

THE CORPORATION OF THE TOWN OF
NEW TECUMSETH

BY-LAW

Number 2007-230

“PLANNING FEES BY-LAW”

Being a by-law to prescribe a tariff of fees
for processing applications in respect to planning matters

WHEREAS Section 69(1) of the Planning Act, R.S.O. 1990 as amended, provides that the Council of a Municipality may by by-law establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost of the municipality and of the committee of adjustment constituted by the Council of the Municipality in respect of the processing of each type of application provided for in the tariff;

AND WHEREAS the Municipal Council of the Town of New Tecumseth deems it necessary to adopt a new by-law respecting planning fees;

NOW THEREFORE the Council of the Corporation of the Town of New Tecumseth hereby enacts as follows:

1. That the tariff of fees as set out in the Attached Schedule A to this By-law be and are hereby prescribed for the processing of applications made in respect of those types of planning matters as set out on Schedule A.
2. Planning applications received by the Town of New Tecumseth prior to December 10, 2007, shall be subject to the tariff of fees in effect on the date the application was received by the Town of New Tecumseth with the exception that applications for plans of subdivision not draft approved as of December 10, 2007 shall also be subject to the fees payable at draft plan approval which shall apply notwithstanding the date on which the application was received by the Town as set out in this by-law.
3. That this by-law shall be cited as the “Planning Fees By-law”.
4. That this by-law shall come into force and take effect on the date of final passing thereof.
5. This by-law shall repeal By-law 2004-073, as amended by By-law 2004-092 and 2005-032.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 10TH DAY OF DECEMBER, 2007.

MAYOR

CLERK

Schedule "A" to Planning Fees By-law 2007-230

<u>APPLICATION TYPE</u>	<u>BASE FEE</u>
MINOR VARIANCE	\$ 700.00
CONSENT	\$ 1500.00
Revision to conditions of decision requested by applicant	\$ 200.00
OFFICIAL PLAN AMENDMENT	\$7000.00
ZONING BY-LAW AMENDMENT	\$7000.00
Temporary Use	\$1500.00
Garden Suite	\$1500.00
Lift H Holding Symbol	\$ 500.00
SITE PLAN	
Base Fee for all applications	\$ 2500.00
Plus	
a) Commercial/Office	\$ 0.80/m ² GFA
b) Industrial/Office/Institutional	\$ 0.50/m ² GFA
c) Residential	\$ 100/unit
d) or if units previously paid in subdivision application	\$ 30/unit
PART LOT CONTROL EXEMPTION BY-LAW	\$1500.00
PLAN OF CONDOMINIUM	
Base Fee	\$6900.00
Plus	
On submission of application	
a) Residential	\$20/unit
b) Industrial/Commercial	\$50/ha
PLAN OF SUBDIVISION	
Base Fee	\$6900.00
Plus	
On Submission of Application	
a) Single, Semi Townhouse units and Multi-unit Blocks	\$50.00/unit
b) Commercial	\$500.00/ha
c) Industrial	\$125.00/ha
d) Institutional	\$125.00/ha
Upon Draft Plan Approval	
a) Single, Semi Townhouse units and multi unit blocks	\$50.00/unit
b) Commercial	\$500.00/ha
c) Industrial	\$125.00/ha
d) Institutional	\$125.00/ha
<u>All Plans of Subdivision</u>	
Revision to Draft Plan, requiring circulation	\$1000.00
Revision to Condition(s) of Draft Approval	\$1000.00
Extension of Draft Approval	\$1000.00
Registration of Each Phase	\$ 500.00
Referral of a Plan to the Ontario Municipal Board	\$ 150.00

Schedule "A" to Planning Fees By-law 2007-230

Development Engineering Fees

Subdivision Engineering Review	3.0% of the estimated cost to construct the municipal services plus the cost of external consultants to assist in the review of the engineering submission. The Engineering Fee shall be paid in two installments. The first 1.0% instalment is due in conjunction with the application to process the engineering component of the plan of subdivision. This initial instalment is non refundable should the applicant not wish to proceed with the development. The payment of the second 2.0% instalment shall be included as a condition of the subdivision agreement and due prior to final approval of the plan. The engineering fee shall be adjusted prior to issuance of guaranteed maintenance based on the actual certified cost of the municipal services if the fee variance is greater than \$500.
--------------------------------	--

Amending Agreement	\$1,000.00
--------------------	------------

Model Home Agreement	\$1,000.00
----------------------	------------

Earthworks Agreement	\$3,000.00
----------------------	------------

Pre-servicing Agreement	\$3,000.00
-------------------------	------------

Development Agreement (Simple) – does not include the extension of municipal water or municipal sanitary sewer	\$1,000.00
--	------------

Development Agreement (Complex) – includes the extension of municipal water and/or municipal sanitary sewer	\$4,000.00
---	------------

1. All Base Fees are payable at the time of submission of the application unless otherwise noted.
2. Fees payable upon draft plan approval shall apply notwithstanding the date of the submission of the plan of subdivision application.
3. The cost of peer reviews required for the processing applications where resources outside of Municipal Staff are required for the review of the application shall be charged to the applicant, in addition to the Base Fee and the applicant shall provide the Town with a deposit in the amount of \$2,500.
4. Where agreements are to be registered on title, the costs associated with the registering of the agreement on title and the costs of the Town's legal review of the agreement are in addition to the Base Fee and shall be paid by the applicant prior to the execution of the agreement by the Town and the applicant shall provide the Town with a deposit in the following amounts:

Subdivision Agreement	\$5,000
Site Plan Agreement	\$2,500
Consent Agreement	\$1,500

Schedule "A" to Planning Fees By-law 2007-230

5. All monies paid as a deposit for subdivision, site plan and consent agreements and peer review shall be considered as a deposit on account, from which expenses incurred in processing the agreement including but not limited to legal review, registration on title and consultant review and expenses, will be invoiced to the applicant.
6. Copies of third party invoices and a Town invoice will be forwarded to the applicant with payment due to the Town within 30 days. Any unpaid Town invoices will result in interest charges in accordance with the Town's Interest By-law.
7. Upon completion of the matter for which the deposit is being held by the Town, the applicant shall make a written request to the Chief Financial Officer/Treasurer for refund of the balance of the deposit. The applicable department head shall authorize the release of the deposit or portion thereof and forward same to the Finance Department for processing.
8. Fifty percent of the required application fees submitted in respect of an Official Plan or Zoning Amendment application may be refunded if the application is withdrawn prior to it having been scheduled for a public meeting. Notice of the withdrawal shall be in writing to the Manager of Planning and shall be signed by the applicant.
9. One hundred percent of the required application fees submitted in respect of a consent or minor variance may be refunded if the application is withdrawn prior to it having been scheduled for a committee of adjustment meeting. Notice of the withdrawal shall be submitted in writing to the Secretary, Committee of Adjustment and shall be signed by the applicant."

NOTE: The cost of peer reviews required for processing applications where resources outside of Municipal Staff are required for the review of the application shall be charged to the applicant, in addition to the Base Fee.