

RESORT VILLAGE OF COCHIN

BYLAW NO. 7-2021

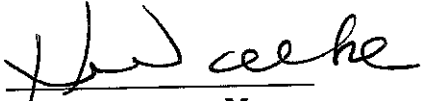
A BYLAW TO IMPLEMENT A PLANNING AND DEVELOPMENT FEE SCHEDULE

The Council of the Resort Village of Cochin, in the Province of Saskatchewan, enacts as follows:

1. This bylaw may be cited as the "Planning and Development Fee Bylaw".
2. In this bylaw, the following definitions apply:
 - a) "Administrator" – shall mean the administrator of the municipality;
 - b) "Council" – shall mean the Municipal Council of the Resort Village of Cochin;
 - c) "Municipality" – shall mean the Resort Village of Cochin.
3. In accordance with Section 51 of *The Planning and Development Act, 2007*, the Municipality may prescribe a schedule of fees to be charged for the application, review, advertising, approval, enforcement, regulation and issuance, as the case may be, of:
 - a) A permitted use development permit
 - b) A discretionary use development permit
 - c) A minor variance
 - d) An amendment to an official community plan or zoning bylaw.
4. The schedule of fees to be set is included as Schedule 'A' attached hereto and forming part of this bylaw.
5. The rationale supporting the setting of the fees shall be contained in the municipal document entitled "Resort Village of Cochin – Planning and Development Fee Bylaw Rationale", which may be modified by resolution of Council from time to time.

This bylaw shall come into effect on the date of approval of Council.

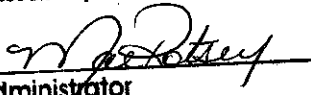



Mayor


Interim Administrator

Read a first time this 13th day of July, 2021
Read a second time this 24th day of August, 2021
Read a third time and adopted this 24th day of August, 2021



Certified a true copy of Bylaw 7-2021
passed by Council on 08/24/2021 A.D.

Administrator

SCHEDULE "A"

TO BYLAW NO. 7-2021

Resort Village of Cochin - Planning and Development Fee Schedule

Development permits and minor variances

a) Permitted use:	
a. Signs	\$200
b. Ancillary	\$200
c. Accessory	\$225
d. Principal	\$300
b) Discretionary use:	
a. Ancillary	\$375
b. Accessory	\$450
c. Principal	\$600
c) Minor variance	\$450

Official Community Plan (Basic Planning Statement) and Zoning Bylaw Amendments

a) Official Community Plan Textual Amendment	\$1,200
b) Zoning Bylaw Textual Amendment	\$900
c) Official Community Plan Future Land Use Map changes	\$1,200
d) Zoning Map amendments from any Class to:	
i. Class 1	\$1,000
ii. Class 2	\$2,500

Zoning Class Changes

Where an application to rezone land involves rezoning land to two or more classes of zoning districts, the sum total of the fees for the class changes shall apply (e.g., rezoning to partially Class 1 land and Class 2; \$1,000 + \$2,500 = \$3,500).

Class 1 Districts:

- **R1** Residential District
- **R2** Residential District
- **UH** Urban Holdings District

Class 2 Districts:

- **CD** Creekside Development District
- **R3** Residential District
- **C** Commercial District

* Where there is increased potential for a greater density of development, or greater potential for the introduction of land use conflict, an application review is generally more comprehensive and detailed to address all aspects of the proposal to ensure sustainable long-term planning and therefore, requires additional time and resources to review. The classes of zoning district identified in Schedule 'A' represent a spectrum of development possibilities. The zoning districts in Class 1 represent the lowest density of land use, whereas zoning districts in Class 2 represents higher density of development, the presence of hazard lands, and/or increased potential for land use conflict. The classes of zoning districts are distinguished by:

- their current zoning designations and the amount of land area currently zoned as such;
- the intensity of development possible within the districts;
- the types of land use(s) generally accommodated within them;
- their potential to significantly affect existing land use patterns;
- their location and whether potential hazard lands need to be considered;
- development possibilities that may impact Aboriginal Treaty Rights which may warrant engagement with First Nations and Métis peoples; and
- their potential to introduce land use conflict with adjacent properties.

Except for Permitted Use and sign permit applications, in addition to the review and administrative costs above, the applicant will also be responsible for all costs related to advertising of any required public notice, any subsequent public hearing required by legislation or deemed necessary by the municipality, and time (at the hourly rate listed in Schedule "B") or other resources used in preparation and response to the same. This may include but is not limited to: advertisement in a local newspaper; written notice to landowners; posting of public notice on-site or in other public places; any materials required in the preparation or posting of the notice; any separate facility rental to accommodate the public hearing if a venue larger than Council's chambers is required; and responding to public inquiries.

For all permitting and amendment-related matters where engagement with outside planning, engineering, legal, or other professional expertise is deemed necessary to prepare or review materials related to an application, and/or implement the decision of the Development Officer or Council, applicants will be solely responsible for those costs. Costs will vary on a case-by-case basis. Where costs to the municipality exceed those in the schedule of fees above, the applicant shall be advised, and informed that they will be responsible for any additional costs charged at the hourly rate(s) listed in the *Resort Village of Cochin - Planning and Development Fee Bylaw Rationale*, or as billed to the Municipality. Where upon application, a development is deemed requiring outside expertise and professional or technical review, the municipality may require an applicant to provide a retainer fee of up to \$1,000.00 to be applied to said costs. Applicants will be required to cover any additional costs over and above the retainer should they be incurred.

Waiver and Refund of Fees:

- 1) Council, at its discretion, may consider a waiver of any fee prescribed in this bylaw where:
 - a. Formal written request is made by the applicant;
 - b. Municipal resources required to process the specific proposal are negligible, or the fees prescribed would be excessive in the specific circumstance; and
 - c. A decision on the fee waiver is done by resolution of Council.

- 2) Council, in a decision and at its discretion, may direct the refund of any fees, portion thereof, or retainer paid where in excess of costs required in the review of the application, reserving a portion to address general costs of administration and enforcement not specifically accounted for in Schedule "A" or the *Resort Village of Cochin - Planning and Development Fee Bylaw Rationale*.
 - a. Where an application is refused, is otherwise unsuccessful, or withdrawn, only fees paid in excess of costs to the municipality shall be considered for a refund.