

THE CORPORATION OF THE TOWN OF
NEW TECUMSETH

BY-LAW

Number 2016-147

“PLANNING/ENGINEERING FEES BY-LAW”

A by-law to amend the tariff of fees
for processing applications in respect of planning and engineering 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 Council of The Corporation of the Town of New Tecumseth passed By-law No. 2016-033 on March 21, 2016 to prescribe a tariff of fees for processing applications in respect of planning and engineering matters;

AND WHEREAS the Council of the Corporation of the Town of New Tecumseth deems it necessary to amend By-law No. 2016-033 respecting engineering fees;

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

1. That the Planning/Engineering Fees be reviewed annually.
2. That Schedule A to By-law 2016-033 be amended by:
 - a) Revising the fees related to SITE PLAN as follows:

Site Plan Application	\$6,675.00 (includes 4 submissions)
Commercial	\$2.15/m ² Gross Floor Area (GFA)
Industrial/Institutional	\$1.35/m ² Gross Floor Area (GFA)
Residential	\$175.00/unit
Additional Submission	\$1,500.00 each
Request for Site Plan Exemption	\$500.00

- b) Revising the DEVELOPMENT ENGINEERING FEES as follows:

Subdivision Engineering Review:

3.25% of the estimated costs to construct the municipal services plus the cost of external consultants and legal to assist in the review of the engineering submission. The Engineering Fee shall be paid in two (2) installments.

The first installment (1%) is due in conjunction with the application to process the engineering component of the plan of subdivision. This initial installment is non-refundable.

The payment of the second installment (2.25%) shall be included as a condition of the subdivision agreement and due prior to or upon execution of the Agreement.

The engineering fee shall be adjusted prior to the issuance of the guaranteed maintenance period based on the actual certified cost of the municipal services if the fee variance is greater than \$500.00.

Each submission after the fourth submission is subject to an additional fee of \$1,500.00.

c) Revising item 3 and 4 into one item 3 as follows:

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

Where agreements are to be registered on title, the costs associated with the registering of the agreement on title and the costs of the Towns 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.

The applicant shall provide the Town with a deposit in the following amounts:

Subdivision Agreement	\$5,000.00
Site Plan Agreement	\$2,500.00
Consent Agreement	\$1,500.00

3. That this by-law shall be cited as the "Planning/Engineering Fees By-law".
4. That this by-law shall come into force and take effect on the date of final passing thereof.
5. That this by-law shall repeal By-law No. 2016-033.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 14th DAY OF NOVEMBER, 2016.


MAYOR


CLERK

SCHEDULE "A"		
APPLICATION TYPE	BASE FEE (\$)	ADDITIONAL FEES (\$) (As applicable)
MINOR VARIANCE	900.00	
Per provision		+ 50.00
CONSENT	2,000.00	
Revision to Conditions of Decision requested by applicant:	200.00	
Retained Lands Certificate of Official Fee	150.00	
OFFICIAL PLAN AMENDMENT	12,000.00	
ZONING BY-LAW AMENDMENT	10,000.00	
Lift H Holding Symbol	2,000.00	
SITE PLAN APPLICATION (includes 4 submissions)	6,675.00	
Commercial:		+ 2.15/m ² GFA
Industrial/Institutional:		+ 1.35/m ² GFA
Residential:		+ 175.00 / unit
Additional Submission		+ 1,500.00 each
Request for Site Plan Exemption	500.00	
PART LOT CONTROL EXEMPTION BY-LAW	2,000.00	
PLAN OF CONDOMINIUM:	10,000.00	
Residential (on submission of application)		+ 20.00 / unit
Industrial / Commercial		+ 50.00 / ha
PLAN OF CONDOMINIUM EXEMPTION	6,500.00	
PLAN OF SUBDIVISION:	12,000.00	
Upon submission of Application:		
Single, Semi townhouse units and Multi-unit Blocks:		+ 60.00 / unit
Commercial		+ 500.00 / ha
Industrial		+ 125.00 / ha
Institutional		+ 125.00 / ha
Upon Draft Plan Approval:		
Single, Semi Townhouse units and multi unit blocks		+ 50.00 / unit
Commercial		+ 500.00 / ha
Industrial		+ 125.00 / ha
Institutional		+ 125.00 / ha
All Plans of Subdivision:		
Revision to Draft Plan, requiring circulation		2,500.00
Revision to Condition(s) of Draft Approval		1,000.00
Extension of Draft Approval		2,000.00
Registration of Each Phase		1,000.00
Referral of a Plan to the Ontario Municipal Board		150.00
MISCELLANEOUS		
Inactive File Carrying Fee**	500.00	
Additional Public Meetings beyond one (1)	500.00	
Deeming By-law	700.00	
New Telecommunications Facility	3,000.00	
Co-Location Telecommunication Facility	500.00	

Feed-in-Tariff (FIT) Application for Renewable Energy	2,500.00	
Urban Design Review/Addendum (Where no lift hold required)	1,000.00	
SCHEDULE "A"		
APPLICATION TYPE	BASE FEE (\$)	
DEVELOPMENT ENGINEERING FEES		
Subdivision Engineering Review:	<p>3.25% of the estimated costs to construct the municipal services plus the cost of external consultants and legal to assist in the review of the engineering submission. The Engineering Fee shall be paid in two (2) installments.</p> <p>The first installment (1%) is due in conjunction with the application to process the engineering component of the plan of subdivision. This initial installment is non-refundable.</p> <p>The payment of the second installment (2.25%) shall be included as a condition of the subdivision agreement and due prior to or upon execution of the Agreement.</p> <p>The engineering fee shall be adjusted prior to the issuance of the guaranteed maintenance period based on the actual certified cost of the municipal services if the fee variance is greater than \$500.00.</p> <p>Each submission after the fourth submission is subject to an additional fee of \$1,500.00.</p>	
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.	<p>The cost of peer reviews required for processing applications where resources outside of Municipal Staff are required for the review shall be charged to the applicant in addition to the Base Fee</p> <p>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.</p> <p>The applicant shall provide the Town with a deposit in the following amounts:</p> <table data-bbox="363 532 899 628"> <tr> <td>Subdivision Agreement</td> <td>\$5,000.00</td> </tr> <tr> <td>Site Plan Agreement</td> <td>\$2,500.00</td> </tr> <tr> <td>Consent Agreement</td> <td>\$1,500.00</td> </tr> </table>	Subdivision Agreement	\$5,000.00	Site Plan Agreement	\$2,500.00	Consent Agreement	\$1,500.00
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Consent Agreement	\$1,500.00						
4.	<p>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.</p>						
5.	<p>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.</p>						
6.	<p>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.</p>						
7.	<p>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.</p>						
8.	<p>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.</p>						
	<p>NOTES:</p> <p>GFA refers to Gross Floor Area unless otherwise noted.</p> <p>**Inactive File Carrying Fee: Any application submitted to the Town that has been inactive for more than one year.</p>						