



BY-LAW NO. 2022-0025

A By-law to amend the 2022 User Fee By-law No. 2021-0061

WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that a municipality may pass by-laws imposing fees or charges on any class or persons;

AND WHEREAS the Planning Act, R.S.O. 1990, c. P13, as amended, provides that a municipality may pass by-laws imposing tariffs, fees and charges;

AND WHEREAS on December 13, 2021, Council for the Town of Halton Hills adopted By-law No. 2021-0061, a By-law to permit the Municipality to impose fees or charges with respect to services or activities provided, related costs payable, and for the use of its property and to repeal By-law No. 2020-0071;

AND WHEREAS on March 21, 2022, Council for the Town of Halton Hills adopted a motion to remove the Fire Inspection Fee from By-law 2021-0061 as it pertains to the application and renewal of Business Licenses;

AND WHEREAS on April 11, 2022, Council for the Town of Halton Hills approved Report No. PD-2022-0017 dated March 24, 2022 regarding Planning & Development application fee amendment to By-law 2021-0061;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT the Fire Services – Fire Prevention and Inspections section of By-law 2021-0061 be amended to remove the fee associated with “Town Business License Request”, as shown on Appendix A;
2. AND FURTHER THAT the Planning & Development section of By-law 2021-0061 be amended to add “Condominium, Part Lot Control Exemption and Minor and/or Technical, Administrative Plan of Subdivision Applications received concurrently” with a Fee Calculation of “Full CDM and PLC application fees plus 10% of Minor and/or Technical, Administrative SUB application fee”, as shown on Appendix B.

BY-LAW read and passed by the Council for the Town of Halton Hills this 11th day of April, 2022.

Originally Signed By:

MAYOR – RICK BONNETTE

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

Part Lot Control Exemption (PLC)	2021 Rates	2022 Rates January 1, 2022		
		Base Fee		
PLC Application Fee	\$ 6,932	\$	7,071	
PLC Extension Application Fee	\$ 1,394	\$	1,422	
PLC By-Law Preparation and Registration Fee	\$ 1,873	\$	1,910	
PLC Extension of By-Law Fee	\$ 1,873	\$	1,910	
Consent (CON)	2021 Rates	2022 Rates January 1, 2022		
		Base Fee		
CON Application Fee	\$ 10,404	\$	10,612	
CON Minor App. Fee (Lot Line Adjustment, Easement)	\$ 4,897	\$	4,995	
CON Revision Fee	\$ 2,840	\$	2,897	
CON Post Approval (Certification) Fee	\$ 2,866	\$	2,923	
Consent Agreement	NEW	\$	6,700	
Minor Variance (MV)	2021 Rates	2022 Rates January 1, 2022		
		Base Fee		
MV Application Fee	\$ 5,982	\$	6,102	
MV Minor Residential Application Fee	\$ 2,986	\$	3,046	
Legal Fees	2021 Rates	2022 Rates (Effective January 1, 2022)		
		Base Fee	13% HST	Fee Incl. HST
Development Charges Deferral Agreement	\$ 703	\$ 717.06	\$ 93.22	\$ 810.28
Common Ownership Agreement	\$ 2,030	\$ 2,071		
Conditional Building Permit Agreement	\$ 2,448	\$ 2,497		
Conditional Building Permit Agreement Amendment	\$ 1,122	\$ 1,144		
Development Agreement				
Precedent	\$ 4,897	\$ 4,995		
No Precedent	\$ 14,572	\$ 14,863		
Encroachment Agreement	\$ 3,583	\$ 3,655		
License or Lease Agreement	\$ 4,658	\$ 4,751		
License or Lease Renewal or Extension	\$ 3,583	\$ 3,655		
Model Home Agreement	\$ 2,448	\$ 2,497		
Non-Development Agreement	\$ 3,583	\$ 3,655		
Pre-Servicing Agreement	\$ 4,897	\$ 4,995		
Compliance Letter	\$ 282	\$ 288		
Compliance Statement, Release or Deletion of Registered Instruments				
1 Instrument	\$ 250	\$ 255		
Each Additional Instrument	\$ 52	\$ 53		
Coordination of Disposition of Town Lands	\$ 1,072	\$ 1,093		
Dedication By-laws - Reserves or Assumptions	\$ 2,389	\$ 2,437		
Deeming By-law Fee	\$ 4,174	\$ 4,257		

