 127 adopts this fee bylaw to set out compensation for planning and development services.

1. The following fees will be applied by the Rural Municipality of Francis No. 127 to cover the costs of review and processing of the application. An application shall not be considered complete until all required information, maps, engineering reports and development planning fees have been paid in full.

#### Fees for Permitted Development Permit Application

	<u>Fees</u>
Residential	\$0
Agricultural	\$0
Commercial/Industrial Use	\$0

**Note:** Building Permits that require inspections shall be charged at the Building Inspections Co. costs in accordance with the Building Bylaw.

- A deposit for permit fees may be required if questions regarding the Development require the Development Officer to obtain professional advice.
- Notification will be given to the applicant and permission obtained prior to commencement. The application may cease or the responsibility may be forwarded to the applicant to provide for answers if permission not granted.
- Fees shall be paid to the RM if costs are incurred regardless of approval or decision.

#### Temporary Development Permits

General	\$25
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#### Discretionary Use Applications

**Note:** Applicant is responsible for all costs, regardless of approval or denial

\$125

#### Minor Variances

\$125

#### Zoning Applications, Zoning Review and Bylaw Amendments

Application	\$500
Special Meeting	\$500

**Note:** Applicant is responsible for all costs, regardless of approval or denial

#### Development Appeals Board

**Note:** Legislated by the Planning and Development Act, 2007

\$300

#### Official Community Plan Amendment

Special Meetings (Minimum)	\$2,500
<b>Note:</b> Applicant responsible for all costs	\$500

#### Detailed Review Costs

Where a **development or subdivision proposal involves a detailed municipal review**, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, interest regulations, legal advice and/or professional planning and administration advice including, but not limited to Section 51 of *The Planning and Development Act, 2007*.

- The applicant shall pay all or part of the additional application review and administration costs, as Council in its discretion may require.
- Such costs may include Council meetings, legal, professional planning and administration fees or staff costs authorized by *The Planning and Development Act, 2007*.
- Such costs may be addressed and outlined in Development and Servicing Agreements.
- Detailed review costs are generally associated with more complex developments. Review costs will be charged at a rate of \$100 per hour.
- A deposit of a minimum of \$1,000 shall be required in advance of the detailed review.

#### Servicing Agreement Fees

Fees to be determined by the planner at the time of review.

#### Costs of Advertising Includes:

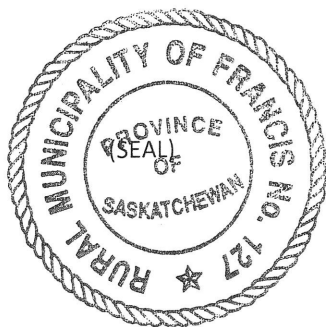
- Cost of advertising in local papers
- Cost of \$1.50 per letter sent for public notification
- All other advertising costs permitted under legislation

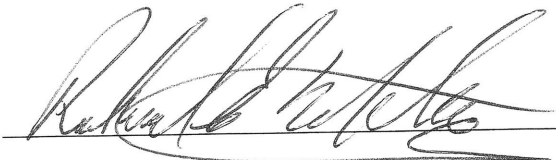
**Note:** Applicant responsible for all associated costs, regardless of approval or denial.

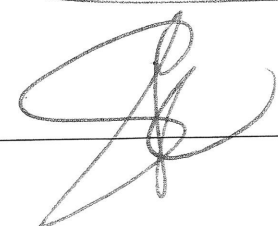
#### Applicants shall pay all costs associated with:

- Zoning Bylaw Amendments
- Discretionary Use Development Permits
- Minor Variance Proposals
- Special Meetings
- Public Meetings
- Official Community Plan Amendments

2. Bylaw No. 2023-01 dated August 10<sup>th</sup>, 2023 is hereby repealed.



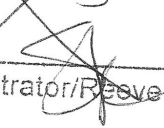
  
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Reeve

  
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Administrator

Certified to be a true copy of Bylaw No. 2024-02 adopted by the  
Council of the Rural Municipality of Francis No. 127 on the  
8th day of July, 2024.

  
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Administrator/Reeve

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Administrator/Reeve