

VILLAGE OF PARADISE HILL

BYLAW # 03/2014

A BYLAW OF THE VILLAGE OF PARADISE HILL TO SET THE FEES FOR DEVELOPMENT PERMITS AND AMENDMENTS TO PLANNING DOCUMENTS.

The Council of the Village of Paradise Hill in the Province of Saskatchewan, hereby enact as follows:

1. An applicant for a development permit or a Zoning Bylaw or Official Community Plan Amendment shall pay all fees as outlined in the Zoning Bylaw as well as an application processing fee in accordance with the following:

Development permits:

 - (a) permitted principal use: \$100.00
 - (b) permitted accessory use: \$50.00
 - (c) discretionary principal use: \$200.00
 - (d) discretionary accessory use: \$200.00
 - (e) sign permit: \$50.00
 - (f) minor variance: \$50.00
 - (g) fence: \$50.00
 - (h) development appeal fee: up to \$50.00 as specified by the Board
 - (i) in addition, if a building permit is required, any fees associated with the issuance of the permit and inspection of construction related to a building permit
 - (j) in addition, any fees associated with the maintenance inspection fee charged by SAMA
2. Bylaw Amendments

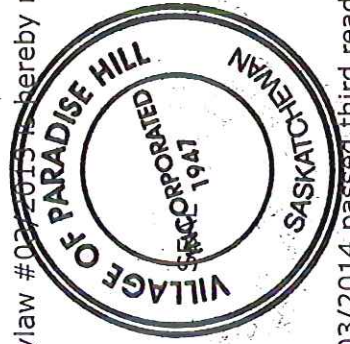
Amendments to the Official Community Plan or Zoning Bylaw are set out in Figure 1

Figure 1

Amendments	Text	Map	Map and Text
Official Community Plan	\$250	\$250	\$400
Zoning Bylaw	\$250	\$250	\$400
Official Community Plan and Zoning Bylaw	\$400	\$400	\$600

Fees in Figure 1 shall be in addition to any fee or fees required by Clause 3.9.1, or any other section of the Village of Paradise Hill's Zoning Bylaw.

3. Bylaw #02/2015 is hereby repealed.



Bylaw #03/2014 passed third reading
 this 14 day of July, 2014

Marion Houghan
 Administrator

[Signature]
 Mayor

Marion Houghan
 Administrator

Certified to be a true copy of Bylaw #03/2014 adopted by the Council of the Village of Paradise Hill on the 14th day of July, 2014



Marion Houghan
 Marion Houghan, Administrator

VILLAGE OF PARADISE HILL

Rationale for Planning Fees Prescribed in Bylaw #03/2014

Pursuant to Section 51 (2.1) of the Planning and Development Act, the rationale used in setting the fees for development permits and amendments to planning documents, is as follows:

All permitted use permit fees are based on the estimated administrative time required to:

- review the application
- review the planning bylaw to ensure compliance
- review the zoning bylaw to ensure compliance, and
- preparation of permit and invoicing for same

The fees cover approximately two and one half hours of administrative time. A reduced rate applies to permitted accessory use permits to provide for developments that are minor in nature, such as sheds, decks, etc. that are small projects and do not require a great deal of review.

Discretionary use permit fees are based on all of the same requirements of a permitted use application, but also include the additional estimated administrative time required to:

- prepare necessary notices to affected properties
- prepare a report to Council

The additional fee for discretionary use permits covers an additional two and one half hours of administrative time.

Minor variance permit fee allows for one to one and a half hours of administrative time to:

- review the limits of the minor variance to ensure compliance with the zoning bylaw,
- update the minor variance register attached to the Zoning Bylaw

Fence and sign permits are simple applications taking a minimal amount of time, thus a minimal fee is associated with these permits.

The development appeal fee is a nominal fee. It is designed to deter meaningless appeals.

All fees relating to bylaw amendments are based on the estimated administrative time required to:

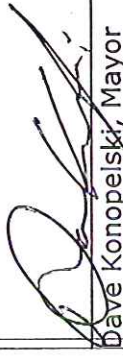
- Research and prepare the amendment
- Take the amendment to Council for approval
- Prepare notices to affected landowners
- conduct public hearing
- Prepare statutory declaration to submit to Community Planning, along with approved bylaw amendments

While administrative time for more extensive amendments will be more than what has been allowed in these fees, some consideration has been given to ensuring that permit fees do not deter development.

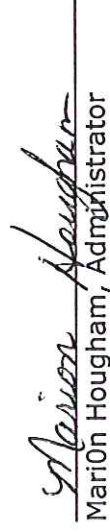
All fees include consideration for:

- incidental costs to the Village relating to postage, copying, printing, and other costs that may be incurred by the Village in relation to the particular application.
- a share of the cost of administrative time and professional planning services required to develop the Official Community Plan and Zoning Bylaw

This document has been adopted by Council at their regular meeting held on the 14 day of July, 2014.



Dave Konopelski, Mayor



MariOn Hougham, Administrator