



Bylaw No. 2008-66

Disclaimer:

This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.

Office Consolidation

THE DEVELOPMENT APPLICATION FEE BYLAW, 2008

Bylaw No. 2008-66

Including Amendments to September 25, 2024

This Bylaw has been consolidated under the authority of the City Clerk. It represents proof, in absence of evidence to the contrary of:

- a) the original bylaw and of all bylaws amending it; and**
- b) the fact of passage of the original and all amending bylaws.**

AMENDMENTS

DATE PASSED

Bylaw No. 2011-2

January 11, 2011

Bylaw No. 2011-48

August 22, 2011

Bylaw No. 2012-14

February 21, 2012

Bylaw No. 2013-82

November 25, 2013

Bylaw No. 2020-28

July 29, 2020

Bylaw No. 2021-30

April 28, 2021

Bylaw No. 2022-50

October 12, 2022

Bylaw No. 2024-58

September 25, 2024

BYLAW NO. 2008-66

THE DEVELOPMENT APPLICATION FEE BYLAW, 2008

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The authorization for this Bylaw is Section 17 and Section 51 of *The Planning and Development Act, 2007*.
- 2 Except as otherwise specifically stated, any term used in this Bylaw shall have the same meaning as ascribed to such term in *The Regina Zoning Bylaw, 2019*.
(#2022-50, s. 4, 2022)
- 3 The City shall charge fees in relation to development applications as set out in the attached Appendix "A".
(#2022-50, s. 4, 2022)
- 4 Notwithstanding section 3, the Development Officer is authorized to waive fees applicable to a development application in accordance with the attached Appendix "B".
(#2022-50, s. 4, 2022)
- 5 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 3RD DAY OF NOVEMBER 2008.

READ A SECOND TIME THIS 3RD DAY OF NOVEMBER 2008.

READ A THIRD TIME AND PASSED THIS 3RD DAY OF NOVEMBER 2008.

P. FIACCO
Mayor

J. SWIDNICKI
City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 2008.

City Solicitor

Appendix "A"

PROPOSED 2011 PLANNING AND SUSTAINABILITY FEE SCHEDULE	
ZONING ADMIN FEES	PROPOSED FEE
Building Siting Certificate	\$140.00 + \$7.00 GST = \$147.00
Portable Sign Permit	\$44.00
Permanent Sign Permit	\$260.00
NEW Permanent Sign Permit - Video	\$500.00
Wall Sign Encroachment	\$220.00 + \$11.00 GST = \$231.00
Projecting Sign Encroachment	\$320.00 + \$16.00 GST = \$336.00
Minor Variance	\$50.00
Zoning Certification Letter	\$140.00 + \$7.00 GST = \$147.00
Zoning Appeal	\$50.00 [∞]
DEVELOPMENT APPLICATION FEES	PROPOSED FEE
Discretionary Use	Standard - \$2,500.00* Complex - \$5,000.00*
Zoning Amendment	Minor - \$3,500.00* Major - \$5,400.00*
Contract Zone	Standard - \$3,500.00* Complex - \$6,400.00*
Discretionary Use and Zoning Amendment	<i>See Note ** Below</i>
Official Community Plan Amendment	Minor - \$3,500.00 Major - \$5,400.00
Subdivision Application	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
Subdivision Re-approval	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
Leasehold Parcel Approval	\$230.00
Concept Plan Approval	\$49,900.00*
Concept Plan Amendment	\$16,600.00*
Minor Concept Plan Amendment	\$5,400.00*
Condominium Application	
Bare Land	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
New Development or Non-Residential Conversion	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
Residential - Condominium Conversion	<i>TBD - New Condominium Conversion Policy</i>
Closure Application	\$1,450.00
Severance Application	\$1,000.00 Examination Fee + \$100 per Lot
Additional Public Notification Signage	\$248.00
Supplemental Fees	
Advertising Fee	A cost recovery fee will be charged based on current Leader Post pricing.
Heritage Permits – Third- Party Review Costs	A cost recovery fee will be charged based on costs incurred by the City for consulting services related to the preparation of heritage evaluation and heritage impact assessment reports.
Site Servicing Capacity Check Fee	\$1,100.00
APPLICATION FEES	PROPOSED FEE
Properties with two to four units	\$1,600.00
Properties with five to 50 units	\$2,500.00
Properties with over 50 units	\$3,400.00
[∞] Maximum fee permitted under Provincial legislation	

* One Public Notification Signage Fee Included

** Multiple Applications - for any combination of OCP Amendment, Subdivision, Zoning Amendment or Discretionary Use, the total fees will be reduced by 25%

(#2011-2, s. 2, 2011; #2011-48, s. 2, 2011; #2012-14, s. 40, 2012, #2013-82, s. 2, 2013, #2021-30, s.3, 2021, #2024-58, s. 4, 2024)

