

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 4742

A BY-LAW to establish a tariff of fees for the processing of applications made in respect of planning matters for the local municipalities and the approval authority of the United Counties of Stormont, Dundas and Glengarry.

WHEREAS Section 69 (1) of the Planning Act, R.S.O., 1990, c.P. 13, as amended, provides that the Council of a Municipality, may by by-law, prescribe 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 costs to the Municipality in respect of the processing of each type of application provided for in the tariff.

WHEREAS it is deemed desirable to prescribe a Tariff of Fees establishing a fee for the processing of applications to the Approval Authority (United Counties of Stormont, Dundas and Glengarry) outlined below and;

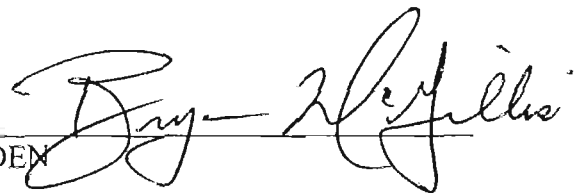
WHEREAS it is deemed desirable to prescribe a Tariff of Fees establishing fees for the processing of applications made in respect of planning matters to the local municipalities of the United Counties of Stormont, Dundas and Glengarry.

NOW THEREFORE the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That the tariff of fees for the processing of applications made in respect of planning matters be as set out in Schedule "A" to this by-law.
2. That By-law No. 4731 is hereby repealed.
3. That this by-law shall come into force and effect upon the final passing thereof.

READ and passed in Open Council, signed and sealed this 22nd day of March 2010.

WARDEN



CLERK



Schedule A to By-law 4742

Tariff of Fees

1. CONSENTS

- a) That a fee of \$500.00 for each new lot created is hereby established for consent applications to the Approval Authority.
- b) That a fee of \$500.00 for each consent application that does not create a new lot or consents for technical reasons (i.e., lot addition, right-of-way, easement, long term leases, etc.) is hereby established by the Approval Authority.
- c) That a fee of \$200.00 for the Final Consent Certificate (stamping Deeds) is hereby established by the Approval Authority.
- d) Eighty percent (80%) of the application fee shall be returned if an application is rejected by the County as being incomplete or withdrawn by the applicant prior to circulation.
- e) Upon determination by the County Planner that a technical study is required to justify a proposed consent application, the applicant shall be required to pay to the County, as a deposit, an amount equal to the estimated professional fees for the peer review of such study. Further, the applicant shall be required to reimburse the County for the actual fees and expenses of the County's peer review professional which are beyond the review of the applicant's study.

2. SUBDIVISION/CONDOMINIUM/PART LOT CONTROL BY-LAWS

a) Subdivisions

i) Initial Application Fee

- for any proposed plan of subdivision submitted to the United Counties of Stormont, Dundas and Glengarry for approval:

up to 20 developable lots/blocks/units	\$2,000.00
21 to 50 developable lots/blocks/units	\$4,000.00
More than 50 developable lots/blocks/units	\$6,000.00

ii) Notice of Application

- Municipality advertises notice of subdivision application in accordance with the Planning Act.

iii) Refund

- Eighty percent (80%) of the Initial Application Fee shall be returned if an application is rejected by the County as being incomplete or is withdrawn prior to circulation.

- | | | |
|------|---|------------|
| iv) | <u>Major Plan Revision (Re-circulation)</u> | \$1,000.00 |
| | <ul style="list-style-type: none"> • major revision to the draft plan or to the conditions of draft approval either of which require a major re-circulation | |
| v) | <u>Minor Revision or Emergency Extension</u> | \$400.00 |
| | <ul style="list-style-type: none"> • for minor revisions to the draft plan and/or draft conditions, which do <u>not</u> require major re-circulation and for each emergency extension to draft approval of not more than three (3) months | |
| vi) | <u>Draft Approval Extension (Annual)</u> | \$600.00 |
| | <ul style="list-style-type: none"> • for each extension of draft approval of not more than twelve (12) months beyond the usual three (3) years draft approval granted by the County | |
| vii) | <u>Final Approval of Subdivision Plan</u> | \$500.00 |
| | <ul style="list-style-type: none"> • for each final approval of a draft plan of subdivision or final approval of a phase of a draft plan of subdivision downloaded to the County by the Ministry of Municipal Affairs and Housing and all final approvals of a draft plan of subdivision or final approvals of a phase of a draft plan of subdivision of applications submitted for draft approval after June 15, 2009 | |
- b) Condominiums
- | | | | | | | | | |
|----------------------|---|------------------|------------|------------------|------------|----------------------|------------|--|
| i) | <u>Initial Application Fee</u> | | | | | | | |
| | <ul style="list-style-type: none"> • for any proposed plan of condominium submitted to the Corporation of the United Counties of Stormont, Dundas and Glengarry: <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-left: 20px;">- up to 20 units</td> <td style="text-align: right; padding-left: 20px;">\$2,000.00</td> </tr> <tr> <td style="padding-left: 20px;">- 21 to 50 units</td> <td style="text-align: right; padding-left: 20px;">\$4,000.00</td> </tr> <tr> <td style="padding-left: 20px;">- More than 50 units</td> <td style="text-align: right; padding-left: 20px;">\$6,000.00</td> </tr> </table> | - up to 20 units | \$2,000.00 | - 21 to 50 units | \$4,000.00 | - More than 50 units | \$6,000.00 | |
| - up to 20 units | \$2,000.00 | | | | | | | |
| - 21 to 50 units | \$4,000.00 | | | | | | | |
| - More than 50 units | \$6,000.00 | | | | | | | |
| ii) | <u>Refund</u> | | | | | | | |
| | <ul style="list-style-type: none"> • Eighty percent (80%) of the Initial Application Fee shall be returned if an application is rejected by the County as being incomplete or is withdrawn prior to circulation. | | | | | | | |

