

DISTRICT OF WELLS

BYLAW #11

A Bylaw to impose application and permit fees and the forms required with respect to Part 26 of the Municipal Act.

WHEREAS the District of Wells, by way of Letters Patent, is authorized to vary the use of Zoning Bylaw No. 1000 and Official Community Plan Bylaw No. 225 of the Cariboo Regional District as they pertain to those properties within the boundaries of the District;

AND WHEREAS the Council shall, under Section 895 of the Municipal Act, define procedures under which an owner of land may apply for an amendment to the plan or bylaw or for the issuance of a permit;

AND WHEREAS the Council may impose application fees to cover the initiation of changes to plans or bylaws as specified under Part 26 of the Municipal Act;

NOW THEREFORE the Council of the District of Wells in open meeting assembled enacts as follows:

1. This Bylaw may be cited as "Development Approval Application and Fees Bylaw #11 of 1999;
2. This Bylaw shall apply to amendments to:
 - a) an official community plan;
 - b) a zoning bylaw;and issuance of:
 - c) a permit for the 1930's mining town development permit area;
 - d) a development variance permit;
 - e) a temporary industrial or commercial use permit;
3. Application for an amendment or a permit shall be made by the owner of the land involved or by a person authorized, in writing, by the owner. Applications shall be made on the Development Application Form with applicable Project Information Form, all duly completed, as set out in the forms attached hereto as Schedule "B";
4. Completed applications shall be delivered to the District accompanied by the application fee total as set out in Schedule "A" attached hereto;
5. Every application shall be processed by the District Clerk or designate, who shall present a report to Council for its consideration. The report shall contain a copy of the application along with a report on the proposed amendment, security and work required from the applicant and a staff recommendation;

6. the Council may, upon receipt of the report under Section 5 of the Bylaw:
 - a) authorize the issuance of the permit by resolution;
 - b) authorize staff to prepare an amendment to the Zoning Bylaw and/or Official Community Plan Designation Bylaw for first/second reading;
 - c) request further information or an amendment to a portion of the application;
 - d) refuse to authorize the permit or bylaw amendment.
7. Where an application has been refused by the Council, the District Clerk shall notify the applicant in writing within fifteen (15) days immediately following the date of refusal and shall give reasons for refusal and shall have the District Accounting Department prepare a refund of a portion of the application fee in the percentage noted in Schedule "A" attached hereto;
8. Subject to Section 895(3) of the Municipal Act, re-application for an amendment or permit that has been refused by the Council shall not be considered within a six (6) month period immediately following the date of refusal.

READ A FIRST TIME this 6th day of April 1999

READ A SECOND TIME this 6th day of April 1999

READ A THIRD TIME this 6th day of April 1999

FINALLY ADOPTED this 20th day of April 1999.

signed by: Joseph Jourdain, Mayor

and by: Doug Ruttan, Clerk

Registered in the office of the Inspector of Municipalities this 28th day of July, 1999

Municipal Clerk

SCHEDULE "A"

TO BYLAW #11 of DISTRICT OF WELLS

Application Type	Fees	GST	TOTAL
Rezoning	\$650.00	\$45.50	\$695.50
OCP / Rezoning	\$750.00	\$52.50	\$802.50
Development Permit	\$10.00	\$.70	\$10.70
Development Variance Permit	\$60.00	\$ 4.20	\$64.20
Temporary commercial/industrial permit	\$300.00	\$21.00	\$321.00

Refunds

1. Application fees for Zoning and/or Official Community Plan amendments will be refunded as follows:

Prior to Preparation of Planning Report	100%
Prior to Consideration of First and Second Readings	100% less \$150.00
Prior to Notification of Public Hearing/Meeting being set	100% less \$250.00
After the Public Hearing/Meeting being set	No refund

2. Development Permit and Development Variance Permit applications will be refunded as follows:

Prior to Preparation of Planning Report	100%
Prior to Consideration of Council	100% less \$20.00
Following Refusal of Council	No Refund

3. Application fees for Temporary Commercial / Industrial Permits will be refunded as follows:

Prior to Preparation of Planning Report	100%
Prior to Notification and Mail-out	100% less \$50.00
Prior to Consideration of Council	100% less \$200.00
Following Refusal of Council	No Refund