

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Council
DATE: September 22, 2014
REPORT NO.: EPW.14.072
SUBJECT: Municipal Lands Use Permit
Bylaw and Amendment to Fees
& Charges By-Law
PREPARED BY: Reg Russwurm, Director of
Engineering and Public Works

A. Recommendations

THAT Council receive Report EPW.14.072 entitled "Municipal Lands Use Permit By-Law and Amendment to Fees & Charges Bylaw";

AND THAT Council adopt the Municipal Lands Use Permit Bylaw as presented in Attachment #3 of Report EPW.14.072;

AND THAT Council adopt the attached By-Law to Amend By-Law 2008-113, being a by-law for the imposition and collection of fees and charges for a certain municipal services and activities to include Schedule "F" as presented in Attachment #4 of Report EPW.14.072.

B. Background

On May 21, 2014 Staff presented Committee of the Whole with Report EPW.14.038 (Attachment #1 without attachments) entitled, "Municipal Lands Use Permit By-Law". Committee recommended that Council enact a Municipal Lands Use Permit By-law and that Council direct Staff to initiate the public process to amend the By-Law for Fees and Charges to include those fees and charges related to a Municipal Land Use Permit. At a meeting of Council on Monday, June 2nd the recommendation presented in Staff Report EPW.14.038 was passed as written.

On August 18, 2014 Staff held a public meeting regarding amendments to by-law 2008-113, for the imposition and collection of fees and charges for certain municipal services and activities. The proposed Schedule of Fees and Charges related to Municipal Land Use Permit within the Road Allowance (Attachment # 2) was presented for public consideration and comment. There were no comments from the public regarding the by-law amendment.

Staff are recommending that Council adopt the Municipal Lands Use Permit Bylaw as presented in Attachment #3 and the revised Schedule F of the Fees and Charges Bylaw as presented in Attachment # 4 of Report EPW.14.072.

C. The Blue Mountains' Strategic Plan

These works address the Town's Strategic Plan Goal No. 2 "Addressing the Town's Municipal infrastructure needs".

D. Environmental Impacts

None.

E. Financial Impact

As per the changes to the fees and charges By-Law

F. In Consultation With

None.

G. Attached

1. Report EPW.14.038, Municipal Lands Use Permit By-Law without attachments
2. Proposed Schedule of Fees & Charges Related to Municipal Land Use Permit within the Road Allowance
3. Municipal Lands Use Permit By-Law
4. By-law to amend Schedule "F" of the Fees and Charges By-Law

Respectfully submitted,

Reg Russwurm

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STAFF REPORT:



REPORT TO:	Committee of The Whole
MEETING DATE:	May 21, 2014
REPORT NO.:	EPW.14.038
SUBJECT:	Municipal Lands Use Permit By-Law
PREPARED BY:	Reg Russwurm, Director of Engineering and Public Works

A. Recommendations

THAT Council receive Staff Report EPW.14.038, Municipal Lands Use Permit By-Law;

AND THAT Council enact a Municipal Lands Use Permit By-law so as to regulate Works on Municipal Land where such Works might interfere with operations, maintenance and construction activities and to ensure any damage to Municipal Land and Works is remediated as provided in Attachment 1 to Report EPW.14.038 and subject to the enactment of the applicable fees and charges amending by-law;

AND THAT Council direct Staff to initiate the public process to amend the By-Law for Fees and Charges to include those fees and charges related to a Municipal Land Use Permit as provide in Attachment 3 to Report EPW.14.038.

B. Background

In response to a request by the local development industry to modify the Town's current subdivision assumption criteria, Council adopted the recommendations of the Development Template Review Committee (Committee) to adopt a 3 year maintenance period prior to Assumption by:

1. Implementing a Frontage Deposit Process via a Municipal Lands Works Permit; and,
2. Requiring a security deposit to guarantee the performance of the roads for 5 years post assumption equal to 6.5% of the capital cost of the applicable road works; and,
3. Requiring a one-time non-refundable payment for maintenance of the stormwater management system to be determined at the time of Assumption by the Director of Engineering and Public Works based on a formulation established within the Development Agreement.

Points 2 and 3 will be dealt with during the preparation of the Subdivision Agreement. To enable the collection of a frontage deposit, a by-law must be passed to establish the process and enact the fee. The Permit has been renamed to the Municipal Land Use Permit (MLUP) because it suited the purpose of the by-law better.

