

COUNTY OF RENFREW

BY-LAW NUMBER 15-16

**A TARIFF OF FEES BY-LAW FOR APPLICATIONS MADE
IN RESPECT OF PLANNING MATTERS**

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.

AND WHEREAS it is deemed desirable to prescribe a Tariff of Fees establishing a fee for the processing of applications to the Approval Authority (County of Renfrew) 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 County of Renfrew.

NOW THEREFORE the Council of the Municipal Corporation of County of Renfrew hereby enacts as follows:

1. **CONSENTS**

- a) That a fee of \$800.00 for each new lot created is hereby established for consent applications to the Approval Authority.
- b) That a fee of \$800.00 for each consent application that does not create a new lot (i.e., lot addition, right-of-way, easement, etc.) is hereby established by the Approval Authority.
- c) That a fee of \$400.00 is hereby established for a major revision to a consent application (e.g., recirculation to any reviewing agency and local municipalities) and \$200.00 for a minor revision to a consent application, as determined by the Manager of Planning Services.
- d) Upon determination by the Manager of Planning Services (or by the Land Division Committee, as the case may be) 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 (e.g., pre-consultation, dispute resolution, municipal board hearings).
- e) That a deposit of \$2,000 shall be required for Ontario Municipal Board appeals. Any surplus funds shall be returned to the applicant on consents granted by the County of Renfrew. If the costs exceed the deposit, the applicant will be responsible for any additional costs incurred.

- f) That a fee of \$150.00 be established for the processing of an appeal to the Ontario Municipal Board (i.e., preparation of record).

2. **VALIDATION OF TITLE**

- a) That a fee of \$600.00 in addition to all legal costs incurred by the County is hereby established for processing Validation of Title applications by the Approval Authority.

3. **SUBDIVISION/CONDOMINIUM/PART LOT CONTROL BY-LAWS**

a) **Subdivisions**

i) **Initial Application Fee**

- For any proposed plan of subdivision submitted to the County of Renfrew for approval:

- Up to 5 developable lots/blocks	\$2,200.00
- 6 to 10 developable lots/blocks	\$3,300.00
- 11 to 30 developable lots/blocks	\$5,500.00
- More than 30 developable lots/blocks	\$7,700.00

ii) **Notice of Application**

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

iii) **Major Plan Revision (Re-circulation)** 50% of the Initial Application Fee

- For major revisions to the draft plan, draft approved plan and/or conditions of draft approval which require major recirculation.

iv) **Minor Revision or Emergency Extension** \$550.00

- For minor revisions to the draft plan, draft approved plan and/or draft conditions which do not require major recirculation and for each emergency extension to draft approval of not more than three (3) months.

v) **Draft Approval Extension (Annual)** \$900.00

- 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.

b) **Condominiums**

i) **Initial Application Fee**

- For any proposed plan of condominium submitted to the Corporation of the County of Renfrew:
 - Up to 10 units \$3,300.00
 - 11 to 30 units \$5,500.00
 - More than 30 units \$7,700.00

ii) **Exemption**

- For any plan of condominium submitted to the Corporation of the County of Renfrew for exemption under Section 50 of the Condominium Act, R.S.O. 1990, c.C.26, as amended. \$1,300.00

iii) **Major Plan Revision (Re-circulation)**

50% of the Initial Application Fee

- For major revisions to the draft plan, draft approved plan and/or conditions of draft approval which require major recirculation.

iv) **Minor Revision or Emergency Extension**

\$550.00

- For minor revisions to the draft plan and/or draft conditions, which do not require major recirculation and for each emergency extension to draft approval of not more than three (3) month(s).

v) **Draft Approval Extension (Annual)**

\$900.00

- 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.

c) **Part Lot Control By-law**

i) Final Approval

\$550.00

- 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 \$5,000.00 shall be paid to the County at the time of application or, if required at pre-consultation, to cover the cost of undertaking a peer review of any technical study or studies submitted in support of an application (or pre-consultation) 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., dispute resolution, municipal board hearings). Technical studies include, but are not limited to: hydrogeology studies, environmental impact studies, servicing options study, traffic studies, soil studies and noise assessment studies.

e) **Ontario Municipal Board**

That a deposit of \$4,000 shall be required for Ontario Municipal Board appeals on plans of subdivision draft approved by the County of Renfrew. Any surplus funds shall be returned to the applicant. If the costs exceed the deposit, the applicant will be responsible for any additional costs incurred.

4. **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

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

i) 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.

\$650.00

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

\$500.00

iii) Where a combination of requests for site-specific amendments pursuant to Sections 17, 21 and 34 of the Planning Act are submitted the fee charged for each additional request above the first submitted for the same site shall be reduced by \$100.00.

5. **OTHER**

a) Where applicable, the following hourly rates apply:

i) Director	\$78.00
ii) Manager of Planning Services	\$68.00
iii) Senior Planner	\$57.00
iv) Junior Planner, GIS Technician	\$47.00
v) Secretary	\$42.00

- b) Minor Variance Reports for local municipalities \$200.00
- c) Consent Reports for lower tier committees of adjustment \$200.00

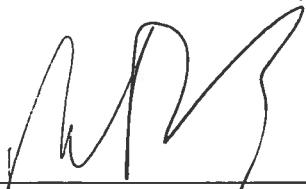
6. That By-law 7-14 is hereby repealed.

7. This By-law shall come into force and take effect on the 27th day of January 2016.

READ a first time this 27th day of January 2016.

READ a second time this 27th day of January 2016.

READ a third time and finally passed this 27th day of January 2016.



PETER R. EMON, WARDEN



W. JAMES HUTTON, CLERK