



## Frequently Asked Questions about Planning Fees

### **Why are my fees going up?**

#### *Planning Application Fees:*

In 2021, Corman Park hired a consultant to undertake a study to update the planning application fees, subdivision servicing fees and the need for a development levy framework. The application fees were last updated in 2019. Through the consultant's report it was found that the current application fees cover between 12% and 100% of the actual municipal cost for review and approvals, depending on the type of application. In most cases 100% cost recovery is recommended by the consultant to cover the total municipal cost for review, advertising, enforcement, regulation, and approvals of various planning applications. Where the current application fee is not sufficient for cost recovery, fee increases were recommended by the consultants and approved by R.M. Council.

#### *Subdivision Servicing Fees:*

Subdivision servicing fees go toward expanding Corman Park's infrastructure which is needed to support a growing municipality. Subdivision servicing fees are one type of development charge enabled in the Act as a financing or cost recovery tool for municipalities to provide roadways, potable water, wastewater, drainage and stormwater management and provision of parks and recreation which directly or indirectly serves a proposed subdivision or development. In Corman Park subdivision servicing fees were reviewed by the consultant to reflect the cost of eligible capital projects identified in the 10-year Corman Park Capital Plan. To ensure that there is adequate funding to support the infrastructure needs of growth, the consultant recommended increases in the servicing fees to ensure adequate cost recovery for the R.M. The R.M.'s subdivision servicing fees were last reviewed in 2014.

### **What are the new fees?**

For Planning Application fees – See Table 1. Below on Page 4

For Subdivision Servicing fees – See Table 2. Below on Page 4

### **When are fees going up?**

The new planning application fees have been in effect since June 20<sup>th</sup>, 2023.

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## **In addition to the initial application fee, what other expenses should I expect?**

Applicants will be solely responsible for all costs associated with:

- *Discretionary use:*
  1. All costs associated with satisfying Council's public notification policy (i.e., Public Notification mailouts to all landowners within a 1.6-kilometre radius of the subject property.)
  2. ISC Interest Registration Fees (Usually \$55.00 per agreement, per title, if we are required to register any agreements on the title of the property)
  3. SAMA re-assessment fee: \$25
- *Official Community Plan and/or Zoning Bylaw map amendments (including rezoning and/or P4G District Official Community Plan Land Use Map amendments):*
  1. All costs associated with satisfying Council's public notification policy (i.e., Public Notification mailouts to all landowners within a 1.6-kilometre radius of the subject property.)
  2. Advertising - this cost is generally between \$400 to \$800. To advertise the rezoning in the local Clark's Crossing Gazette for a two-week period.
  3. ISC Interest Registration Fees (Usually \$55.00 per agreement, per title, if we are required to register any agreements on the title of the property.)
  4. SAMA re-assessment fee: \$25
- *Development Permit:*
  1. ISC Interest Registration Fees (Usually \$55.00 per agreement, per title, if we are required to register any agreements on the title of the property.)
  2. SAMA re-assessment fee: \$25
- *Subdivision - visit our [Subdivision](#) page for more information:*
  1. Hiring a surveyor
  2. Application to Community Planning for subdivision
  3. Municipal Reserve costs

## **I want to create two new parcels off my land at the same time. What are my fees?**

Planning Application Fees are charged on a per application basis. If an application requires the rezoning of two parcels at once it likely can be reviewed as one application. [Contact the Planning Department](#) for more information.

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## How long will it take to process my application?

- We have heard that processing and response times are top concerns from our ratepayers and others who do business in Corman Park. Here are the typical timelines you can expect:
  1. **Development Permits** – where new construction **is not** being proposed, a Development Permit may be issued within ten (10) business days of receiving a complete application. Where new construction is being proposed, the process to obtain a Building Permit is also required.
  2. **Building Permit** – generally within 3-4 weeks of receiving a completed application. Allow for more time during peak construction periods.
  3. **Discretionary Use Applications** – generally within 45-60 days of receiving a completed application. Time is provided to receive and address written concerns raised by ratepayers, and a report is presented to R.M. Council on behalf of the applicant at its next regularly scheduled meeting.
  4. **Bylaw Text Amendments** – depends on the scale of the request. Please contact the [Planning Department](#) for more information.
  5. **Bylaw Map Amendments** – a rezoning process usually takes between 45-60 days depending on the complexity of the application and scheduled Council meeting dates. Applications that require the submission of a Comprehensive Development Review (CDR) typically take upwards of 90 days due to the additional information review period. Ministerial approval on the bylaw can take approx. 4-8 weeks after the R.M. process.

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**Table 1. Summary of Old vs. New Planning Application Fees**

Application Type	Development Permit – Permitted Uses	Development Permit - Discretionary Uses	Single Parcel Map Amendment - AG Only	Single Parcel Map Amendment - Other***	Map Amendment - Multi-Parcel	Minor Variance	Zoning Compliance Certificate	Consolidation	Subdivide and Parcel Tie Removal	Development Appeals
<b>Current Fees</b>	\$ 125	\$425 or 775**	\$ 400	\$ 550	\$ 1,525	\$ 125	\$ 75	\$0	See Note****	\$300
<b>New Fees as of June 20<sup>th</sup>, 2023*</b>	\$ 215	\$ 780	\$ 630	\$ 2,500	\$ 4,500	\$ 200	\$ 78	\$0	See Note**** *	\$300

**Table 2. Old vs. New Subdivision Servicing Fees**

Subdivision Type	Residential, existing yard site	Residential, no existing yard site	Non-residential
<b>Current Fees</b>	\$0	\$6560 per lot being created	\$10,560 per lot
<b>New Fees</b>	\$0	\$8,505 per lot being created	\$13,818 per ha of developed area
<b>as of June 1<sup>st</sup>, 2023*</b>			