Municipal Land Use Permit By-Law

The purpose of this Report (EPW.14.038) is to provide background information and consider a suitable means for enacting a Municipal Lands Work Permit process that would enable a means for the Town to correct damages resulting from building construction activities via a Frontage Deposit mechanism.

To this end, a Draft MLUP by-law has been prepared in draft form and provided as Attachment 1. In essence, the by-law states that no work can be done on, under or upon Municipal Lands without a MLUP Permit and that the Permit will be in a form issued by the Director of Community Services or the Director of Engineering and Public Works as the situation warrants. The range of application is from the use of parkland, to erecting scaffolding on sidewalks, to installation of irrigation systems in the boulevard, to over-dimensional vehicles, to residents using an adjoining Town block to access their lot, and any other use of Town lands not exempted under the by-law.

When specific clauses are necessary, the Director may require the owner to enter a land occupation agreement. This agreement will outline the terms for the use of the Town land for the purpose intended such as time limits, license fee, restrictions and special insurance needs.

Although the MLUP process was initiated for the purpose of creating a Frontage Deposit to correct damages caused by building construction, upon crafting a suitable by-law Staff felt that full review of the relevant by-laws and processes related to the use of and works upon municipal lands was warranted. The proposed MLUP will replace several older by-laws that become redundant. The by-law delegates authority and flexibility to the Directors to manage the use of Public Lands.

The by-law will require those who currently have works upon or occupy Town lands to obtain a permit unless there is a pre-existing agreement in place for the use of the lands.

A owner may appeal the decision of the Director to Council whose decision will be final.

MLUP Application Forms

Upon the adoption of the MLUP By-law, the current application forms will be replaced with new forms reflecting the new enforcing by-law. As an example, the new form for Entrance Permits and to set the Frontage Deposit is provided as Attachment 2. Staff have structured the form to be filled out by the user and to determine the fee themselves. This is expected to make the process to obtain the MLUP quicker. For new house construction, the Application will be required to be submitted as part of the Building Permit Application to ensure that the Frontage Deposit is captured.

Staff will monitor the use of the various forms and will modify as necessary to find the right format that assists the users to complete the form efficiently and accurately.

Frontage Deposit Fees and Charges

Attachment 3 is a listing of the various fees that will apply to the Municipal Lands Use Permits for road allowances. The fees have been set with the goal of being cost neutral. An appropriately formatted by-law will be brought forward with the MLUP by-law to enact the assessment of these fees.

Since there will be efficiencies when an Entrance Permit is made at the same time as a Frontage Deposit is established, the fee for a combined application is lower than the sum of each.

To set an appropriate upper limit on the Frontage Deposit, the maximum combined deposit is \$5000. In the event that damage is higher than \$5000, the Town has the ability under the MLUP by-law to assign costs under section 446 of the Municipal Act to the lot owner.

Frontage Deposit Process

The Town's Building By-Law (2014-18) requires a MLUP or an exemption thereof with any application for a Building Permit to construct or demolish a building. These MLUP applications will be taken by the Town's Building Division and forwarded to Engineering.

Engineering will then undertake the following tasks:

- i. review application and return to Building ;
- ii. site visit to assess pre-construction conditions;
- iii. make periodic site visits;
- iv. review security reduction application;
- v. site visit to assess post construction damage, if any;
- vi. calculate deposit holdback to repair damage, if any;
- vii. explain reason for holdback, if any.

It is important to note that a frontage deposit will be required from owners building in un-assumed subdivisions as well as in assumed subdivisions. The reason being that it is impossible to know if a house started before assumption will be done prior to assumption. As such, the Town therefore needs to take a deposit for every house even though the Developer is responsible for any damage prior to assumption. It is not proposed that the Developers will be able to access the frontage deposit to repair damage to works within the road allowance. The practicalities of administering and justifying such a procedure are impractical. The Developer is able to retain damage deposits as they see fit as a condition of sale.

Staff Resources

The enactment of a frontage process to enable the earlier assumption of subdivisions is a level of service enhancement. Albeit the Town will collect fees that have been set to reasonably recover the cost of Staff time, Staff time is a limited resource with the current compliment.

