

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2017-101

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;

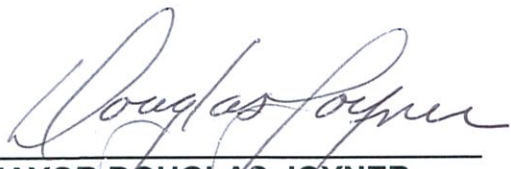
AND WHEREAS The Council of the Township of West Lincoln has amended Appendix "A" through By-law 2015-35;

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 incorporate the consumer price index;

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 That, By-law 2015-35 be and is hereby repealed effective October 1, 2017.
3. That, this new By-law takes effect on October 1, 2017.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 25th DAY OF SEPTEMBER, 2017.



MAYOR DOUGLAS JOYNER



CAROLYN LANGLEY, CLERK

APPENDIX "A"
SCHEDULE OF FEES
TOWNSHIP OF WEST LINCOLN
(Schedule A to By-law 2011-28 – as amended by By-law 2017-101)

The fees for processing planning applications are outlined below for the fees effective
October 1, 2017

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

Section	Fees Effective July 1, 2015	Fees Effective October 1, 2017
1. Official Plan Amendment	\$ 8,075	\$8,390
2. Combined Official Plan Amendment/Zoning By-law Amendment	\$ 10,800	\$11,220
3. Zoning By-law Amendment	\$ 6,290	\$6,535
4. Zoning By-law Amendment (Condition of Consent)	\$ 3,145	\$3,270
5. Removal of (H) Holding Symbol	\$ 1,315	\$1,365
6. Temporary Use By-law	\$ 2,225	\$2,310
7. Extension to Temporary Use By-law	\$ 1,495	\$1,550
8. Temporary Use Agreement	\$ 1,495	\$1,550
9. Site Plan Approval (Initial or Amendment where a new Agreement is Required)	\$ 4,540	\$4,715
10. Site Plan Approval Amendment where no Agreement is required	\$ 2,225	\$2,310
11. Discharge of a Site Plan Agreement	\$ 1,315	\$1,365
12. Consultation Process for Telecommunication Facilities	\$ 1,700	\$1,765
13. Plan of Subdivision Approval	\$ 7,390	\$7,675
14. Red Line Revisions to a Draft Approved Plan of Subdivision/Condo or Site Plan	\$ 2,225	\$2,310
15. Plan of Condominium	\$ 7,390	\$7,675
16. Condominium Conversion	\$ 7,070	\$7,345
17. Condominium Amalgamation	\$ 1,315	\$1,365
18. Exemption of Draft Plan of Condominium Approval	\$ 1,495	\$1,550
19. Extension to Draft Plan Approval of a Draft Plan of Subdivision or Condominium	\$ 1,495	\$1,550
20. Subdivision, Development or Condominium Agreement	\$ 6,810	\$7,075
21. Development Agreement as a Condition of Consent	\$ 3,405	\$3,535
22. Final Approval of a Plan of Subdivision or Condominium	\$ 1,495	\$1,550
23. Street Naming for New Subdivisions	\$ 1,315	\$1,365
24. Amendment to Subdivision, Development or Condominium Agreement	\$ 6,290	\$6,535
25. Request for Removal of Part Lot Control (per lot/block)	\$ 1,315	\$1,365
26. Approval of Road Opening/Upgrade (to allow access to build)	\$ 1,495	\$1,550
27. Adjournment or Rescheduling Fee for any Planning Application requested for any Planning Application	\$ 255	\$ 265
28. Deeming By-law	\$ 860	\$ 890
29. Zoning Compliance/Green Energy Zoning Compliance	\$ 170	\$ 175
30. Written Property Reports	\$ 170	\$ 175
31. Site Plan/Subdivision/Condominium Development Servicing (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."