

The Corporation of The Town of The Blue Mountains

By-law Number 2014 – 14

Being a By-law to amend By-law No 2013-35, as amended, respecting Planning and Engineering Fees

Whereas Council of the Corporation of the Town of The Blue Mountains enacted By-law Number 2010-35, being a By-law to establish a tariff of fees in respect of planning matters, engineering services and other matters, with such tariff designed to meet only the anticipated cost to the municipality, or to a committee of adjustment;

And Whereas the Council of The Corporation of the Town of The Blue Mountains held a Public Meeting on February 24, 2014 respecting proposed amendments to By-law Number 2010-35, as amended;

And Whereas the Council of The Corporation of the Town of The Blue Mountains has determined that it is desirous to amend the tariff of fees contained within By-law Number 2010-35, as amended, related to planning and engineering services and other matters;

Now therefore the Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. **That** Schedule "A" entitled Planning Fees and "B" entitled Other Planning Fees, of By-law Number 2010-35, as amended, are hereby deleted and replaced with the attached Schedules "A" and "B";
2. Section 4 of By-law Number 2010-35, as amended, is hereby deleted and Section 5 of By-law Number 2010-35 is hereby renumbered as Section 4;
3. Schedules "A" and "B" attached hereto are deemed to form part of this By-law;

Enacted and passed this 31st day of March 2014.

Ellen Anderson, Mayor

Corrina Giles, Town Clerk

The Corporation of The Town of The Blue Mountains

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Schedule A – Planning Fees

Item	Application Type	Fee	Security Deposit
1.	Official Plan Amendment		
	Large Scale	\$15,350	\$5,000
	Mid-Scale	\$8,300	\$5,000
	Small Scale	\$5,535	\$2,500
	Individual Scale	\$2,220	\$0
2.	Zoning By-law Amendment		
	Large Scale	\$4,400	\$5,000
	Mid-Scale	\$3,330	\$5,000
	Small Scale	\$3,330	\$2,500
	Individual Scale	\$1,640	\$0
	Temporary Use	\$1,640	\$2,500
3.	Draft Plan of Subdivision/Condominium		
	Large Scale	\$13,730	\$5,000
	Mid-Scale	\$8,300	\$5,000
	Small Scale	\$5,535	\$2,500
4.	Site Plan Review		
	Large Scale	\$13,730	\$5,000
	Mid-Scale	\$8,300	\$5,000
	Small Scale	\$3,300	\$2,500
	Individual Scale	\$260	\$0
5.	Minor Variance¹		
	Minor Variance	\$990	\$0
6.	Consent		
	Lot Addition (Boundary Adjustment)	\$1,610	\$0
	Validation of Title	\$1,610	\$0
	Lot Creation	\$2,575 + \$560 for each additional lot	\$0
	Easement	\$1,610	\$0
7.	Part Lot Control/Deeming By-law		
	Large Scale	\$1,930	\$0
	Mid-Scale	\$1,100	\$0
	Small Scale	\$535	\$0
	Individual Scale	\$535	\$0
8.	Agreement Preparation²		
	Large Scale	\$14,000	\$0
	Mid-Scale	\$8,600	\$0
	Small Scale	\$3,640	\$0
	Individual Scale	\$770	\$0
	Pre-Servicing	\$2,615	\$0

1 Including applications pursuant to Sections 45(1), (2) & (3) of the Planning Act.

2 Includes those costs associated with title search(es) & registration of agreement(s).

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Schedule A – Planning Fees (continued)

Notes:

1. Application fees are cumulative except where noted otherwise.
2. Where an application is modified by the applicant prior to a decision on the application, an additional fee of 50% of the current required fee shall apply.
3. The security fee is a deposit which is for specialized peer review and/or legal services deemed required by the Town and for any other extraordinary expenses incurred by the Town as a result of the process. Such security fee is to be maintained by the applicant at the rate required. For multiple applications only one security fee shall be required. In some instances, due to the complexity of a proposal, an additional security fee may be determined to be required by the Director, Planning & Building Services.
4. Where a Zoning By-law Amendment proceeds in conjunction with an Official Plan Amendment, a 25% reduction in the Zoning By-law Amendment Fee applies.
5. Where a Site Plan Application proceeds in conjunction with another type of planning application, a 25% reduction in the Site Plan Review Fee applies.
6. In the instance of a Draft Plan of Condominium which is proceeding by way of a Site Plan Application, the greater fee found in Sections 3 or 4 above will apply.
7. If the proposal has received approval from the approval authority more than 24 months from the date of application for Agreement preparation, an additional fee of \$500 shall apply.
8. 50% of the Planning Fee may be refunded at the sole discretion of the Director, Planning & Building Services if Public Notice, if applicable, has been provided and/or prior to the preparation of a Planning Staff Report related to the matter.
9. An application, save for one that has received Draft Plan Approval, that has not been acted on in 12 months may, at the sole determination of the Director, Planning & Building Services, be deemed to be abandoned and lapsed/closed.
10. In the instance of an amendment or modification to an existing Agreement, including amendments so as to change the terms and/or conditions of the Agreement, 50% of the applicable fee shall apply.
11. The Director, Planning & Building Services may assign fees other than noted provided s/he has regard to the services and related costs provided by the Town of The Blue Mountains.
12. The proponent must make a written request to the Director, Planning & Building Services for refunds and/or the release of securities held by the Town.
13. Interest is not paid on fees and/or security deposits.

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Schedule B

Other Planning Fees

Item	Application Type	Fee
A.	Reactivating an application that has not been acted on in 12 months ³	50% of the current applicable fee(s)
B.	Re-notification Fee ⁴	50% of the application fee up to a maximum of \$1,200
C.	Telecommunication Towers	\$1,640
D.	Red Line Revision comments to the County of Grey or Ontario Municipal Board	\$810
E.	Draft Plan Extension comments to the County of Grey or Ontario Municipal Board	\$810
F.	Removal of the Holding “-h” symbol	\$860
G.	Ontario Municipal Board Attendance ⁵	\$1,610 for the first day or portion thereof + \$800 for each additional day or portion thereof ⁶
H.	Planning Opinion Letter	\$210
I.	Draft Plan Approval Clearance Letter to the County of Grey or Ontario Municipal Board	\$210
J.	Red Line Revision to a Site Plan Agreement	\$525
K.	Change to a Condition of Consent	\$810
L.	Condominium Exemption comments to the County of Grey	\$810
M.	Renewable Energy Projects ⁷	\$1,610
N.	Provision of comments to the Niagara Escarpment Commission on Development Control Permits	\$260
O.	Provision of comments to the Niagara Escarpment Commission on Niagara Escarpment Commission Amendments or to the County of Grey on County Official Plan Amendments	\$810
P.	Processing of inquiries related to acquisition of Town owned land	\$260

³ An application, save for one that has received Draft Plan Approval, that has not been acted on in 12 months may, at the sole determination of the Director, Planning & Building Services, be deemed to be abandoned and subsequently lapsed/closed.

⁴ In the instance where an advertised Public Open House/Meeting is deferred and/or rescheduled at the request of the proponent.

⁵ For each Town employee where same attends an Ontario Municipal Board Hearing in support of an application that has been “approved” by the Council of the Town of The Blue Mountains.

⁶ Plus \$860 for each additional day or portion thereof.

⁷ Including those within the Niagara Escarpment Development Control Area.