On average, Staff feel that it will take 3 – 4 hours to administer each frontage deposit file. For the approximately 60 frontage deposit applications expected yearly, Staff time will range from 180 – 240 hours per year. Every effort will be made to combine site inspections with other activities to avoid special trips. Staff will monitor the time taken to administer this program to correct the fees based on measured time.

Since Staff do not have 180 – 240 hours of otherwise unallocated time, this program will come at the expense of other work. Engineering Staff will adjust the capital program and other work to undertake the Frontage Deposit process as envisioned. A resourcing review of the Engineering Division is expected in 2014. Consideration will be given to the time required for this initiative during that assessment.

Implementation

Upon the enactment of the MLUP by-law and the associated fees and charges by-law, Engineering Staff will consult with the Town's Economic and Communications Coordinator to prepare a rollout and communication strategy to inform builders and the general public of the new by-law and the requirements for a frontage deposit.

C. The Blue Mountains' Strategic Plan

The acceptance of this Report by Council furthers the Town Strategic Plan Goal # 6 "Providing a Strong, Well-Managed Municipal Government."

D. Environmental Impacts

None

E. Financial Impact

The implementation of a MLUP process as envisioned in this report is a service enhancement and as such requires additional resources to administer, or is accomplished at the expense of other work. It is expected that the direct cost of staff time to administer the Municipal Land Use Permit process will be recovered as much as possible through fees and charges.

F. In Consultation With

Town solicitor
Director of Community Services
Director of Finance and IT Services
Chief Building Official

G. Attached

1. Draft Municipal Land Use Permit Bylaw
2. Draft Entrance and Frontage Permit Application Form
3. Proposed Fees and Charges for Municipal Land Use Permit for road allowances

Respectfully submitted,

Reg Russwurm

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Proposed Schedule of Fees & Charges Related to Municipal Land Use Permit within the Road Allowance

Municipal Land Use Permit By-Law
Fees and Charges Related to Municipal Land Use Permit within the Road Allowance

Item #	Description	Fee (incl HST)
1	Entrance Permit Application Fee ^{1,4}	\$150
2	Entrance Permit Application Fee - paving only ^{1,4}	\$75
3	Frontage Permit Application Fee ¹	\$250
4	Letter of Opinion re entrance possibilities for land severance	\$200
5	Entrance Permit Deposit ³	\$400
6	Frontage Deposit per linear m ^{2,3}	---
	Sidewalk (concrete or asphalt) (/m)	\$150
	Curb (/m)	\$115
	Asphalt or Surface Treated Roadway (/m)	\$35
	Open Ditch (no curb) (/m)	\$25
	Culvert (any size)	\$700
	Grass Boulevard (/m)	\$25
7	Municipal Consent Application Fee (/250m of affected roadway) ⁴	\$100
8	Municipal Land Occupancy Agreement Preparation Fee	\$200
9	Municipal Land Occupancy License Fee ⁵	---
	Oversized Vehicle (yearly)	\$100
	Use of Asphalt Pavement - Arterial and Collector (/m ² /week)	\$10
	Use of Asphalt Pavement - Local (/m ² /week)	\$5
	Use of sidewalk or trail (any material) (/m ² /week)	\$5
	Use of boulevard (/m ² /week)	\$1
	Use of grassed boulevard for irrigation (/m ² /year)	\$2
	Use for private linear works (/100m/year)	\$10
10	Rural Mail Box Application Fee ⁴	\$10
11	Garbage Box Application Fee ⁴	\$10
12	Additional Site Visit Fee ⁶	\$100
13	Works done without a valid Permit	\$100
14	Security Deposit Requirements ⁷	
	< \$2,500	\$1,000
	\$2,500 - \$10,000	\$2,500
	>\$10,000	See Note 8

Notes:

- 1 Combined maximum of \$300.
- 2 Maximum frontage deposit is \$5000.
- 3 Maximum combined entrance and frontage deposit is \$5000.
- 4 There is no expiry date for the Works under this Municipal Land Use Permit.
- 5 Minimum annual fee is \$50.
- 6 Fee assessed when more than one site visit is required to review uncorrected identified deficiencies.
- 7 To correct damages related to Works under a Municipal Land Use Agreement based on the value of Public or Private Works not otherwise addressed under a Development Agreement.
- 8 \$2,500 plus 2.5% of works > \$10,000

