



Rural Municipality of McKillop No. 220

BYLAW NO. 457/2025

A BYLAW TO ESTABLISH PLANNING AND DEVELOPMENT FEES

WHEREAS Section 51(1) of *The Planning and Development Act, 2007* authorizes a council to prescribe, by bylaw, fees for the application, review, advertising, and issuance of development permits, discretionary use approvals, minor variances, zoning bylaw amendments, servicing agreements, and subdivision applications;

AND WHEREAS the Council of the Rural Municipality of McKillop No. 220 (the “RM”) desires to establish fair and transparent fees that reflect the cost of providing planning and development services;

NOW THEREFORE the Council of the Rural Municipality of McKillop No. 220, in the Province of Saskatchewan, enacts as follows:

1. Title

This bylaw may be cited as the *Planning Fee Bylaw*.

2. Purpose

The purpose of this Bylaw is to prescribe fees related to planning and development services under *The Planning and Development Act, 2007*, including development permits, discretionary use approvals, variances, amendments to bylaws, and subdivision processing.

3. Application of Fees

1. All applicable fees under this bylaw shall be paid at the time of application submission.
2. Fees are non-refundable once processing has begun.
3. No application shall be processed or approved until all required fees are paid in full.

4. Development Permit Fees

1. There shall be no fee for accessory buildings to an agricultural use.
2. The following processing fees shall apply:
 - **Permitted Principal Use** – \$100
 - **Permitted Accessory Use** – \$100
 - **Sign Permit** – \$75

5. Discretionary Use Application Fees

Where a person applies to Council to consider a discretionary use application, the following fees shall apply:



| Category | Description / Examples | Fee |
|-----------------------|--|----------------|
| Basic | Minor home-based businesses, small accessory uses not requiring notice or public hearing | \$200 |
| Standard | Bed & Breakfasts, Agricultural Tourism, Garden Suites, Non-Farm Residential, Agricultural Accessory Residence, Commercial Accessory Use, Animal Kennel, Guest Cottage, Mobile Home | \$500 |
| Complex | Discretionary uses not listed as Basic or Standard that may require review or conditions | \$1,500 |
| Highly Complex | Intensive Livestock Operations, Airports, Solid/Liquid Waste Disposal, Dwelling Groups, PMUs, Large Renewable Energy Systems, Mineral/Resource Development | \$4,000 |

6. Zoning Bylaw and Official Community Plan Amendments

1. **Text Amendments** – \$600
2. **Map Amendments (Rezoning):**
 - Minor (1–2 lots): \$500 + \$20 per lot
 - Major (3+ lots or significant zoning change): \$1,500 + \$20 per lot
3. Where an application involves both text and map amendments, the applicable fees shall be cumulative.

7. Subdivision Fees

1. **Subdivision Application (Processing Fee):**
 - Basic (1–2 lots): \$500
 - Multi-Parcel (3+ lots): \$1,500 + \$50 per lot over 3
2. Fees are in addition to any levies or servicing costs required under a Servicing Agreement.
3. No subdivision shall be approved until all fees and required servicing levies have been paid or secured to the satisfaction of Council.

8. Minor Variance Fee

- A fee of **\$150** shall apply to all minor variance applications, in addition to other applicable fees.

9. Advertising and Public Notice Costs

1. The applicant shall be responsible for the full cost of all required public notices and advertising.
2. These costs include but are not limited to notices for:
 - Discretionary Uses



- Minor Variances
 - Zoning Bylaw or OCP Amendments
3. The Development Officer shall not issue approvals until all advertising costs are reimbursed to the RM.

10. Detailed Review and Professional Costs

1. Where an application requires specialized review, legal services, professional planning, or engineering services, the applicant shall be responsible for all additional costs incurred by the RM.
2. These costs shall be invoiced at actual cost and must be paid prior to final approval.

11. Servicing Agreement Fees and Levies

1. In addition to application and processing fees, servicing agreement fees and subdivision levies may apply as set out in Council's *Subdivision Fees Policy (PD-2025-01)*.
2. Such levies are intended to recover a portion of the capital cost of providing or upgrading infrastructure that directly or indirectly serves the proposed subdivision.
3. Levies shall be applied through a Servicing Agreement authorized under Sections 172–176 of *The Planning and Development Act, 2007*.

12. Effective Date

This Bylaw shall come into force and take effect upon the date of its third and final reading.

Read a first time this 18 day of November, 2025

Read a second time this 27 day of January, 2026

Read a third time and adopted this 27 day of January, 2026

Reeve: 

(SEAL)

Administrator: 



Schedule "A" — Planning Fee Schedule

Rural Municipality of McKillop No. 220

Planning Fee Bylaw No. 457/2025

| Application Type | Description / Examples | Fee |
|--|--|------------------------|
| Development Permits | | |
| • Permitted Principal Use | New dwelling, shop, commercial, or industrial principal structure | \$100 |
| • Permitted Accessory Use | Garage, shed, deck, addition, etc. | \$100 |
| • Sign Permit | Freestanding or attached sign | \$75 |
| • Agricultural Accessory Use | Accessory buildings to an agricultural use | No fee |
| Discretionary Use Applications | | |
| • Basic | Low-impact or minor uses (e.g., small home-based business) | \$200 |
| • Standard | Bed & Breakfast, Agricultural Tourism, Garden Suite, Non-Farm Residential, Agricultural Accessory Residence, Commercial Accessory Use, Animal Kennel, Guest Cottage, Mobile Home | \$500 |
| • Complex | Discretionary uses not listed as Basic or Standard, requiring review or conditions | \$1,500 |
| • Highly Complex | Intensive Livestock Operations, Airports, Solid/Liquid Waste Disposal, Dwelling Groups, PMUs, Large Renewable Energy Systems, Mineral/Resource Development | \$4,000 |
| Zoning Bylaw & OCP Amendments | | |
| • Text Amendment | Change to wording, definitions, or standards | \$600 |
| • Map Amendment – Minor (1–2 lots) | Re-zoning of up to 2 lots | \$500 + \$20 per lot |
| • Map Amendment – Major (3 + lots) | Re-zoning of 3 or more lots or significant change | \$1,500 + \$20 per lot |
| Subdivision Applications | | |
| • Basic (1–2 lots) | Administrative review and processing | \$500 |



| Application Type | Description / Examples | Fee |
|--|---|--|
| • Multi-Parcel (3 + lots) | Processing and coordination with Community Planning | \$1,500 + \$50 per lot over 3 |
| Minor Variance Application | | \$150 |
| Advertising & Public Notice | Applicant pays full cost of required advertisements or mail-outs | At cost |
| Detailed Review & Professional Services | Legal, planning, engineering, or special meeting costs incurred by the RM | At cost |
| Servicing Agreement Fees / Levies | As set out in <i>Subdivision Fees Policy PD-2025-01</i> and applied through Servicing Agreements under The Planning and Development Act, 2007 | Per policy |

Notes

1. All fees are payable to the RM of McKillop No. 220 at the time of application.
2. Fees are non-refundable once processing has begun.
3. Advertising, public notice, and professional costs are charged in addition to application fees.
4. Subdivision servicing levies are separate from application fees and are applied through Servicing Agreements.