

**CITY OF YORKTON
SASKATCHEWAN**

BYLAW NO. 11/2003

**A BYLAW OF THE CITY OF YORKTON IN THE PROVINCE OF
SASKATCHEWAN TO ESTABLISH APPLICATION AND DEVELOPMENT FEES
FOR PROPERTY DEVELOPMENT WITHIN THE CITY OF YORKTON**

The Council of the City of Yorkton in the Province of Saskatchewan in Council assembled enacts as follows:

TITLE

1. (1) This Bylaw may be referred to as “THE DEVELOPMENT FEES BYLAW”.
- (2) The purpose of this Bylaw is to establish a Policy to provide for the issuance of the Development Permits, conditional upon the payment of the fees required as provided for in the Development Fees Policy as identified as Schedule “A” and forming part of this Bylaw.

2. ZONING BYLAW NO. 9/96 is amended as follows:

- Section 2.0 Administration and Enforcement, 2.6 iii) Amendment of Zoning Bylaw shall be amended by deleting the words “of \$100.00”;
- Section 14.0 Sign Regulations, Section 14.5 ii) Details of Application shall be amended by deleting the words “\$10.00 fee” and replacing same with “fee as established by the City”.

3. **EFFECTIVE DATE OF BYLAW**

This bylaw shall come into force and take effect on the day of final passing thereof.

MAYOR

CITY CLERK

Introduced and read a first time this 27th day of January, A.D., 2003.

Read a second time this 27th day of January, A.D., 2003.

Read a third time and adopted this 27th day of January, A.D., 2003.

SCHEDULE 'A'



DEVELOPMENT FEES

PART 1.0 – The required fee, as set out in this Appendix shall accompany all Development Permit applications. The issuance of a Development Permit is conditional on the payment of the fees required by this section.

Part 1.1 – APPLICATION FEES	PROPOSED	PREVIOUS
1.1.1 – Minor Variance Permit	\$100.00	None
1.1.2 – Discretionary Use Application	\$150.00	\$50.00
1.1.3 – Zoning Memorandum certificate (per property)		
A) Type 1A (real property report with less than 30 day old survey)	\$50.00	Same
B) Type 1B (real property report with survey more than 30 days old)	\$100.00	Same
C) Type 2 (real property report with history of property)	\$200.00	Same
D) Type 3 (real property report with history on surrounding neighbours)	\$400.00	Same
1.1.4 – Rezoning and Zoning Bylaw Amendment Application Fees <i>(A refundable portion of 50% shall be returned to the applicant in the event that the application is cancelled or withdrawn prior to City Council's initial consideration of the application.)</i>	\$250.00	None
1.1.5 – Development Plan Bylaw Amendment Application Fees <i>(A refundable portion of 50% shall be returned to the applicant in the event that the application is cancelled or withdrawn prior to City Council's initial consideration of the application.)</i>	\$250.00	New
1.1.6 – Signage Plan <i>(Sign permits shall cost \$1 per square foot of surface area of a sign calculated and applied to one side of a double-faced sign only, but in no event less than \$25).</i>	\$25.00	\$10.00 flat
1.1.7 – Subdivisions (including Major and Minor Subdivisions) <i>(In addition to the Subdivision application fee, all applicants are required to pay \$125.00 for each lot resulting from the subdivision, and Major and Minor Subdivisions shall be subject to review fees and require an escrow of \$500.00)</i>	\$125.00	\$100.00
1.1.8 – Informal Site Plan		
A) Accessory buildings / structures (i.e. swimming pools, garages, decks)	No Fee	Same
B) One and Two-Unit Dwellings	No Fee	Same
1.1.9 – Minor Site Plan:		
A) Three unit dwellings and above up to 600m ²	\$100.00	New
B) Non-Residential forms of development up to 600m ² <i>(In addition to the above, all minor site plan applications shall be subject to review fees and require an escrow of \$750.00).</i>	\$150.00	New
1.1.10 – Major Site Plan		
A) New forms of development and additions up to 600m ² which are classified as a major site plan	\$250.00	New
B) New forms of development and additions over 600m ² up to 1,000m ²	\$350.00	New
C) New forms of development and additions over 1,000m ² <i>(In addition to the above, all major site plan application fees shall be subject to review fees and require an escrow of \$750 for the first acre of the gross area or fraction thereof, plus \$150 for each additional acre or fraction thereof).</i>	\$500.00*	New
	\$750.00*	New

* Escrow fee (see Part 2.0).

Part 2.0 – An escrow shall be deposited at the time of Application submission. Review fees shall be deducted at a rate of \$75.00 per hour for subdivision and site plans which require review from the City's Administrative Professionals. When an escrow drops below 30% of the initial amount deposited, the applicant must deposit funds to replenish escrow to 100% of the initial amount deposited.

Part 3.0 – Where the required fee is not listed in Schedule A, the fee shall be consistent with those fees listed in the Fee Schedule for similar uses and developments within the same or similar use class.

Part 4.0 – Where an application is substantially revised, the applicant, prior to the reconsideration of the application, shall pay a fee equal to fifty percent (50%) of the initial application fee specified in the fee schedule, except that such additional fee shall not be required in instances where improvements suggested by the Development Officer result in substantial revision.

Part 5.0 – Where a development has commenced before a development permit being made and the applicant subsequently submits an application, the fee charged for the application shall be double the normal fee. Such Applications shall also be subject to the penalties and requirements of the Zoning Bylaw or any other related City Bylaw.