

Bill No. 003

City of Hamilton

**BY-LAW No. 04-003**

Respecting:

**TARIFF OF FEES**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C did incorporate, as of January 1,2001, the municipality “City of Hamilton”;

**AND WHEREAS** the City of Hamilton is the successor to:

- (a) the following former area municipalities: The Corporation of the Town of Ancaster; The Corporation of the Town of Dundas; The Corporation of the Town of Flamborough; The Corporation of the Township of Glanbrook; The Corporation of the City of Hamilton; and, The Corporation of the City of Stoney Creek, (hereinafter the said former area municipalities together may be referred to as the “former area municipalities” and a former municipality may be referred to as “(place name)”); and,
- (b) the former regional municipality, namely, The Regional Municipality of Hamilton-Wentworth;

**AND WHEREAS** the City of Hamilton Act, 1999 provides that the By-laws and resolutions of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Section 69 of the Planning Act, R.S.O. 1990, Chapter 13, as amended, authorizes municipalities to enact a by-law to prescribe a Tariff of Fees for the processing of applications made in respect of planning matters;

**AND WHEREAS** the former area municipalities have enacted certain by-laws under section 69 of the Planning Act to establish a tariff of fees;

**AND WHEREAS** Section 391 of the Municipal Act, 2001, S.O.2001, c. 25, as amended, authorizes municipalities to enact by-laws to impose fees on any class of person for services or activities provided or done by or on behalf of the municipality;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. The Tariff of Planning Fees in Schedule "A" annexed hereto and forming part of this By-law are hereby approved and adopted.
2. The fees shall be paid at the time of and with the making of an application referred to in Schedule "A".
3. No application shall be deemed to have been made, and no application shall be received, unless the fee is paid in accordance with this by-law.
4. The amounts of the fees in Schedule "A" of this By-law shall be adjusted annually by the percentage change during the preceding year of the Consumer Price Index (CPI) for Toronto, and the resulting figures shall be rounded off to the nearest five (\$5.00) dollar interval.
5. The 2004 Development Engineering Fees in Schedule "B" annexed hereto and forming part of this By-law are hereby approved and adopted.
6. The amounts of the fees in Schedule "B" of this By-law shall be adjusted annually by the percentage change during the preceding year of the Consumer Price Index (CPI) for Toronto, and the resulting figures shall be rounded off to the nearest five (\$5.00) dollar interval.
7. No service or activity listed in Schedule "B" shall be provided or completed until the appropriate fee has been paid in accordance with this By-law.
8. The provisions of this By-law shall supersede the provisions of any by-law of any of the former municipalities with respect to the approval and imposition of a fee for the processing and review of any planning application, or related engineering service, in that former municipality.
9. This By-law shall be deemed to have come into force on January 1, 2004.

**PASSED** and ENACTED this 14th day of January 2004

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CLERK

**SCHEDULE "A" to Bv-law No. 04-003**

**Development and Real Estate Division - Planning Section**

**2004 USER FEES**

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<b><u>Service</u></b>	<b><u>Proposed 2004 Fee</u></b>
<b>Regional Official Plan Amendment</b>	6,815.00
a) Recirculation with no advertising required	330.00
b) Recirculation with advertising required	3,650.00
c) Cancellation of the Public Meeting	3,330.00
<b>Local Official Plan Amendment</b>	
a) Phase 1 - Service up to Council Report	3,200.00
b) Phase 2 - Services subsequent to Council approval	2,220.00
c) Recirculation with no advertising required	330.00
d) Recirculation due to cancellation of Public Meeting by the applicant or agent	330.00
<b>Zoning Application</b>	
Routine Application	2,640.00
Complex Application	
i) Phase 1 - Services up to Council Report	2,955.00
ii) Phase 2 - Services subsequent to Council approval	1,425.00
Public Notice recirculation due to cancellation of a Public Meeting by applicant or agent	330.00
<b>Revision/Recirculation</b>	585.00
<b>Removal of 'H' Holding Provision</b>	1,370.00
<b>Joint Application</b>	
<b>** 25% reduction of total combined fee</b>	
<b>Site Plan Application</b>	
Full Application	5,195.00
Minor Application	635.00
Resubmission of Plans on the 4th occasion	1,670.00
Amendment to Site Plan	1,255.00
Preliminary Review	1,255.00
Extension	835.00
Development Review Fee	
** 5% of proposed value of works in excess of \$200,000 to a max. of \$6,000	
1 and 2 family residential on Beach Strip (outside Heritage Conservation District)	1,225.00
<b>Plan of Subdivision</b>	
Includes application, circulation, review, Draft Plan Approval	7,910.00
Additional costs per unit	35.00
Additional costs per block	190.00
Recirculation of revisions for a plan of subdivision	600.00
Draft Plan approval - Revisions	1,340.00
Draft Plan approval - Extensions	450.00
Annual maintenance fee for Subdivision files older than	