iii)	<u>Exemption</u>	\$1,000.00
	<ul style="list-style-type: none"> • for any plan of condominium submitted to the Corporation of the United Counties of Stormont, Dundas and Glengarry for exemption under Section 50 of the <u>Condominium Act</u>, R.S.O. 1990, c.C.26, as amended 	
iv)	<u>Major Plan Revision (Re-circulation)</u>	\$1,000.00
	<ul style="list-style-type: none"> • major revision to the draft plan or to conditions of draft approval either of which require major re-circulation 	
v)	<u>Minor Revision or Emergency Extension</u>	\$400.00
	<ul style="list-style-type: none"> • for minor revisions to the draft plan and/or draft conditions, which do <u>not</u> require major re-circulation and for each emergency extension to draft approval of not more than three (3) months 	
vi)	<u>Draft Approval Extension (Annual)</u>	\$ 600.00
	<ul style="list-style-type: none"> • for each extension of draft approval of not more than twelve (12) months beyond the usual three (3) years draft approval granted by the County 	
vii)	<u>Final Approval of Condominium Plan</u>	\$500.00
	<ul style="list-style-type: none"> • for each final approval of a draft plan of condominium or final approval of a phase of a draft plan of condominium downloaded to the County by the Ministry of Municipal Affairs and Housing and all final approvals of a draft plan of condominium or final approvals of a phase of a draft plan of condominium of applications submitted for draft approval after June 15, 2009 	
c)	<u>Part Lot Control By-law</u>	
i)	<u>County Planner Final Approval</u>	\$300
	<ul style="list-style-type: none"> • payable prior to the by-law being given final approval by the County. 	

d) Peer Review Deposit

i) Plan of Subdivision and Plan of Condominium

A deposit of \$1,000.00 for up to 20 developable lots/blocks and \$1,500.00 for over 20 developable lots/blocks shall be paid to the County at the time of application to cover the cost of undertaking a peer review of any technical study or studies submitted in support of an application for a plan of subdivision or plan of condominium. The deposit shall be applied to the cost of the peer review with any surplus refunded to the applicant. If the costs of peer review exceed the deposit, the applicant will be charged any additional costs incurred.

Further, the applicant shall be required to reimburse the County for the fees and expenses of the County’s peer review professionals which are beyond the review of the applicant’s technical studies (e.g., preconsultation, dispute resolution, municipal board hearings). Technical studies include, but are not limited to: hydrogeology studies, environmental impact studies, servicing options studies, traffic studies, soil studies and noise assessment studies.

3. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

a) Where an application is submitted by an applicant to a municipality;

For each site specific application pursuant to Section 21 of the Planning Act (Official Plan Amendment) - review of Application to amend Official Plan, and preparation and processing of amendment.:

Hourly rate(s) with an upset limit of \$1,000.00

ii) For each site specific application pursuant to Section 34 of the Planning Act (Zoning By-law Amendment) - review of Application to amend Zoning By-law, and preparation and processing of amendment:

Hourly rate(s) with an upset limit of \$500.00

b) Where the County Planner is asked by a local Municipality to prepare major Official Plan Amendments or Zoning Bylaw amendments or those requiring a significant amount of time, the amount to be charged for the services shall be determined by mutual agreement between the local Municipality and the County Planner.

OTHER

For all other applications made in respect of planning matters other than those specified in Section 1, the fee charged shall be in accordance with the following hourly rates according to the actual time taken to process the application by the respective staff member of the Planning Department.

- County Planner	\$60.00
- GIS Technician	\$30.00
- Administrative Assistant	\$26.00

- Ontario Municipal Board Hearing preparation and representation for all planning services - hourly rates.
- Mileage will be charged at the approved County rate.
- All Technical services will only be provided for, and upon the request of, a CAO/Clerk, Municipal Council or Planning Committee.
- All services requested and provided by Planning Department staff will require the approval of the Department Head prior to commencement of work.

b) Notwithstanding any of the foregoing, there shall be no charge for the services of The County Planner for the first day of a Planning Project or for any project lasting one day or less.

5. AMENDMENTS TO COUNTY OFFICIAL PLAN

The following shall apply to applications to amend the County Official Plan which are initiated by a private individual or person pursuant to Section 22 of the Planning Act:

- a) The application fee, effective April 1, 2010, shall be \$2000. This fee will increase January 1st each year by \$200 until 2015 at which time the fee will be \$3000. The fee charged in any given year may be reduced by \$500 where both an amendment to the County Official Plan and the Township Zoning By-law is required.
- b) The County may share the application fee with the Township, where Township staff perform some of the work to process or evaluate the application as well as provide newspaper notification for the official plan amendment, up to and including twenty five percent (25%) of the application fee indicated in Clause a).
- c) Where it is determined by the County Planner that an external technical study (or studies) is required to justify an application, the cost of such studies shall be borne by the applicant. Further, the applicant shall be required to reimburse the County for the fees and expenses related to the peer review/evaluation of studies submitted by the applicant.
- d) Where an application to amend the County Official Plan is approved by the County and where the said application is appealed to the Ontario Municipal Board, the County and the applicant shall enter into an agreement with respect to payment of the costs for any subsequent Ontario Municipal Board hearing or hearings.
- e) Eighty percent (80%) of the application fee shall be returned to the applicant if an application is rejected by the County as being incomplete or if withdrawn prior to circulation to commenting agencies. This does not pertain to any costs related to newspaper notices of public meetings.