**THE CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS**

BY-LAW NO. 2014 -

**Being a By-law to regulate the installation of works on town land and
establish a process to issue Land Use Permit**

WHEREAS Subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C. 25, (the "Act") as amended, states a municipal power, including a municipality's capacity, rights, powers and privileges of a natural person, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Sections 11 and 27 of the Act enables the council of a municipality to pass by-laws regarding highways under its jurisdiction;

AND WHEREAS Section 11 of the Act enables the council of a municipality to pass by-laws regarding culture, parks, recreation and heritage;

AND WHEREAS Subsection 110(3) of the *Highway Traffic Act*, R.S.O. 1990, C. H.8 (the "HTA"), states council of a municipality may enact a by-law providing that a permit for use of a highway under the jurisdiction of the municipality by a vehicle in excess of the dimensional or weight limits set out in the HTA may be issued by an officer of the corporation named therein;

AND WHEREAS it is deemed expedient by Council to pass a by-law so as to regulate the installation of works on town land where such works might interfere with operations, maintenance and construction activities of the Town and to ensure any damage to town land and town infrastructure is repaired.

NOW THEREFORE Council of the Corporation of the Town of The Blue Mountains does hereby enact as follows:

1. **DEFINITIONS:**

application: shall mean the application form prescribed by the Director to apply for a land use permit.

damage deposit: shall mean a sum of money paid by the owner to the Town as a condition of the issuance of a land use permit which may be used by the Town to repair any damage caused to town land during the installation of the works for which a land use permit is issued for or during the construction of any buildings or structures on the owner's land.

Director: shall mean the person holding the title of Director of Engineering and Public Works or the Director of Community Services for the Town or his or her designate, depending on the location of the buildings or structures or the proposed works on town land.

highway: shall mean a common and public highway under the jurisdiction of the Town the types of which are more particularly described in section 26 of the Act and includes a highway which has not been assumed by by-law for public use.

install: shall also mean erect, construct, reinstall, reconstruct, undertake, perform, place or store.

land occupation agreement: shall mean an agreement between the owner and the Town permitting the installation of works on town land and the encroachment on or occupation of town land by buildings, structures or works.

land use permit: shall mean a permit issued by the Director in accordance with this by-law for the installation of works on town land and the encroachment on or occupation of town land by buildings, structures or works.

licence fee: shall mean an annual fee set out in the Town's fees and charges by-law to be paid to the Town for the right for buildings, structures and works to encroach on and occupy town land in accordance with a land use permit or land occupation agreement.

order: means an order made under section 445 of the Act

owner: shall mean the person who, as the context of this by-law requires, is the owner of the works or the encroaching buildings, structures or works or the vehicle for which the land use permit is issued.

permit fee: shall mean a non-refundable fee set out in the Town's fees and charges by-law to be paid to the Town for a land use permit.

person: includes a corporation and the successors, assigns, heirs, executors, administrators and other legal representatives of a person.

staging: shall mean the placement, deposit, temporary storage, loading or unloading of equipment and materials of any kind on town land, but does not include the lawful parking of vehicles.

Town: shall mean The Corporation of the Town of The Blue Mountains.

town land: shall mean any land, owned, managed or leased by the Town and shall include, but not be limited to, parkland, public open space, public waterfront access points, highways and easements in the Town's favour and any Town owned infrastructure installed on town land.

Treasurer: shall be the person who has been appointed by by-law as the Town's treasurer.

works: shall mean any works, including but not limited to, filling, grading, drainage, culverts, driveways, berms, fencing, trees, shrubs, hedges, landscaping of any kind, property entrances, utilities, private plumbing, scaffolding, patios, planters, signage, rural mailboxes or any other object or thing.

2. No person shall install or cause to be installed, either temporarily or permanently, any works on, over or under any portion of town land, without the owner having first obtained a land use permit from the Director in accordance with this by-law.
3. No person shall encroach on or occupy town land with any buildings, structures or any works without the owner having first obtained a land use permit from the Director in accordance with this by-law.
4. No person shall undertake any staging work on town land, or deposit any snow, ice or debris of any sort from private property onto town land without having first obtained a land use permit from the Director in accordance with this by-law.
5. No person shall operate:
 - (a) steel tracked vehicles on or over any town land, or
 - (b) motor vehicles and construction equipment of any kind, excluding steel tracked vehicles, on or over town land, except the travelled part of a highway, driveways and parking areas

without the owner having first obtained a land use permit from the Director in accordance with this by-law.

