

Rural Municipality of Moose Jaw No. 161

BYLAW NO. 4-2019

DEVELOPMENT AND BUILDING FEES BYLAW

The Council of the Rural Municipality of Moose Jaw No.161, in the Province of Saskatchewan, enacts as follows:

1. **Development Fees – Schedule “A”**

Pursuant to the Rural Municipality of Moose Jaw No. 161 Zoning Bylaw No. 6-2011, fees for the consideration of any Application for Development Permit including Servicing Agreement Fees, shall be in accordance with **Schedule “A”** hereto attached and forming part of this Bylaw.

2. **Building Permit Fees—Schedule “B”**

Pursuant to the Rural Municipality of Moose Jaw No. 161 Building Bylaw No. 4-2005, fees for any work to erect, move, place, construct, alter, reconstruct, renovate, demolish or remove a building shall be in accordance with **Schedule “B”** hereto attached and forming part of this Bylaw.

3. **Resolution of Council to Revise Schedules**

Schedule “A” and/or Schedule “B” may be revised from time to time by Resolution of Council.

4. Bylaw 13-2009 is hereby repealed.

Rural Municipality of Moose Jaw No. 161

Reeve

Seal

Administrator

Rural Municipality of Moose Jaw No. 161

Development Permit Fees effective January 1, 2020

1. Fees Development Permit Applications:
 - a. Permitted Use \$100.00
 - b. Discretionary Use \$150.00
 - c. Temporary Permit \$75.00

NOTE: Applicant responsible for all advertising and public notice costs for a discretionary use.

2. Minor Variances: \$75.00

3. Zoning applications, Zoning Review and Bylaw Amendments:
 - a. Application – Single Lot \$200.00
 - b. Application – Multiple Lot \$200.00 plus \$60.00 per additional lot
 - c. Official Community Plan Amendment \$200.00

4. Zoning Appeals: \$50.00

NOTE: Legislated by the Planning and Development Act, 2007

5. The Developer shall provide servicing agreement fees for each new lot contemplated within a subdivision where **new** development will occur that will directly or indirectly impact the provision of municipal services and infrastructure:
 - a. Single Parcel Subdivision \$5,000.00 per lot (all zones*)

Servicing agreement fees for a single parcel residential, commercial, or industrial subdivision shall be due upon the signing of the servicing agreement.

*Subdivisions containing **pre-existing uses** such as habitable dwellings or commercial/industrial improvements are excluded from the service agreement fees.

 - b. Multi-Parcel Subdivision \$8,000 per lot (all zones)
 - i. Servicing agreement fees for a multi-parcel residential, commercial, industrial or institutional subdivision shall be due as follows, 50% or the servicing fees due shall be paid upon signing of the servicing agreement.
 - ii. The balance of the servicing agreement fees shall be paid within 2 years from the date of signing of the service agreement regardless of the number of lots left undeveloped or yet to be phased.

NOTE: In general these fees are applied to future infrastructure services and other municipal services as referenced under the provisions of The Planning and Development Act, 2007.

6. Costs of Advertising

Applicants shall pay all advertising costs associated with:

 - Zoning Bylaw and Official Community Plan amendments
 - Discretionary use development proposals
 - Minor variance proposals
 - All other advertisings costs permitted under legislation

Rural Municipality of Moose Jaw No. 161

Building Permit Fees effective Jan. 1, 2020

	<u>Fee per value of construction</u>
1. Value of Construction (VOC)	
Below \$200,000	\$4.75/\$1,000 (minimum charge \$250.00)
\$200,000-\$500,000	\$4.50/\$1,000
\$500,000-\$2,000,000	\$2,240 + \$4.20/\$1000 of the valuation over \$500,000
Over \$2,000,000	\$4.00/\$1,000
2. Houses to be moved from within or outside of the RM of Moose Jaw #161:	
(a) Pre-move inspection (necessary in all cases) **	\$400.00 plus G.S.T.
** Note: This fee is negotiated and direct-billed between the applicant and the building inspector prior to a building being moved. It is required that a full report from the building inspector be provided to the municipality.	
(b) Post-move inspection (following deficiency correction)	As per above VOC
3. Buildings deemed “farm” or “agricultural”, that is, used exclusively for the purpose of storing farm/agricultural equipment, livestock, grain or other farm produce/commodities/materials/implements	Exempt
4. Additional and non-scheduled inspections:	
(a) Any additional inspections called for or made necessary due to deficiency by builder/owner, or for any other reason, within the boundaries of the RM of Moose Jaw #161	\$150.00 per inspection
5. Occupancy Deposit for Residential Permits***	\$500.00

***** As per Section 12 of the RM of Moose Jaw Building Bylaw No. 4-2005:**

Section 12.2 “The Municipality shall refund the occupancy deposit in whole, or in part, as the case may be, at such time as when the municipality is satisfied that all outstanding infractions, as noted on the inspector’s final inspection report, have been corrected.

Section 12.3 “Forfeiture of the occupancy deposit, in whole or in part, may result when one of the following occur:

- 12.3.1 Where the building official requires additional building inspections due to the number of infractions against the National Building Code;
- 12.3.2 Where an owner/contractor call for a building inspection and the building official determines that the owner/contractor is not ready for an inspection;
- 12.3.3 When the owner/contractor fails to call for a building inspection at the required intervals;
- 12.3.4 Whenever a dwelling is occupied prior to the final inspection, approval of an occupancy permit, or approval of a temporary occupancy permit”