



RESORT VILLAGE OF CANDLE LAKE

BYLAW NO. 13-2024

A Bylaw of the Resort Village of Candle Lake to Establish Development and Planning Fees under the authority of

The Planning and Development Act, 2007

THE COUNCIL OF THE RESORT VILLAGE OF CANDLE LAKE, IN OPEN MEETING ASSEMBLED, ENACTS AS FOLLOWS:

Authority:

1. The authority for this Bylaw is Division 1, of *The Planning and Development Act, 2007* subsection 51(1), providing Council the power to prescribe a schedule of fees to be charged for the application, review, advertising, approval, enforcement, regulation and issuance of a development permit, a discretionary use, a minor variance and an amendment to an official community plan or zoning bylaw.

Severability:

2. If any section, subsection, sentence, clause, phrase or other portion of this Bylaw is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, that portion shall be deemed a separate, distinct and independent provision and the holding of the Court shall not affect the validity of the remaining portions of the Bylaw.

Intent:

3. The purpose of this bylaw is to establish certain fees and charges, as well as related conditions or requirements for certain information regarding planning and development.
 - a. Where a development involves a detailed review, a plan or zoning amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or legal and professional planning advice, Council may require the applicant to pay the full cost of the additional application review and administration costs, as Council may determine by resolution. Such costs may include Council meetings, legal and professional planning costs, municipal administration fees and site inspection fees, as determined by Council. Such costs may be addressed and clarified in a development or servicing agreement.
 - b. The fees shall be set out in Schedule "A" for each year detailed, attached to and forming part of this bylaw, plus any applicable taxes.
 - c. The provision of any service or information is subject to the restrictions of *The Local Authority Freedom of Information and Protection of Privacy Act*, and any other Act.
 - d. Unless otherwise provided for in this bylaw, all fees prescribed in Schedule "A" shall be paid prior to the service or information being provided or paid through a charge to a deposit

account held by the Resort Village of Candle Lake on behalf of the person requesting the service or information.

- e. The Manager of Finance shall determine the method and location of the payment of fees or deposits.
4. If a cheque used for payment of fees or services is returned to the Resort Village of Candle Lake due to non-sufficient funds or closure of the account, the fee is deemed to have not been received.

Coming Into Force:

5. This bylaw shall come into force on the 23rd day of May 2024.

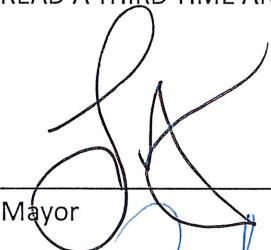
Repeal:

6. That Bylaw 02-2023 is hereby repealed.

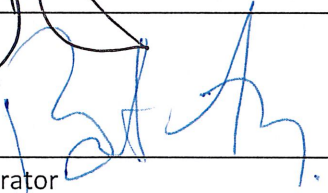
INTRODUCED AND READ a first time this 25th day of April 2024.

READ A SECOND TIME this 23rd day of May 2024.

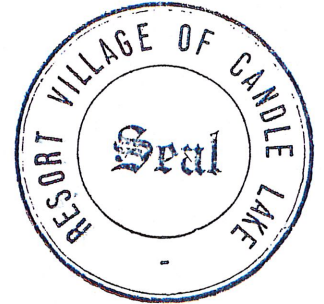
READ A THIRD TIME AND ADOPTED this 23rd day of May 2024.



Mayor



Administrator



CERTIFIED TRUE COPY
BK June 23/2024

SEAL

CERTIFIED a true copy of
Bylaw No. 13-2024,
adopted by resolution of Council
on the 23rd day of May 2024.

Administrator

SCHEDULE A

Planning and Development Fees Bylaw 13-2024

Development Fees		Fees Effective January 1, 2024	
		Deposits/ Advertising Fees	Performance Bonds
Development Permit Permitted Use	\$250		
Home based business	\$100		
Home occupation	\$50		
All Other	\$500		
Offsite Services	\$4000 **		
Zoning Bylaw Amendment	\$500	Estimated cost of public notice	
OCP Bylaw Amendment	\$500	Estimated cost of public notice	
Minor Variance	\$250		
Development Appeal	\$300	Estimated cost of public notice	
Demolition & Building Removal	\$125		\$1500 Demo / \$5000 Removal
Lot Consolidation	\$500	Estimated cost of public notice	
Building Permit Deposit			\$500/\$1500 (1)(2)

- (1) Deposits are returned when the Building Permit final Inspection are received from Build Tech our appointed building official. Once final inspection is received by the Development Officer it will then be submitted to the Finance Manager for the deposit to be returned by mail.
- (2) That the required deposit be \$500 if the value of the reported building permit be \$10,000 or below and that the required deposit be \$1500 if the value of the reported building permit be above \$10,000.