6. The Director may refuse to issue or renew a land use permit if the Director decides, acting reasonably, that the installation of the works on town land or the continuing encroachment on or occupation of town land with any buildings, structures or any works will interfere with current or future use, operations, maintenance and construction activities of the Town on the town land. An owner may appeal a decision made by the Director under this section to the Town Council whose decision on the appeal shall be final.
7. In the event that the Director and the Town Council refuse to issue or renew a land use permit, or the owner fails to pay the license fee when due in accordance with the land use permit or land occupancy agreement, the owner, at its own expense,

shall remove the encroaching buildings, structures or works from the town land and restore the town land to a condition satisfactory to the Director. Failing which, the Director may make an order under section 445 of the Act requiring the owner to do this work.

8. In the event the owner has not removed encroaching buildings, structures or works from the town land and restored the town land to a condition satisfactory to the Director in accordance with an order, the Town may, at the owner's expense, remove the encroaching buildings, structures or works from the town land and restore the town land to a satisfactory condition and may recover the cost of this work, together with an administrative fee of twenty-five (25) percent of the cost of the Town's work from the owner in accordance with section 446 of the Act
9. In the event that any damage is caused to town land by the owner or its agents, contractors and employees in the installation of the works described in a land use permit or in the construction of any building or structures on the owner's land, the owner, at its own expense, shall repair any such damage and the Director may make an order under section 445 of the Act requiring the owner to do the work to repair the damage.
10. In the event the owner has not repaired damage in accordance with an order, the Town may, repair the damage at the owner's expense and may recover the cost of the repairs, together with an administrative fee of twenty-five (25) percent of the Town's cost of the repairs ("the total repair costs"), from the owner in accordance with section 446 of the Act.
11. The Treasurer is authorized to use the damage deposit to recover the whole or any part of the total repair costs owing to the Town. The Treasurer shall return to the owner any remaining balance of the damage deposit after the Town has recovered the total repair costs. Alternatively the Director may, at his or her sole discretion, direct that the whole or any part of the damage deposit be transferred into a reserve fund designated by the Treasurer to be utilized at a date determined by the Director to repair the damage.
12. The Application for a land use permit shall be in the form prescribed by the Director and be accompanied by the permit fee and, if applicable, the first year's license fee and the damage deposit as set out in the application form.
13. The Director may, as a condition of issuing a land use permit, require the owner to enter into a land occupation agreement with the Town which will require among other things that the owner pay a license fee to the Town
14. A land use permit shall expire two (2) years from the date of issuance and any associated damage deposit shall be returned less any monies that are determined to be retained to make corrective repairs in the sole opinion of the Director acting reasonably.
15. Every person who is issued a land use permit shall provide, a certificate of insurance coverage naming the Town as an additional insured party, confirmation of locating services, and records of the installed works and any other documentation that may be reasonably prescribed by the Director, and that any damage deposit associated with the land use permit shall be held until the described documentation is provided in a form satisfactory to the Director.
16. Every person who owns works installed on town land before the enactment of this by-law must obtain a land use permit for such works if required by the Director regardless of the date of installation and circumstances of the works and whether or not such works are temporary or permanent.
17. This by-law shall be administered and enforced by the Director.
18. The Director shall have the authority to prescribe:
 - (a) The classes of land use permits to be issued, including the classes which require land occupation agreements and license fees;
 - (b) The terms and conditions for land occupation agreements and for each class

of land use permit, including the expiry dates, insurance requirements and damage deposits required;

- (c) The form of the applications for the classes of land use permits; and,
- (d) The form and terms and conditions of the permit referred to in subsection 110(1) of the HTA.