Other Applications	2021 Rates	2022 Rates January 1, 2022		
		Base Fee		
NEC Plan Amendment / Major Dev. Permit Review Fee	\$ 20,784	\$	21,200	
MOECC or MNRF Permit or License Review Fee Major (Fee Per Hectare)	\$ 5,733	\$	5,848	
Minor	\$ 5,733	\$	5,848	
Other Fees	2021 Rates	2022 Rates (Effective January 1, 2022)		
		Base Fee	13% HST	Fee Incl. HST
Archived File Retrieval	\$ 42	\$ 37.17	\$ 4.83	\$ 42.00
Newspaper Public Meeting Notice	\$ 575	\$ 508.85	\$ 66.15	\$ 575.00
Research Request - Staff Time x 1.5 Hourly Rate	\$ 40	\$ 35.40	\$ 4.60	\$ 40.00
Administration Fee	\$ 1,038	\$ 1,059		
Council Special Consideration	\$ 1,662	\$ 1,695		
Heritage Compliance Letter	NEW	\$ 150		
Validation of Title	\$ 2,715	\$ 2,769		
Photocopy, Printing & Mapping Requests	2021 Rates	2022 Rates (Effective January 1, 2022)		
		Base Fee	13% HST	Fee Incl. HST
Base Maps 11" x 17" (Each)	\$ 17	\$ 15.04	\$ 1.96	\$ 17.00
Base Maps 24" x 36" (Each)	\$ 24	\$ 21.24	\$ 2.76	\$ 24.00
Custom Map or Maps/Documents USB (Each)	\$ 50	\$ 44.25	\$ 5.75	\$ 50.00
Miscellaneous Maps	\$ 16	\$ 14.16	\$ 1.84	\$ 16.00
Official Plan or Zoning Maps 11" x 17" (Each)	\$ 16	\$ 14.16	\$ 1.84	\$ 16.00
Photocopy & Printing Documents (Per Page)	\$ 0.50	\$ 0.44	\$ 0.06	\$ 0.50
Documents For Sale	2021 Rates	2022 Rates (Effective January 1, 2022)		
		Base Fee	13% HST	Fee Incl. HST
Town of Halton Hills Official Plan (January 2017)	\$ 142	\$ 125.70	\$ 16.30	\$ 142.00
Town of Halton Hills Official Plan (USB)	\$ 58	\$ 51.33	\$ 6.67	\$ 58.00
Zoning By-law 2010-0050 (Dec 2016)	\$ 145	\$ 128.35	\$ 16.65	\$ 145.00
401 Corridor Background Planning Report	\$ 54	\$ 47.79	\$ 6.21	\$ 54.00
401 Corridor Scoped Watershed Study	\$ 91	\$ 80.54	\$ 10.46	\$ 91.00
401 Corridor Specific SISs (USB)	\$ 35	\$ 30.98	\$ 4.02	\$ 35.00
401 Corridor Urban Design Study	\$ 40	\$ 35.40	\$ 4.60	\$ 40.00
Glen Williams Scoped Subwatershed (Final or Character)	\$ 91	\$ 80.54	\$ 10.46	\$ 91.00
Secondary Plans	\$ 40	\$ 35.40	\$ 4.60	\$ 40.00
Silver Creek Impact Assessment Report	\$ 50	\$ 44.25	\$ 5.75	\$ 50.00
Silver Creek Implementation Report	\$ 33	\$ 29.21	\$ 3.79	\$ 33.00
Silver Creek Subwatershed Characterization	\$ 108	\$ 95.58	\$ 12.42	\$ 108.00

PROVISIONS:

1. The Commissioner of Planning & Development shall:
 - a) be responsible for the administration of the Planning & Development Fees;
 - b) determine the appropriate application of any Planning & Development fees described or set out in the Town's Rates and Service Charges By-law or Schedules to the By-law; and
 - c) ensure compliance with provincial legislative requirements, including but not limited to, completing and submitting any required filings and documentations to satisfy approval and requirements under the Planning Act.

 2. The Commissioner of Planning & Development may:
 - a) make regulations and impose conditions deemed necessary for any submitted application;
 - b) define and determine the appropriate category upon which any application is submitted; and
 - c) vary or reduce any Planning & Development fee normally required as per this By-law.

