



*RM of Torch River*

**BYLAW NO 05-2015**

**A BYLAW TO ESTABLISH APPLICATION PERMITS AND DEVELOPMENT FEES FOR  
PROPERTY DEVELOPMENT WITHIN THE RURAL MUNICIPALITY  
OF TORCH RIVER NO. 488**

*Section 51 The Planning & Development Act*

The Council of the Rural Municipality of Torch River No. 488 in the Province of Saskatchewan enacts as follows:

**Short Title:**

1. This bylaw may be referred as the "Development Permit and Fees Bylaw"

**Purpose:**

2. The purpose of this bylaw is to provide issuance of the Development permits, conditional upon payment of the fees required as provided for in the Development Fees Policy.
3. The purpose of fees for Development permits is to, at a minimum, compensate the municipality for fees charged to it; by the assessment agency, by advertising businesses, should it be required, and by any other organization, individual or agency that may be required.
4. This bylaw does not replace the municipal building bylaw and, as such, is to be used in conjunction with it.

**Provisions:**

5. The permit application to be used is set out in Form "B" and the sign application to be used is set out in Form "C" attached hereto and forming part of this bylaw.
6. The fees shall be set out in Schedule "A" attached hereto and forming part of this bylaw.
7. Unless otherwise provided for in this bylaw, all fees prescribed in Schedule "A" shall be paid and MUST accompany a complete Form "B" AND Form "C", should either be prescribed, before the Development Officer will consider the application to have been received.
8. The Development Officer may determine that the whole or part of an application fee may be returned to the applicant.
9. If a cheque used for payment of fees or services is returned to the RM of Torch River due to non-sufficient funds or closure of the account, the fee is deemed to not have been received.
10. Should the developer engage the use of the planner designated by the municipality AND should the municipality be invoiced for the planner's time, the municipality shall pay for the planner and all costs shall be submitted to the developer for reimbursement.
11. The municipality reserves the right to invoice the developer for any fees or encumbrances to external contractors, municipalities, or individuals that may be incurred during the development.
12. In any case, where the required fee is not listed in Schedule "A", such fee shall be determined by the Development Officer.

[SEAL]

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Reeve

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Administrator

Read a third time and passed this \_\_\_\_ day of \_\_\_\_, 2015.

## RM of Torch River

### Schedule "A" Development Permit Application Fees

#### 1. GENERAL DEVELOPMENT PERMITS

Description	Permitted Uses	Discretionary Uses
<b>RESIDENTIAL</b>		
Single-Family and Two-Family Dwellings	<b>\$25.00</b>	<b>\$50.00</b>
Multi-Family Dwellings including Institutional Housing <i>(for the purpose of this section, the total number of dwelling units in the complex will be used to determine the fee)</i> 3 to 20 units 21 to 50 units		
Accessory Buildings greater than 9.3 m <sup>2</sup> (100 ft <sup>2</sup> )		
Accessory Buildings less than 9.3 m <sup>2</sup> (100 ft <sup>2</sup> )	<b>No fee</b>	
<b>Addition of or Renovation to:</b> A Covered or Uncovered Deck, Attached or Detached Garage, Porch, Breezeway, Accessory Building Greater than 9.3 m <sup>2</sup> (100 ft <sup>2</sup> )	<b>\$25.00</b>	<b>\$50.00</b>
Demolition	<b>\$25.00</b>	
<b>COMMERCIAL/INDUSTRIAL</b>		
Change of Occupancy	<b>\$25.00</b>	<b>\$50.00</b>
Commercial Uses Buildings of 0-4,645 m <sup>2</sup> (50,000 ft <sup>2</sup> )	<b>\$50.00</b>	<b>\$100.00</b>
Multi-Tenancy Industrial Uses, Shopping Centers, High-rise Buildings or Commercial Application Greater than 4,645 m <sup>2</sup> (50,000 ft <sup>2</sup> )		
<b>SOLID AND LIQUID WASTE DISPOSAL</b>		
Solid waste facility		<b>\$200.00</b>
Liquid waste facility		<b>\$200.00</b>
<b>INTENSIVE LIVESTOCK OPERATIONS (ILO)</b>		
Basic ILO application Fee		<b>\$150.00</b>
per animal unit		<b>\$0.20</b>