- 19. The Director shall have authority to execute on behalf of the Town all land use agreements required by this by-law in a form approved by the Town’s solicitor.
- 20. The Director shall have authority to issue permits referred to in subsection 110(1) of the HTA.
- 21. This by-law is not applicable to any works which have been installed on or occupy town land in accordance with an existing agreement with the Town, or installed by a person under the authority of the laws of Ontario or Canada.
- 22. Every person who contravenes any provision of this By-law is guilty of an offence and shall, upon conviction, be liable to a fine as provided under the Provincial Offences Act.
- 23. The short form wording for the title of this By-law shall be “Land Use Permit” By-law.
- 24. Township of Collingwood By-law No. 95-29, being a By-law to prohibit or regulate the obstructing, encumbering and damaging of highways within the territorial limits of the municipality is hereby rescinded.
- 25. By-law No. 99-53, being a By-law to regulate the placing, construction and maintenance of material and objects in, on, under or over highways under Town jurisdiction is hereby rescinded.
- 26. By-law No. 2004-125, being a By-law to prohibit the deposit of ice or snow on municipal highways is hereby rescinded.

Enacted and passed this day of , 2014

.....
Ellen Anderson, Mayor

.....
Corrina Giles, Clerk

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2014 -

BEING A BY-LAW TO AMEND BY-LAW 2008-113 AS AMENDED, BEING A BY-LAW FOR THE IMPOSITION AND COLLECTION OF FEES AND CHARGES FOR CERTAIN MUNICIPAL SERVICES AND ACTIVITIES

WHEREAS in accordance with Section 391 of the *Municipal Act, 2001*, S.O. 2001, c. 25, the Council of The Corporation of the Town of The Blue Mountains considers it necessary to impose fees for services rendered under these Acts;

AND WHEREAS the Council of The Corporation of the Town of The Blue Mountains has enacted By-law 2008-113 respecting Fees & Charges;

AND WHEREAS the Council of The Corporation of the Town of The Blue Mountains deems it necessary and expedient to amend By-law No. 2008-113 as amended respecting Fees and Charges.

NOW THEREFORE the Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. THAT Schedule "F" of By-law 2008-113, as amended, be amended as per Schedule "F" attached hereto which is hereby declared to form part of By-law 2008-113, effective Monday, November 3, 2014.

AND FURTHER, THAT this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this day of 2014

Ellen Anderson, Mayor

Corrina Giles, Clerk

By-law No. 2014 -

SCHEDULE "F"

ROADS

ITEM	DESCRIPTION	FEE OR CHARGE
1.	Entrance Permit Application Fee ^{1,4}	\$150
2.	Entrance Permit Application Fee - paving only ^{1,4}	\$75
3.	Frontage Permit Application Fee ¹	\$250
4.	Letter of Opinion re-entrance possibilities for land severance	\$200
5.	Entrance Permit Deposit ³	\$400
6.	Frontage Deposit per linear m ^{2,3}	---
	Sidewalk (concrete or asphalt) (/m)	\$150
	Curb (/m)	\$115
	Asphalt or Surface Treated Roadway (/m)	\$35
	Open Ditch (no curb) (/m)	\$25
	Culvert (any size)	\$700
	Grass Boulevard (/m)	\$25
7.	Municipal Consent Application Fee (/250m of affected roadway) ⁴	\$100
8.	Municipal Land Occupancy Agreement Preparation Fee	\$200
9.	Municipal Land Occupancy Fee ⁵	---
	Oversized Vehicle (yearly)	\$100
	Use of Asphalt Pavement – Arterial and Collector (/m ² / week)	\$10
	Use of Asphalt Pavement – Local (/m ² /week)	\$5
	Use of sidewalk or trail (any material) (/m ² /week)	\$5
	Use of boulevard (/m ² /week)	\$1
	Use of grassed boulevard for irrigation (/m ² / year)	\$2
	Use of private linear works (/100m / year)	\$10
10.	Rural Mail Box Application Fee ⁴	\$10
11.	Garbage Box Application Fee ⁴	\$10
12.	Additional Site Visit Fee ⁶	\$100
13.	Works done without a valid Permit	\$100
14.	Security Deposit Requirements	
	< \$2,500	\$1,000
	\$2,500 - \$10,000	\$2,500
	> \$10,000	See Note 8

Notes:

1. Combined maximum of \$300.
2. Maximum frontage deposit is \$5000.
3. Maximum combined entrance and frontage deposit is \$5000.
4. There is no expiry date for the Works under this Municipal Land Use Permit.
5. Minimum annual fee is \$50.
6. Fee assessed when more than one site visit is required to review uncorrected identified deficiencies.
7. To correct damages related to Works under a Municipal Land Use Agreement based on the value of Public or Private Works not otherwise addressed under a Development Agreement.
8. \$2,500 plus 2.5% of works > \$10,000