 3. The following rules apply to the reduction of Planning & Development fees:
 - a) The Commissioner of Planning & Development may, in the interest of economic development, reduce any Planning & Development fees by 50% (fifty percent) for:
 - i. federal, provincial, regional and local governments; and
 - ii. medical offices, private institutional or quasi-institutional uses such as non-profit special needs housing.
 - b) The Commissioner of Planning & Development shall reduce any Planning & Development fees by 50% (fifty percent) for:
 - i. industrial, commercial and office uses in the designated General Employment Areas of Acton or Georgetown, excluding any retail uses otherwise not permitted in the Town's Official Plan.
 - c) Any Planning & Development fees may be appealed to Council.

 4. Every person applying for a planning application or services as outlined in the Planning Act shall:
 - a) complete and submit the application form(s) as may be provided from time to time by the Commissioner of Planning & Development;
 - b) submit the fees as set out in the Town of Halton Hills Rates and Services By-law or varied by Schedules to the By-law; and
 - c) provide all documentation as required under the Planning Act and this By-law.
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- A. Planning Act means the *Planning Act, R.S.O. 1990, c. P.13*, as amended, including all Regulations enacted thereto;
 - B. Applicant means any owner of land or their authorized representative applying for a planning application, or person requesting a service as outlined in this By-law;
 - C. Town means the Corporation of the Town of Halton Hills;
 - D. Council means the Council of the Corporation of the Town of Halton Hills; and
 - E. Commissioner of Planning & Development means the Commissioner of Planning & Development or their designate, and the Directors of Development Review and Policy.

NOTES:

1. Payment of Fees: All fees shall be paid at the time the application or request is made, unless otherwise noted, as determined by the Commissioner of Planning & Development.
2. Minor and/or Technical Fee: The Commissioner of Planning & Development may apply the Minor and/or Technical Fee to any Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), Subdivision (SUB) or Site Plan (SPA) applications where cost savings are identified due to:
 - consolidated application processing not currently identified in this By-law;
 - no technical studies are required to be submitted; and/or
 - other circumstances that could result in reduced staff effort in processing an application.

Applicants must attend a pre-consultation meeting with Town staff and/or must prove that the processing cost of a complete application for Town staff will be significantly less than that required to process a Standard application.

3. Variable Fees: The Variable Fee Per Residential Unit shall be applied to any dwelling unit. For residential uses that propose other types of units not defined as “dwelling units” under the applicable Zoning By-law (e.g. residential care facility suites or rooms), the Variable Fee Per Residential Unit shall still apply.

For each Variable Fee the appropriate rate shall apply to each range of dwelling units or non-residential hectare/sq.m. of GFA (e.g. \$120 for each unit between 0-25; \$100 for each unit between 26-100, etc.)

4. Holding Removal Fees: Major and Minor Holding Removal Application Fees are distinguished by the scale of the project and/or the complexity of the conditions of the Holding Provision that must be satisfied, as determined by the Commissioner of Planning & Development.

Special Holding Removal Application Fees apply where the Town Official Plan Policies require the implementation of a development control (i.e. floodplain areas), as determined by the Commissioner of Planning & Development.

5. Secondary Condominium Fee: The Secondary Condominium (CDM) Final Approval Fee applies where the Condominium application is secondary to other planning applications, and therefore less work is required to finalize the condominium approval, as determined by the Commissioner of Planning & Development.
6. Peer Review: The Town of Halton Hills may require the review of reports, drawings or other materials relating to an application by an outside peer review consultant. The Applicant will be responsible for the payment of any fees required to complete the peer review, as determined by the Commissioner of Planning & Development.
7. Legal Fees: Additional legal fees, where required, will be borne by the Applicant unless otherwise specified.
8. Administration Fee: The Administration Fee (Other Fees Section) is calculated annually on files that have been inactive over the preceding 12 months. Application activity is defined as the exchange of documentation such as required plans and/or studies that address and satisfy municipal standards and review comments for the purposes of advancing an application to a decision point or approval. Failure to submit the applicable Administration Fee within 30 days of written notice may result in the closure of the application, as determined by the Commissioner of Planning & Development.

9. Refund Policy: Refunds for withdrawn applications are at the discretion of the Commissioner of Planning & Development. All requests for refunds must be made in writing to the Commissioner of Planning & Development. Refund requests will be evaluated on the following criteria:

- withdrawal of an application prior to circulation to commenting departments and agencies;
- withdrawal of an application during or after circulation but prior to any statutory public meeting, preparation of staff reports or drafting of agreements or by-law; and
- where an application is appealed to the Ontario Land Tribunal (OLT), at any point in the application process, no refund of fees shall be provided.