

**RESORT VILLAGE OF TOBIN LAKE
BYLAW NO. 07/2015**

**A BYLAW TO ESTABLISH DEVELOPMENT FEES FOR PROPERTY
DEVELOPMENT WITHIN THE RESORT VILLAGE OF TOBIN LAKE**

Section 51 The Planning & Development Act

The Council of the Resort Village of Tobin Lake in the Province of Saskatchewan, in alignment with its partner affiliate municipalities in the Twin Lakes District Planning Commission, enacts as follows:

Short Title:

1. This bylaw may be referred as the “Development Permit and Fees Bylaw”

Purpose:

2. The purpose of this bylaw is to provide issuance of the Development permits, conditional upon payment of the fees required as provided for in the Development Fees Policy.
3. The purpose of fees for Development permits is to, at a minimum, compensate the municipality for fees charged to it; by the assessment agency, by advertising businesses, should it be required, and by any other organization, individual or agency that may be required.
4. This bylaw does not replace the municipal building bylaw and, as such, is to be used in conjunction with it.

Provisions:

5. The permit application to be used is set out in Form “A”, attached hereto and forming part of this bylaw.
6. The fees shall be set out in Schedule “A” attached hereto and forming part of this bylaw.
7. Unless otherwise provided for in this bylaw, all fees prescribed in Schedule “A” shall be paid and **MUST** accompany a complete Form “A” before the Development Officer will consider the application to have been received.
8. The Development Officer may determine that the whole or part of an application fee may be returned to the applicant.
9. If a cheque used for payment of fees or services is returned to the Resort Village of Tobin Lake due to non-sufficient funds or closure of the account, the fee is deemed to not have been received.
10. Should the developer engage the use of the planner designated by the municipality **AND** should the municipality be invoiced for the planner’s time, the municipality shall pay the planner’s invoice and all costs shall be submitted to the developer for reimbursement.
11. The municipality reserves the right to invoice the developer for any fees or encumbrances to external contractors, municipalities, or individuals that may be incurred during the development.

12. In any case, where the required fee is not listed in Schedule "A", such fee shall be determined by the Development Officer.

[SEAL]

Mayor

Administrator

Read a first time this _____ day of _____, 2015.

Read a second time this _____ day of _____, 2015.

Read a third time and passed this _____ day of _____, 2015.

Schedule “A” Development Permit Application Fees

1. GENERAL DEVELOPMENT PERMITS

| Description | Permitted Uses | Discretionary Uses |
|---|----------------|--------------------|
| RESIDENTIAL | | |
| Single-Family and Two-Family Dwellings | \$25.00 | \$50.00 |
| Multi-Family Dwellings including Institutional Housing <i>(for the purpose of this section, the total number of dwelling units in the complex will be used to determine the fee)</i> 3 to 20 units 21 to 50 units | | |
| Accessory Buildings greater than 9.3 m ² (100 ft ²) | | |
| Accessory Buildings less than 9.3 m ² (100 ft ²) | No fee | |
| Addition of or Renovation to: A Covered or Uncovered Deck, Attached or Detached Garage, Porch, Breezeway, Accessory Building Greater than 9.3 m ² (100 ft ²) | \$25.00 | \$50.00 |
| Demolition | \$25.00 | |
| COMMERCIAL/INDUSTRIAL | | |
| Change of Occupancy | \$25.00 | \$50.00 |
| Commercial Uses Buildings of 0-4,645 m ² (50,000 ft ²) | \$50.00 | \$100.00 |
| Multi-Tenancy Industrial Uses, Shopping Centers, High-rise Buildings or Commercial Application Greater than 4,645 m ² (50,000 ft ²) | | |
| SOLID AND LIQUID WASTE DISPOSAL | | |
| Solid waste facility | | \$200.00 |
| Liquid waste facility | | \$200.00 |
| INTENSIVE LIVESTOCK OPERATIONS (ILO) | | |
| Basic ILO application Fee | | \$150.00 |
| per animal unit | | \$0.20 |

2. OTHER DEVELOPMENT PERMIT (CHARGED IN ADDITION TO GENERAL PERMIT FEES)

| Description | Fee per application |
|---|---------------------|
| DEVELOPMENT VARIANCE FEES | \$25.00 |
| APPLICANT INITIATED DEVELOPMENT APPLICATION AMENDMENTS | |
| Major amendments requiring recirculation | \$200.00 |

| | |
|--|--|
| Minor amendments to approve development permit | \$25.00 |
| Public Hearing Advertising OR Public Hearing re-advertisement (<i>hearing cancelled by applicant</i>) | \$600.00 min. <i>If maps are required for advertising, additional costs will be incurred prior to public hearing</i> |
| District Plan Amendments | \$3500.00 |
| SIGNS | |
| Applied for in conjunction with a NEW Development | No fee |
| All other signs not applied for as a part of the initial development (including third party signs) | \$25.00 |

FORM 'A'
RESORT VILLAGE OF TOBIN LAKE
DEVELOPMENT PERMIT APPLICATION

PLEASE FILL OUT IN ITS ENTIRETY. AN INCOMPLETE APPLICATION WILL NOT BE PROCESSED.

OWNER INFORMATION:

Owner: _____ Phone Number: _____

Mailing Address: _____ City/Town: _____

LEGAL LAND DESCRIPTION:

Lot: _____ Block: _____ Plan: _____

Civic Address: _____

Existing Land and Building Use: _____

DEVELOPMENT INFORMATION:

Proposed development involves:

_____ New Building _____ Alteration _____ Addition _____ Move in building

Description of Proposed Use:

ESTIMATED DATE OF DEVELOPMENT:

Beginning: _____ Completion: _____

Any other comments:

SITE PLAN:

A separate site plan must be attached which illustrates the following:

- North arrow, streets and lanes adjacent to the site along with property boundaries
- Dimensions of the site
- Location and size of all existing AND proposed buildings and structures
- Measurements from front, rear and sides of building(s) to property line
- Proposed site drainage and finished lot grades
- Proposed location of septic tank and water supply well or lines
- Location of walk and driveways, terraces and decks, doorways, parking areas, etc.
- Landscaping - proposed shoreline protection, trees to be removed (10cm or more trunk diameter)
- Size and location of easements or right-of-ways
- Proposed signs

DECLARATION:

I, _____ of the Resort Village of Tobin Lake in the province of Saskatchewan, solemnly declare that all the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effects as if made under oath, and by virtue of *The Canada Evidence Act*.

Date

Signature

FOR OFFICE USE ONLY

Application No: _____ Date Received: _____ Present Zoning:

Application Status - Meets Bylaw Requirements:

Proposed Use: _____ Site Area: _____