#### 2. OTHER DEVELOPMENT PERMIT (CHARGED IN ADDITION TO GENERAL PERMIT FEES)

Description	Fee per application
<b>DEVELOPMENT VARIANCE FEES</b>	<b>\$25.00</b>
<b>APPLICANT INITIATED DEVELOPMENT APPLICATION AMENDMENTS</b>	
Major amendments requiring recirculation	<b>\$200.00</b>
Minor amendments to approve development permit	<b>\$25.00</b>
Public Hearing Advertising OR Public Hearing re-advertisement <i>(hearing cancelled by applicant)</i>	<b>\$600.00 min.</b> <i>If maps are required for advertising, additional costs will be incurred prior to public hearing</i>
District Plan Amendments	<b>\$3500.00</b>
<b>SIGNS</b>	
Applied for in conjunction with a NEW Development	<b>No fee</b>
All other signs not applied for as a part of the initial development (including third party signs)	<b>\$25.00</b>



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**Form "B" Development Permit Application**

**PLEASE PRINT**

**SECTION 1: OWNER INFORMATION**

Owner : \_\_\_\_\_ Phone #: \_\_\_\_\_  
Address: \_\_\_\_\_ Town \_\_\_\_\_ Prov \_\_\_\_\_  
Postal Code: \_\_\_\_\_ Email address: \_\_\_\_\_

**SECTION 2: LEGAL LAND DESCRIPTION**

Legal description — Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
Legal description – LSD \_\_\_\_\_ Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Existing land use: \_\_\_\_\_

**SECTION 3: DEVELOPMENT INFORMATION**

Area of site proposed for development \_\_\_\_\_ acres OR \_\_\_\_\_ ft<sup>2</sup>

Proposed development involves:

- New Buildings     Alteration     Addition     Move in Buildings     Other

Description of proposed land use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Date of Development:

Commencements: \_\_\_\_\_ Completion: \_\_\_\_\_

Other comments in support of application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 4: SITE PLAN**

Please provide a sketch in the space on the following page showing:

- Dimensions of parcel & location of existing or proposed buildings
- Proposed Yards of Front, Rear, and sides of building(s) from property line
- Topographical features – water course, drainage ditches, sloughs, wooded areas
- Adjoining land uses
- Size and location of easements or right-of ways



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**SITE PLAN** (see previous page):



## SECTION 5: DECLARATION

I, \_\_\_\_\_ of the Rural Municipality of Torch River; In the province of Saskatchewan, solemnly declare that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effects as if made under oath, and by virtue of "The Canada Evidence Act".

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

## FOR OFFICE USE ONLY:

Application No: \_\_\_\_\_

*Present Zoning:*

- A – Agriculture       CR – Country Residential       HC – Highway Commercial  
 M – Industrial       H – Resort       RR- Resort District  
 VC – Valley Conservation

*Application status:*

	Meets Bylaw Requirements	Does Not Meet Bylaw Requirements
Proposed Use:	<input type="checkbox"/>	<input type="checkbox"/>
Site Area:	<input type="checkbox"/>	<input type="checkbox"/>



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**Form "C" Sign Application**

**PLEASE PRINT**

**SECTION 1: LAND OWNER INFORMATION**

Owner as stated on Form "B" : \_\_\_\_\_

**SECTION 2: SIGNAGE INFORMATION**

Proposed Location of Signage:

1 Highway Sign Corridor      1 Outside Highway Sign Corridor      1 Hamlet  
1 Country Residential      1 Other: \_\_\_\_\_

Purpose of Signage: \_\_\_\_\_

Number of Signs: \_\_\_\_\_      Lighted Sign:    1 Yes    1 No

Signage Dimensions: \_\_\_\_\_      Signage Height: \_\_\_\_\_

Wording on Signage: \_\_\_\_\_  
\_\_\_\_\_

Please note that the following Signage does not require a permit:

- a) Government signs
- b) Traffic control signs
- c) Signage to regulate hunting or trespassing on private property
- d) Real estate signs
- e) Signs containing traffic or pedestrian controls
- f) Address signs
- g) Election signs
- h) Memorial signs
- i) Construction signs – permitted on a temporary basis
- j) Agricultural related sign – permitted on a temporary basis

