

THE CORPORATION OF THE CITY OF FERNIE

BYLAW NO. 2008

A Bylaw to charge fees for applications under Part 26 (Planning and Land Use Management) of the Local Government Act, subdivision applications and other fees relative to land use

WHEREAS the Council of the City of Fernie deems it desirable to update the fees charged for applications under Part 26 (Planning and Land Use Management) of the Local Government Act, subdivision applications and other fees relative to land use;

NOW THEREFORE, the Municipal Council of the Corporation of the City of Fernie in open meeting assembled enacts as follows:

1. This Bylaw may be cited as the "*Development Applications Fees Bylaw No. 2008, 2005*".
2. Upon application a fee shall be paid to the Corporation of the City of Fernie, in accordance with the following Schedule "A":

Schedule "A"

Zoning and Official Community Plan fees:

Zoning Amendment or Official Community Plan Amendment Application fee	\$1000.00*
Plus, \$50.00 per dwelling unit or parcel in excess of 4 dwelling units or parcels	

Combined Zoning and Official Community Plan Amendment Application fee	\$1500.00*
* 50% of application fee refunded if withdrawn or denied before public hearing is advertised	
Comprehensive Development Zone- application for assignment of sub-zone	\$1000.00

Development Permits:

New construction, renovations and additions over \$50,000.00	\$750.00
Renovations, construction and additions \$3,000.00- \$50,000.00	\$375.00
Renovations, construction and additions under \$3,000.00	\$ 20.00
Minor amendment to an existing Development Permit	\$200.00
Development Variance Permit	\$500.00
Development Variance Permit, in conjunction with a Development Permit	\$200.00
Development Permit in a watercourse development permit area, one lot, for one single family or one duplex housing unit	\$200.00
Development Permit in a watercourse development permit area – all others except for rehabilitation or restoration projects	\$375.00

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Development Permit in a watercourse development permit area, for restoration or rehabilitation projects conducted by individuals or groups, solely for improvement projects	no fee
Development Permit in a hazard lands development permit area-one lot, for one single family or one duplex housing unit	\$200.00
Development Permit in a hazard lands development permit area, all areas other than a single lot for construction of one single family or one duplex housing unit	\$375.00
Subdivision Fees:	
Application fee	\$250.00
Plus, \$100.00 per new lot created	
Strata Conversion, first strata lot	\$700.00
Each additional lot applied for	\$100.00
Phased Strata Plan approval fee, each phase	\$100.00
Plan re-approval fee	\$ 50.00
Preliminary Subdivision Layout approval renewal fee	\$100.00
Strata Plan Form P or supplement forms or plans requiring Approving Officer's signature, new or resubmission	\$100.00
Sundry:	
Road Closure application fee	\$1500.00
(applicant must pay, in addition, all survey, advertising and actual costs associated with the Road Closure)	
Board of Variance Application fee	\$200.00
Land Use Information letters	\$50.00

3. Notwithstanding the fee schedule above, where an applicant has paid a fee for a Zoning or Official Community Plan amendment and thereafter the applicant withdraws the application, or Council determines not to proceed with the application prior to scheduling the Public Hearing, then in either case the applicant shall be entitled to a refund of 50% of the fee actually paid.
4. Schedule B-2 of Bylaw No. 1706 cited as *Land Use Application Procedures and Fees Bylaw* is hereby repealed.

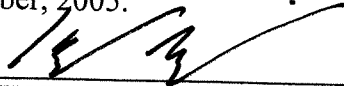
Introduced and read a first time this 8th day of August, 2005.

Read a second time this 8th day of August, 2005.

Read a third time this 12th day of September, 2005.

Re-read a third time as amended this 26th day of September, 2005.

Finally passed and adopted this 11th day of October, 2005.



MAYOR



CLERK

I hereby certify the foregoing to be the original
Bylaw No. 2008