

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW NO. 2020-61**

**BEING A BY-LAW TO AMEND BY-LAW 2011-28 WHICH PRESCRIBES A TARIFF OF FEES FOR THE PROCESSING OF APPLICATIONS MADE WITH RESPECT TO PLANNING MATTERS, AS AMENDED.**

**WHEREAS** In accordance with the provisions of Section 69 of the Planning Act, R.S.O. 1990, Chapter P.13, the Council of the municipality may by By-Law prescribe a tariff of fees for the processing of applications made in respect of planning matters.

**AND WHEREAS** The Council of the Township of West Lincoln passed by By-Law No. 2011-28 on April 26, 2011, to prescribe a tariff of fees for the processing of applications made with respect to planning matters;

**AND WHEREAS** The Council of the Township of West Lincoln has amended Appendix "A" through By-law 2017-101, 2019-89 and 2020-09;

**AND WHEREAS** The Council of the Corporation of the Township of West Lincoln deems it necessary and expedient to further amend Appendix A "Schedule of Fees"; in order to split up the Subdivision, Condominium and Development Agreement fee to better align the fee amount to staff time and resources;

**NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:**

1. That, By-law 2011-28, as amended, be further amended by deleting Schedule "A" and inserting the attached new Schedule "A" in lieu thereof.
2. That this new By-law takes effect on July 1st, 2020.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 29th DAY OF JUNE, 2020.**

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**MAYOR DAVE BYLSMA**

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**JOANNE SCIME, CLERK**

**APPENDIX “A”  
SCHEDULE OF FEES  
TOWNSHIP OF WEST LINCOLN**

(Schedule A to By-law 2011-28 – as amended by By-law 2017-101; 2019-89; 2020-09 and 2020-61)

The fees for processing planning applications are outlined below for the fees effective

July 1, 2020

Note: Application fees do not apply to applications initiated by the Region of Niagara within the limits of the Township of West Lincoln.

| <b>Section</b>  | <b>Fees Effective<br/>February 1, 2020</b> | <b>Fees Effective<br/>July 1, 2020</b> |
|---|--|--|
| 1. Official Plan Amendment  | \$ 8,724                                   | \$8,724                                |
| 2. Combined Official Plan Amendment/Zoning<br>By-law Amendment  | \$ 11,667                                  | \$11,667                               |
| 3. Zoning By-law Amendment  | \$ 6,795                                   | \$6,795                                |
| 4. Zoning By-law Amendment (Condition of Consent)   | \$ 3,400                                   | \$3,400                                |
| 5. Removal of (H) Holding Symbol  | \$ 1,419                                   | \$1,419                                |
| 6. Temporary Use By-law   | \$ 2,402                                   | \$2,402                                |
| 7. Extension to Temporary Use By-law  | \$ 1,612                                   | \$1,612                                |
| 8. Temporary Use Agreement  | \$ 1,612                                   | \$1,612                                |
| 9. Site Plan Approval and Development Agreement (Initial<br>or Amendment where a new Agreement is Required) | \$ 4,903                                   | \$4,903                                |
| 10. Site Plan Approval or Development Agreement<br>Amendment where no Agreement is required                 | \$ 2,402                                   | \$2,402                                |
| 11. Discharge of a Site Plan Agreement  | \$ 1,420                                   | \$1,420                                |
| 12. Consultation Process for Telecommunication Facilities   | \$ 1,835                                   | \$1,835                                |
| 13. Plan of Subdivision Approval  | \$ 7,980                                   | \$7,980                                |
| 14. Red Line Revisions to a Draft Approved Plan of Subdivision/<br>Condo or Site Plan                       | \$ 2,402                                   | \$2,402                                |
| 15. Plan of Condominium   | \$ 7,980                                   | \$7,980                                |
| 16. Condominium Conversion  | \$ 7,627                                   | \$7,637                                |
| 17. Condominium Amalgamation  | \$ 1,420                                   | \$1,420                                |
| 18. Exemption of Draft Plan of Condominium Approval   | \$ 1,612                                   | \$1,612                                |
| 19. Extension to Draft Plan Approval of a Draft Plan<br>of Subdivision or Condominium                       | \$ 1,612                                   | \$1,612                                |
| 20. Subdivision Agreement (more than 10 lots/units)   | \$ 7,356                                   | \$7,356                                |
| 21. Subdivision Agreement/Declaration (10 units/lots or less)   | \$ 7,356                                   | \$3,500                                |
| 22. Condominium Agreement/Declaration (more than 10 units/lots)   | \$ 7,356                                   | \$3,500                                |
| 23. Condominium Agreement/Declaration (10 units/lots or less)   | \$ 7,356                                   | \$1,750                                |
| 24. Development Agreement as a Condition of Consent   | \$ 3,676                                   | \$1,600                                |
| 25. Final Approval of a Plan of Subdivision or Condominium  | \$ 1,612                                   | \$1,612                                |
| 26. Street Naming for New Subdivisions  | \$ 1,420                                   | \$1,420                                |
| 27. Amendment to Subdivision, Development or Condominium<br>Agreement                                       | \$ 6,795                                   | \$6,795                                |
| 28. Request for Removal of Part Lot Control (per lot/block)   | \$ 1,420                                   | \$1,420                                |
| 29. Approval of Road Opening/Upgrade (to allow access to build)   | \$ 1,612                                   | \$1,612                                |
| 30. Adjournment or Rescheduling Fee for any Planning<br>Application requested for any Planning Application  | \$ 275                                     | \$ 275                                 |
| 31. Deeming By-law  | \$ 925                                     | \$ 925                                 |
| 32. Zoning Compliance/Green Energy Zoning Compliance  | \$ 182                                     | \$ 182                                 |
| 33. Pre-consultation Meeting*   | -  | \$ 250                                 |
| 34. Written Property Reports  | \$ 182                                     | \$ 182                                 |
| 35. Site Plan/Subdivision/Condominium Development Servicing<br>(Engineering Review and Administration Fee)  |  |  |

In addition to the application fees as outlined in Appendix A, Engineering Review and Administration fees are payable on an invoice basis prior to final approval. The Engineering Review and Administration fee shall cover the costs incurred following the signing of the agreement and are calculated as a percentage based upon one hundred percent (100%) of the Township's estimated total costs of construction of all services (internal and external) as shown in the development agreement's Financial Schedule and charged as follows:

- (a) Total cost of services less than \$ 1,000.00: no charge;
- (b) Total cost of services less than \$ 5,000.00: \$ 250.00 total charge;
- (c) Total cost of services less than \$ 20,000.00: \$1,500.00 total charge;
- (d) Total cost of services less than \$ 30,000.00: \$2,000.00 total charge;
- (e) Total cost of services less than \$ 60,000.00: \$3,000.00 total charge;
- (f) Total cost of services less than \$ 75,000.00: \$4,000.00 total charge;
- (g) Total cost of services less than \$100,000.00: \$5,000.00 total charge;
- (h) For total costs of services over \$100,000.00, the total fee cost shall be:
  - i. \$5,000.00 for the cost of services up to \$100,000, plus
  - ii. Four percent (4%) of the total costs of any services in excess of \$100,000.00 up to \$500,000.00; plus
  - iii. Three-percent (3%) of the total cost of any services in excess of \$500,000.00

All fees shall be payable in cash to the Township prior to and as a condition of the Township signing and registering the executed development agreement.”

\*(to be used towards other planning fees outlined in this appendix if complete application is received within 1 year of the actual pre-consultation meeting