

CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

BY-LAW NUMBER 17-2015

A BY-LAW TO PRESCRIBE A TARIFF OF FEES FOR PLANNING MATTERS
AND TO REPEAL BY-LAW 38-2007

WHEREAS the provisions of Section 69 (1) of the Planning Act, 1990 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:

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA ENACTS AS FOLLOWS:

1. The amounts as set out in Schedule A to this By-Law, Columns 2 & 3, shall be paid to the Treasurer of the Township of East Garafraxa with any application made in respect of the Planning Matters listed in Column 1.
2. The fees listed in Schedule A to this By-Law, Column 2 are required for the purposes of the administrative processing of applications listed in Column 1, by the Township of East Garafraxa including the use of office equipment, supplies, postage and advertising. The fees listed in Columns 2 and 3 must accompany application.
3. The fees listed in Schedule A to this By-Law, Column 2, are not intended to be sufficient to cover the costs of consultation with a Solicitor, Professional Engineer, Planning Consultant or Ontario Land Surveyor, which may be deemed necessary by the Township of East Garafraxa in processing of an application listed in Column 1, which additional fees or charges, if any, shall be taken from funds listed in Column 3, which must be immediately replenished to the full deposit amount by the applicant in order to keep application active.
4. The fees listed in Schedule A to this By-Law, Column 2 are not intended to be sufficient to cover the fees of the Ontario Municipal Board or the actual expenses incurred by the Township of East Garafraxa in the processing of an application or an appeal of a decision of Council to the Ontario Municipal Board, or the preparation or giving of evidence at an Ontario Municipal Board hearing on the applicant's behalf. Additional fees or charges, if any, shall be taken from the funds listed in Column 3, which must be immediately replenished to the full deposit amount by the applicant in order to keep application active.
5. The amounts listed in Schedule A to this By-Law, Column 3 shall be paid to the Township of East Garafraxa in cash or certified cheque.
6. Upon completion of project/development, and all fees and charges have been paid to the satisfaction of the Treasurer of the Township of East Garafraxa, the remaining unused deposit will be returned to the applicant without interest.
7. Any provisions of this By-Law which may be determined by a competent court to be beyond the jurisdiction of Council to enact, shall be considered to be severable and shall not affect the validity of the remainder of the by-law.
8. THAT By-Law 38-2007 is hereby repealed.
9. This by-law shall come into effect on the date of passing hereof.

BY-LAW READ A FIRST AND SECOND TIME THIS 14th DAY OF APRIL 2015

BY-LAW READ A THIRD TIME AND PASSED THIS 14th DAY OF APRIL 2015


CLERK


GUY GARZHOUSE, MAYOR

SCHEDULE 'A' TO BY-LAW 17-2015
BEING A TARIFF OF FEES FOR PLANNING MATTERS

COLUMN 1 APPLICATION	COLUMN 2 FEES	COLUMN 3 DEPOSITS
Subdivision Draft Plan Application	\$3,000.	\$20,000.
Subdivision Administration Charge per Lot	\$350.	Not applicable
Subdivision Agreement	\$2,000.	\$10,000.
Condominium Draft Plan Application	\$3,000.	\$20,000.
Development Agreement	\$2,000.	\$10,000
Official Plan Amendment	\$3,000.	\$10,000.
Zoning Bylaw Amendment Major	\$2,000.	\$5,000.
Zoning Bylaw Amendment Minor	\$750.	\$1,000.
Holding Zone Removal	\$2,000.	\$3,000.
Temporary Use Bylaw	\$1,000.	\$1,000.
Site Plan Application	\$2,000.	\$3,000.
Site Plan Agreement Amendment	\$1,000.	\$3,000.
Consent Application	\$750.	\$1,000.
Parkland Dedication for consent applications	\$500.	Not applicable
All other Planning Act Applications	\$1,000.	\$1,000.
Compliance Letters	\$75.	Not applicable
Pre-Consultation	Not applicable	\$25,000.
Revised Application requiring recirculation	50% of current fee	50% of current deposit