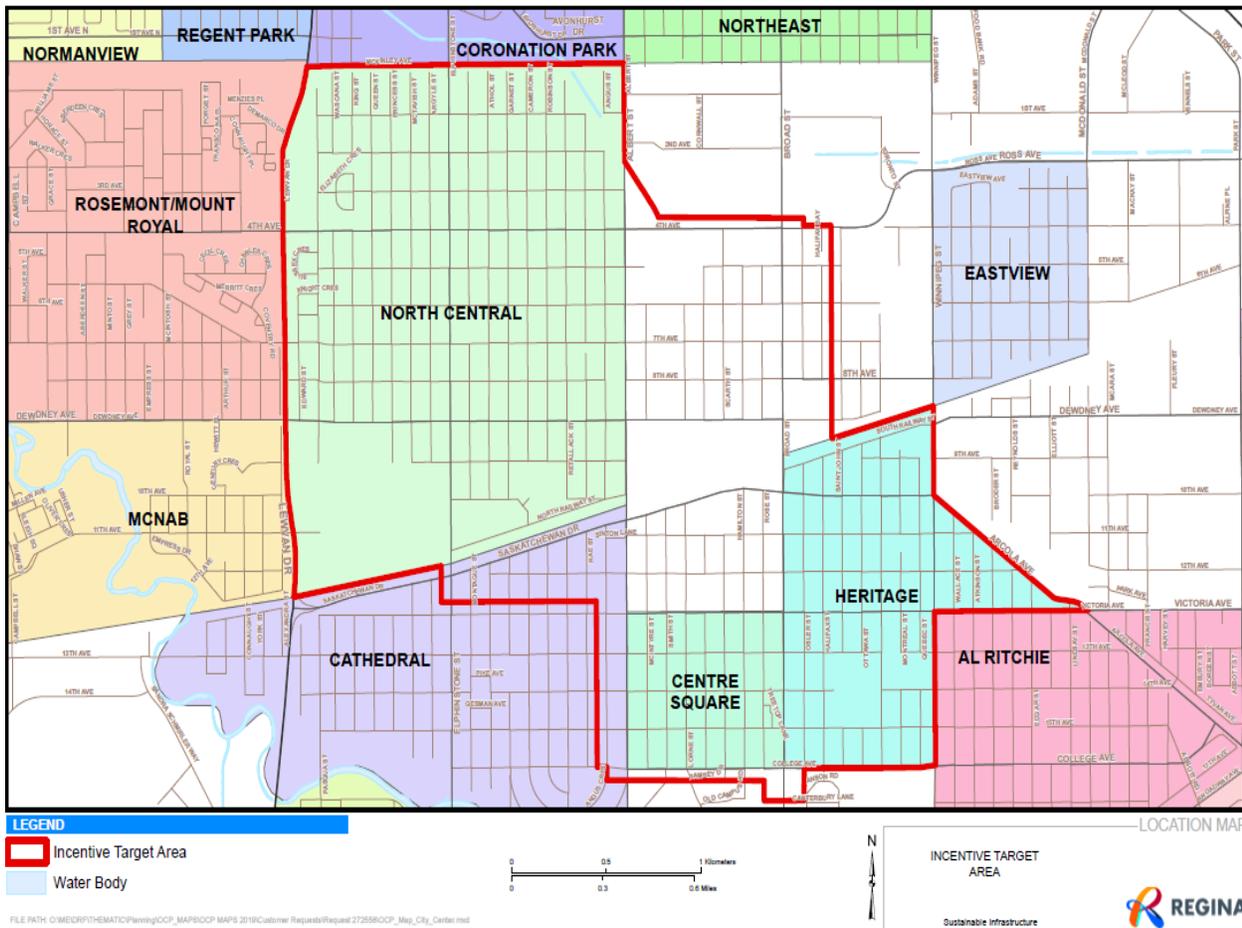
Appendix “B”

Waiver of Fees Related to Intensified Development In the City Centre, Heritage, North Central

1. The Development Officer may waive the charging of development application fees in relation to any official community plan amendment, discretionary use and zoning amendment application(s) that meet the following requirements:
 - (a) the subject property of the application is within the boundaries of the City Centre, Heritage or North Central as shown in Figure B.1;
 - (b) for an official community plan amendment application, the proposed amendment is required to allow an applicant to make an application that complies with clause (c) or (d);
 - (c) for a zoning amendment application, the application must not be solely for a textual amendment to *The Zoning Bylaw, 2019* and must propose rezoning a property(ies) to a different zone that supports higher intensity land uses that will facilitate intensification opportunities on the property(ies); and
 - (d) for a discretionary use application, the proposed development must result in intensification of the property(ies) by either:
 - (i) adding a net gain of at least one additional dwelling unit for land uses within the Dwelling land use class; or
 - (ii) adding a net gain of at least 10 square metres of gross floor area for any land uses that do not fall within the Dwelling land use class.

(#2022-50, s. 5, 2022)

Figure B.1 – City Centre, Heritage and North Central



For specific details or clarifications, the City maintains a Geographic Information System Map that it will utilize to confirm where the lands are located, such determination shall remain at the City's sole discretion.

ABSTRACT

BYLAW NO. 2008-66

THE DEVELOPMENT APPLICATION FEE BYLAW, 2008

PURPOSE: To bring forward a fee bylaw that covers all planning related fees.

ABSTRACT: This Bylaw consolidates all planning related fees into one schedule.

STATUTORY
AUTHORITY: Sections 17 and 51 of *The Planning and Development Act, 2007*

MINISTER'S
APPROVAL: N/A

PUBLIC
HEARING: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

PUBLIC NOTICE: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

REFERENCE: City Council Meeting, October 6, 2008, CR08-123

AMENDS/REPEALS: N/A

CLASSIFICATION: Regulatory

ORIGINATING
DEPARTMENT: Planning and Sustainability Department and Planning and Development Division