




Hamilton

## INFORMATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	February 7, 2019
<b>SUBJECT:</b>	2019 Proposed Tariff of Fees for Planning and Engineering Development Applications
<b>WARD(S) AFFECTED:</b>	City Wide
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

At the General Issues Committee of January 18, 2019 staff was directed to conduct further public consultation over 30 days and hold a Special General Issues Committee (GIC) meeting to receive delegations on the 2019 Proposed Tariff of Fees for Planning and Engineering Development Applications.

The purpose of this Information Update is to inform you that the Special GIC meeting is confirmed for March 22, 2019 at 9:30 am. In addition, staff have arranged for a special meeting of the Development Industry Liaison Group for February 11, 2019 at 9:00 am in rooms 192 and 193 at City Hall.

The Public Notice for the Special GIC meeting on March 22, 2019 will be posted in the Hamilton Spectator on March 1, 2019. Additionally, the meeting will be posted on the City's website with the full agenda linked in compliance with the Public Notice By-law.

Members of the public who are interested in appearing before the Special GIC are required to submit a "Request to Speak before a Committee of Council" form no later than 12 Noon on Thursday, March 21, 2019, which are available on-line at <https://www.hamilton.ca/council-committee/council-committee-meetings/request-speak-committee-council-form>.

There are no scheduled Agricultural and Rural Affairs Advisory Committee meetings before March 22, 2019. Staff will contact as many Committee Members as possible to solicit input on the 2019 Proposed Tariff of Fees for Planning and Engineering Development Applications and report any findings to the Special GIC on March 22, 2019.

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: 2019 Proposed Tariff of Fees for Planning and Engineering  
Development Applications (City Wide) - Page 2 of 2**

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Staff was also asked to compile a comparison of the proposed 2019 fees at various levels of implementation (e.g. 100%, 90%, 75%, 50%) versus the 2009 fee, the 2018 fee and the current 2019 fee upon which the current PED operating budget is based. This information is attached as Appendix "A".

If you have any questions, want clarification or wish to meet to discuss further, please do not hesitate to contact Guy Paparella at 905-546-2424 ext. 5807.

GP/as

Attach.

Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
Official Plan Amendment and/or Zoning Bylaw Amendment to establish a New Pit or Quarry	\$ 100,000	\$ 135,615	\$ 139,685	\$ 138,330			\$ 138,466
Pit or Quarry Expansion	\$ 40,000	\$ 54,250	\$ 55,880	\$ 55,340			\$ 55,394
Official Plan Amendment (Rural or Urban)		\$ 18,420	\$ 18,970	\$ 34,860	\$ 26,915	\$ 30,888	\$ 33,271
Phase 1 - Services up to City Council Report	\$ 5,680	\$ 10,880	\$ 11,205	\$ 20,590	\$ 15,898	\$ 18,244	\$ 19,652
Phase 2 - Services subsequent to Council Resolution approval	\$ 3,940	\$ 7,540	\$ 7,765	\$ 14,280	\$ 11,023	\$ 12,651	\$ 13,629
Recirculation with no advertising required	\$ 385	\$ 480	\$ 495	\$ 1,210	\$ 853	\$ 1,031	\$ 1,139
Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$ 385	\$ 480	\$ 495	\$ 1,210	\$ 853	\$ 1,031	\$ 1,139
Advertising (minimum charge, if applicable)	\$ 1,000	\$ 1,115	\$ 1,150	\$ 1,500	\$ 1,325	\$ 1,413	\$ 1,465
Amended application with public consultation		\$ 2,890	\$ 2,975	\$ 4,170	\$ 3,573	\$ 3,871	\$ 4,051
Rezoning Application							\$ -
Routine	\$ 5,585	\$ 11,425	\$ 11,770	\$ 25,480	\$ 18,625	\$ 22,053	\$ 24,109
Complex (comprised of Phase 1 and 2 fee)	\$ 11,170	\$ 22,840	\$ 23,525	\$ 36,335	\$ 29,930	\$ 33,133	\$ 35,054
Complex Phase 1 - Services up to City Council Report	\$ 7,530	\$ 15,395	\$ 15,855	\$ 24,491	\$ 20,173	\$ 22,332	\$ 23,627
Complex Phase 2 - Services subsequent to Council Resolution approval	\$ 3,640	\$ 7,445	\$ 7,670	\$ 11,844	\$ 9,757	\$ 10,801	\$ 11,427

Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
Residential Per Unit Fee (NEW)		\$ -		\$ 600	\$ 300	\$ 450	\$ 540
Non-Residential per m2 fee (NEW)				\$ 9	\$ 4	\$ 6	\$ 8
Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$ 385	\$ 48	\$ 495	\$ 1,210	\$ 853	\$ 1,031	\$ 1,139
Advertising (minimum charge, if applicable)	\$ 1,000	\$ 1,115	\$ 1,150	\$ 1,500	\$ 1,325	\$ 1,413	\$ 1,465
Severance of Surplus Farm	\$ 2,795	\$ 5,710	\$ 5,880	\$ 9,200	\$ 7,540	\$ 8,370	\$ 8,868
Amended application with circulation	\$ 725	\$ 1,445	\$ 1,490	\$ 2,085	\$ 1,788	\$ 1,936	\$ 2,026
Recirculation	\$ 725	\$ 1,445	\$ 1,490	\$ 2,085	\$ 1,788	\$ 1,936	\$ 2,026
Removal of a 'H' Holding Provision	\$ 1,545	\$ 1,900	\$ 1,955	\$ 4,080	\$ 3,018	\$ 3,549	\$ 3,868
Removal of a 'H' Holding Provision (Downtown NEW)		\$ -		\$ 6,260	\$ 3,130	\$ 4,695	\$ 5,634
Supplementary Report Fee (NEW)		\$ -		\$ 5,000	\$ 2,500	\$ 3,750	\$ 4,500
Site Plan Control							\$ -
Full Application	\$ 5,880	\$ 9,515	\$ 9,800	\$ 25,730	\$ 17,765	\$ 21,748	\$ 24,137
Agricultural Uses - 1/2 of Application Fee	\$ 2,940	\$ 4,760	\$ 4,905	\$ 12,865	\$ 8,885	\$ 10,875	\$ 12,069
Amendment to and Approved Site Plan	\$ 1,425	\$ 2,300	\$ 2,370	\$ 15,400	\$ 8,885	\$ 12,143	\$ 14,097
Agricultural Uses - 1/2 of Application Fee	\$ 712	\$ 1,155	\$ 1,190	\$ 7,710	\$ 4,450	\$ 6,080	\$ 7,058
Minor Application	\$ 730	\$ 1,180	\$ 1,215	\$ 14,760	\$ 7,988	\$ 11,374	\$ 13,406

Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
Agricultural Uses - 1/2 of Application Fee	\$ 345	\$ 590	\$ 610	\$ 7,385	\$ 3,998	\$ 5,691	\$ 6,708
Preliminary Site Plan Review	\$ 1,425	\$ 2,300	\$ 2,370	\$ 12,230	\$ 7,300	\$ 9,765	\$ 11,244
Resubmission fee per plan type of 4th submission and thereafter		\$ 3,045		\$ 750	\$ 375	\$ 563	\$ 675
3 month extension				\$ 390	\$ 195	\$ 293	\$ 351
6 month extension				\$ 780	\$ 390	\$ 585	\$ 702
9 month extension				\$ 1,165	\$ 583	\$ 874	\$ 1,049
12 month extension	\$ 960	\$ 1,555		\$ 1,555	\$ 1,555		\$ -
1 & 2 Family Residential of the Hamilton Beach Strip	\$ 1,375	\$ 2,225	\$ 2,290	\$ 10,200	\$ 6,245	\$ 8,223	\$ 9,409
1 & 2 Family Residential within or contiguous to Major Open Space Areas		1/2 applicab	1/2 applicable	1/2 application fee			
Plus per unit Residential charge for first 10 units	\$ 250	\$ 555	\$ 570	\$ 1,000	\$ 785	\$ 893	\$ 957
Plus per unit Residential charge for additional units (11-50 units to a max of 50 units)	250 (max 3)	\$ 335	\$ 345	\$ 600	\$ 473	\$ 536	\$ 575
Plus per m2 new gross floor area for non-residential developments	\$1 m2	\$5 m2	5 m2	8.50 m2	6.75 m2		
Ancaster Minor Development Application			\$ 5,150	\$ 2,320	\$ 2,320		\$ 2,603
Plans of Subdivision							\$ -
Subdivision Application	\$ 15,808	\$ 36,755	\$ 37,860	\$ 50,370	\$ 44,115	\$ 47,243	\$ 49,119
Plus Addition per unit charge (0-25 units NEW)	\$ 100	\$ 225	\$ 230	\$ 525	\$ 378	\$ 451	\$ 496
26-100 units	\$ 100	\$ -		\$ 300	\$ 150	\$ 225	\$ 270

Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
101+ units	\$ 100	\$ -		\$ 240	\$ 120	\$ 180	\$ 216
Plus Addition per block charge	\$ 500	\$ 645	\$ 665	\$ 860	\$ 763	\$ 811	\$ 841
Recirculation of revisions	\$ 800	\$ 1,025	\$ 1,055	\$ 1,900	\$ 1,478	\$ 1,689	\$ 1,816
Revision - Draft Plan Approved							\$ -
Minor Revisions	\$ 1,830	\$ 4,800	\$ 4,945	\$ 1,180			\$ 1,557
Major Revisions	\$ 11,910	\$ 27,565	\$ 28,390	\$ 37,770	\$ 33,080	\$ 35,425	\$ 36,832
Extension - Draft Plan approved	\$ 620	\$ 815	\$ 840	\$ 510			\$ 543
Maintenance	\$ 330	\$ 430	\$ 445	\$ 500	\$ 473	\$ 486	\$ 495
Advertising (minimum charge, if applicable)	\$ 1,000	\$ 1,115	\$ 1,150	\$ 1,500	\$ 1,325	\$ 1,413	\$ 1,465
Amended application with public consultation		\$ 2,890	\$ 2,975	\$ 8,300	\$ 5,638	\$ 6,969	\$ 7,768
Street Lighting Review and Evaluation				\$ 7,135	3,567	5,351	\$ -
Plan of Condominium							\$ -
New Construction - with Public Process	\$ 10,365	\$ 24,020	\$ 24,740	\$ 18,000			\$ 18,674
Plus Addition per unit charge	\$ 55	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75
New Construction - without Public Process	\$ 7,610	\$ 17,625	\$ 18,155	\$ 14,993			\$ 15,309
Plus Addition per unit charge	\$ 55	\$ 75	\$ 75	\$ 75			\$ 75
Condominium Conversions	\$ 10,945	\$ 25,380	\$ 26,140	\$ 26,140			\$ 26,140
Plus Addition per unit charge	\$ 70	\$ 95	\$ 100	\$ 100			\$ 100
Recirculation	\$ 800	\$ 1,080	\$ 1,110	\$ 1,110			\$ 1,110
Revision	\$ 850	\$ 1,160	\$ 1,195	\$ 1,195			\$ 1,195
Maintenance Fee	\$ 330	\$ 445	\$ 460	\$ 460			\$ 460
Exemption	\$ 900	\$ 1,230	\$ 1,265	\$ 1,265			\$ 1,265
Extension	\$ 620	\$ 845	\$ 870	\$ 870			\$ 870
Part Lot Control Application	\$ 1,670	\$ 2,450	\$ 2,525	\$ 2,525			\$ 2,525

Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
Plus per Lot/Unit/Part	\$ 80	\$ 225	\$ 230	\$ 230			\$ 230
Plus per Unit Finance Fee		\$ 15	\$ 18	\$ 18			\$ 18
Extension	\$ 720	\$ 1,045	\$ 1,075	\$ 1,075			\$ 1,075
Consent Application							\$ -
Land Division Consent Fee							\$ -
Fully Serviced Lot	\$ 1,800	\$ 2,635	\$ 2,712	\$ 2,860	\$ 2,786	\$ 2,823	\$ 2,845
Property serviced by well/cistern	\$ 1,900	\$ 2,775	\$ 2,860	\$ 2,860			\$ 2,860
Additional fee + base fee where no sanitary sewer exists	\$ 245	\$ 355	\$ 365	\$ 375	\$ 370	\$ 373	\$ 374
Recirculation	\$ 145	\$ 215	\$ 220	\$ 190			\$ 193
Deed Certification	\$ 145	\$ 215	\$ 220	\$ 220			\$ 220
Referral or Extension	\$ 40	\$ 60	\$ 60	\$ 65	\$ 63	\$ 64	\$ 65
Validation of Title	\$ 540	\$ 805	\$ 830	\$ 450			\$ 488
Plus per Unit Finance Fee		\$ 15	\$ 18	\$ 15			\$ 15
Minor Variance	\$ 1,000	\$ 1,565	\$ 1,610	\$ 3,490	\$ 2,550	\$ 3,020	\$ 3,302
Routine Minor Variance		\$ 1,190	\$ 1,225	\$ 1,190			\$ 1,194
Variances req'd after the fact	\$ 1,210	\$ 1,890	\$ 1,945	\$ 4,360	\$ 3,153	\$ 3,756	\$ 4,119
Recirculation	\$ 145	\$ 225	\$ 230	\$ 280	\$ 255	\$ 268	\$ 275
Sign Variance	\$ 725	\$ 885	\$ 910	\$ 6,220	\$ 3,565	\$ 4,893	\$ 5,689
Signs erected, located and/or displayed without a permit	\$ 1,003		\$ 1,265				\$ 1,265
Neighbourhood Plan or Modified Neighbourhood Plan Preparation	\$ 1,830	\$ 2,245	\$ 2,310	\$ 2,290			\$ 2,292
Municipal Street Number Request	\$ 240	\$ 335	\$ 345	\$ 360	\$ 353	\$ 356	\$ 359
Street Name Change	\$ 4,880	\$ 6,400	\$ 6,590	\$ 2,310			\$ 2,738
Property Reports	\$ 135	\$ 170	\$ 175	\$ 180	\$ 178	\$ 179	\$ 180

Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
MECP Environmental Compliance Approval Administration Fee	\$ 1,640	\$ 2,225	\$ 2,290	\$ 2,270			\$ 2,272
Cash In Lieu of Parking Administration Fee	\$ 405	\$ 505	\$ 520	\$ 520			\$ 520
Environmental Sensitive Areas Impact Evaluation Group (ESALEG)	\$ 310	\$ 375	\$ 385	\$ 390	\$ 388	\$ 389	\$ 390
Record of Site Condition Administration Fee	\$ 260	\$ 385	\$ 395	\$ 400	\$ 398	\$ 399	\$ 400
Peer Review of Special Studies Administration Fee	\$ 280	\$ 2,475	\$ 2,550	Consultant fee + HST			\$ 2,550
Subdivision Agreement Preparation							\$ -
Subdivision Agreement Preparation - New Process		\$ 2,085	\$ 2,150	\$ 4,200	\$ 3,175	\$ 3,688	\$ 3,995
Subdivision Agreement Preparation - Old Process	\$ 1,690	\$ 3,560	\$ 3,665	\$ 3,665			
Minor Revision to Subdivision Agreement	\$ 170	\$ 225	\$ 230	\$ 500	\$ 365	\$ 433	\$ 473
Major Alteration to Subdivision Agreement	\$ 390	\$ 480	\$ 495	\$ 1,000	\$ 748	\$ 874	\$ 950
Subdivision Agreement Amendment		\$ 1,040	\$ 1,070	\$ 1,050			\$ 1,052
Special Agreements							\$ -
External Work Agreement Preparation	\$ 1,690	\$ 4,830	\$ 4,975	\$ 4,930			\$ 4,935
Special Sewer Service Agreement	\$ 2,410	\$ 4,110	\$ 4,235	\$ 4,200			\$ 4,204



Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
Special Water Service Agreement	\$ 2,410	\$ 4,110	\$ 4,235	\$ 4,200			\$ 4,204
Joint Sewer/Water Service Agreement	\$ 2,410	\$ 4,110	\$ 4,235	\$ 4,200			\$ 4,204
Consent Agreements	\$ 3,355	\$ 4,110	\$ 4,235	\$ 4,200			\$ 4,204
Consent Agreement with warning clauses only	\$ 3,355	\$ 2,055	\$ 2,115	\$ 2,100			\$ 2,102
Site Alteration Process - review and circulate plans Residential		\$ 235	\$ 240	\$ 1,000	\$ 620	\$ 810	\$ 924
Site Alteration Process - review and circulate plans Non-residential		\$580 + \$25	\$ 595 + 30 / ha	\$ 2,770			
Site Alteration Process per plan type on 4th submission and thereafter (NEW)				\$ 750	\$ 375	\$ 563	\$ 675
LPAT Appeal (NEW) initiate process				\$ 1,760	\$ 880	\$ 1,320	\$ 1,584
Shoring Agreement & Draining Review (NEW)				\$ 8,950	\$ 4,475	\$ 6,713	\$ 8,055
Construction Management Plan (NEW)				\$ 6,570	\$ 3,285	\$ 4,928	\$ 5,913
Lot Grading							\$ -
Lot Grading Acceptance inspection per unit	\$ 290	\$ 395	\$ 405	\$ 510	\$ 458	\$ 484	\$ 500
Lot Grading Acceptance inspection per multi-unit block (3-8 units)	\$ 290	\$ 805	\$ 830	\$ 1,040	\$ 935	\$ 988	\$ 1,019

Application Type	2009 Fee	2018 Fee (2013 indexed for 5 yrs)	Current Fee (Jan 1, 2019 Indexing)	100% Full Cost Recovery Fee	50% Full Cost Recovery Fee	75% Full Cost Recovery Fee	90% Full Cost Recovery Fee
Lot Grading and Service Connection Applications (NEW)				\$ 4,140	\$ 2,070	\$ 3,105	\$ 3,726
Site Inspections (NEW)				\$ 3,700	\$ 1,850	\$ 2,775	\$ 3,330
Lot grading re-inspection fees (3rd and subsequent) (NEW)				\$ 250	\$ 125	\$ 188	\$ 225
Pre-Service Agreements	\$ 3,435	\$ 4,110	\$ 4,235	\$ 4,200			\$ 4,204
Additional Cost per Unit	\$ 30	\$ 35	\$ 35	\$ 35			\$ 35
Pre-Grading Agreement	\$ 3,480	\$ 4,110	\$ 4,235	\$ 4,200			\$ 4,204
Phased / Staged Construction		\$ 2,145	\$ 2,210	\$ 2,200			\$ 2,201