**SCHEDULE "A" to By-law No. 04-003**

**Development and Real Estate Division - Planning Section**

**2004 USER FEES**

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three (3) years old	235.00
<b>Plan of Condominium</b>	
Newly constructed building	3,165.00
Plus additional costs per unit	30.00
Condominium Conversion Approval Fee	3,330.00
Plus additional costs per unit	50.00
Recirculation fee for a Plan of Condominium Approval	600.00
Revision fee for Plan of Condominium	635.00
Application Maintenance Fee for Condominium files over three (3) years old	235.00
Exemption	600.00
<b>Part Lot Control</b>	
Part Lot Control Exemption - Section 50(7)	1,480.00
Plus additional cost per lot	50.00
Part Lot Control Extension	635.00
Property Reports with respect to Official Plan, Zoning, Rental Housing Protection, Heritage Designation	110.00
<b>Other Revenues</b>	
Street Name Change	4,800.00
Preparation of a Neighbourhood Plan and a Modified Neighbourhood Plan	1,625.00
Request for Municipal Street Numbers	110.00
Ministry of Environment's Certificate of Approval Administration Fee	1,445.00
Cash in Lieu of Parking Administration Fee	350.00
ESAIEG Application Fee	275.00
Record of Site Condition (RSC) Administration Fee	145.00
Peer Review of Special Studies Administration Fee	255.00
Sign Variance	630.00

**SCHEDULE "A" to By-law No. 04-003**

**Development and Real Estate Division - Planning Section**

**2004 USER FEES**

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**Land Consent Approval**

Land Consent Fee:

Fully Serviced Lot	920.00
Property serviced by well/cistern	1,020.00
Additional fee plus Base Fee where no Sanitary Sewers exist or if services are new to the area and any existing house is still serviced by a septic system:	215.00
Application Recirculation Fee	120.00
Deed Certification	120.00
Extension or Deferral	30.00
Validation of Title	475.00

**Committee of Adjustment Minor Variance Approval**

Variance or Permission (all others)	740.00
Application Recirculation Fee	120.00

SCHEDULE "B" to By-law No. 04-003

## Development and Real Estate Division - Engineering Section

2004 USER FEES

	Proposed <u>2004 Fee</u>
<b>A.</b>	
<u>Service</u>	
Design Review Engineering	
1. Engineering Approvals and Agreements	<b>\$4,720.00</b>
Additional Cost per Unit	<b>\$185.00</b>
2. Minor Revision to Subdivision Agreement	<b>\$145.00</b>
3. Major Revision to Subdivision Agreement	<b>\$345.00</b>
4. Resubmission of Engineering Drawings for review and approval per page	<b>\$165.00</b>
5. Final Approval and Registration (Subdivision)	<b>\$1,055.00</b>
6. Subdivision Compliance	<b>\$65.00</b>
<b>B.</b>	
Construction - Engineering Supervision	
1. Engineering Construction Supervision and Agreement Administration	<b>\$2,215.00</b>
Additional Construction Cost	<b>4.00%</b>
2. Engineering Construction Revision Fee	<b>\$282.00</b>
3. Finance Department - Cash and Security Administration	<b>\$1,025.00</b>
Additional Cost per Unit	<b>\$10.00</b>
4. Finance Department - "Best Efforts" Administration	<b>\$1,025.00</b>
<b>C.</b>	
Final Approval and Registration (Condominium)	<b>\$1,050.00</b>
<b>D.</b>	
Sewer and Water Drawing Review Fee	<b>\$380.00</b>
<b>E.</b>	
Security Reduction Requests	<b>\$215.00</b>
<b>F.</b>	
Lot Grading Agreements	<b>\$3,080.00</b>
<b>G.</b>	
Special Sewer ■ Water Agreement	<b>\$2,215.00</b>
<b>H.</b>	
Joint Sewer / Water Agreement	<b>\$2,215.00</b>
<b>I.</b>	
Pre-Service Agreements	<b>\$3,160.00</b>
Additional Cost per Unit	<b>\$25.00</b>
<b>J.</b>	
Pre-Grading Agreement	<b>\$3,080.00</b>
<b>K.</b>	
Large Service Water Permit Inspection Fee (100mm diam. and larger)	
1. Administration Fee	<b>\$55.00</b>
2. Water Inspection & Testing	<b>\$310.00</b>
3. Additional Cost per metre of Service	<b>\$3.00</b>
<b>L.</b>	
Small Service Water Permit Inspection Fee (Less than 100mm diam.)	
1. Administration Fee	<b>\$55.00</b>
2. Water Inspection	<b>\$210.00</b>
3. Additional Cost per metre of Service	<b>\$3.00</b>