

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2368 (2002)


Being a by-law to amend By-law #868 (1983), as amended, being a by-law to establish a "Tariff of Fees" for processing of applications made in respect of planning matters.

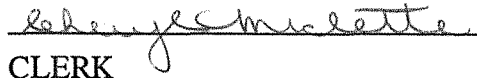
WHEREAS the Council of the Corporation of the Town of Pelham has deemed it necessary and advisable to amend the "Tariff of Fees" for processing of applications made in respect of planning matters;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) THAT Schedule "A" to By-Law #868 (1983), as amended, be deleted in its entirety and that the attached Schedule "A" effective March 18, 2002, be substituted in its place.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
18TH DAY OF MARCH, 2002 A.D.


MAYOR (ACTING)


CLERK

SCHEDULE " A "
TO BY-LAW NO. 2368 (2002)
EFFECTIVE MARCH 18, 2002
TARIFF OF FEES
PLANNING APPLICATIONS

<u>Type of Application</u>	<u>Fee</u>
1. Processing of Application for Approval of Draft Plan of Subdivision	\$3,500 plus \$10.00 per lot or block after the first 25 lots or blocks)
(i) Modification to Draft Plan Approval	\$500
(ii) Extension to Draft Approval	\$500
2. Draft Plan of Subdivision Approval Review by Town Consultants	An initial deposit of \$5,000 is required and applied to all charges incurred by the Municipality from its Consultants. Such deposit shall be increased by the Town in the event the nature of the subdivision indicates the initial deposit may be inadequate to totally defray the costs incurred. Any deposit monies not required to pay the consultants' costs incurred by the Municipality shall be refunded to the applicant.
3. Application for Approval of Subdivision Agreement	\$2,000
4. Application for Approval to Amend a Subdivision Agreement	\$750 plus all charges incurred by the Municipality from its Legal Consultants
5. Subdivision Agreement Review by Town Consultants	A deposit of \$1,000 may be required and applied to all charges incurred by the Municipality from its Consultants based on consultants' rates to a maximum of \$2,000.
6. Processing Application for Condominium	\$3,000
(i) Modification to Draft Plan Approval	\$500
(ii) Extension to Draft Approval	\$500
7. Condominium Application Review by Town Consultants	A deposit of \$1,000 may be required and applied to all charges incurred by the Municipality from its Consultants based on consultants' rates to a maximum of \$3,000.
8. Application for Approval of Condominium Agreement	\$2,000. (\$500 if it implements an approved Site Plan Agreement) plus all charges incurred by the Municipality from its Legal Consultants
9. Application for Approval to Amend a Condominium Agreement	\$750 plus all charges incurred by the Municipality from its Legal Consultants
10. Application for Approval of Development Agreement	\$1,500

11. Development Agreement Review by Town Consultants	A deposit of \$1,000 may be required and applied to all charges incurred by the Municipality from its Consultants based on consultants' rates to a maximum of \$3,000.
12. Application for Approval to Amend a Development Agreement	\$750 plus all charges incurred by the Municipality from its Legal Consultants
13. Application for Release or Partial Release of Development Agreement	\$350 plus all charges incurred by the Municipality from its Legal Consultants
14. Application for Approval of Site Plan Agreement	\$1,250
15. Site Plan Agreement Application Review by Town Consultants	A deposit of \$1,000 may be required and applied to all charges incurred by the Municipality from its Consultants based on consultants' rates to a maximum of \$3,000.
16. Application for Approval to Amend a Site Plan Agreement	\$750
17. Amended Site Plan Agreement Application Review by Town Consultants	A deposit of \$750 may be required and applied to all charges incurred by the Municipality from its Consultants based on consultants' rates to a maximum of \$1,500.
18. Application for Release or Partial Release of Site Plan Agreement	\$350 plus all charges incurred by the Municipality from its Legal Consultants
19. Application for Approval of Garden Suite Agreement	\$750 plus all charges incurred by the Municipality from its Legal Consultants.
20. Application for Amendment to the Zoning By-Law	\$2,000
21. Application for Amendment to the Official Plan	\$2,000
22. Combined Application for Amendment to the Official Plan & Zoning By-Law	\$3,500
23. Official Plan and/or Zoning By-law Amendment Application. Review by Town Consultants at the discretion of Council	An initial deposit of \$2,000 is required and applied to all charges incurred by the Municipality from its Consultants based on consultants' rates to a maximum of \$6,000
24. Application for Deeming By-Law	\$500
25. Application for Removal of Part Lot Control	\$1,000 plus all charges incurred by the Municipality from its Legal Consultants
26. Application for Removal of Holding ("H") Symbol	\$500

27. Appeal to Ontario Municipal Board

Where a decision on a planning application is appealed to the Ontario Municipal Board and the Municipality and the applicant jointly support the application, the Municipality will require payment by the applicant of all charges incurred by the Municipality and its Consultants. To secure such charges, the Municipality will require an initial deposit of \$8,000, such amount to be increased by the Town in the event the nature of the application indicates the initial deposit may be inadequate to totally defray the costs incurred. Any deposit monies not required to pay municipal or consultants costs incurred by the Municipality shall be refunded forthwith to the applicant.

NOTE: Any of the above noted deposit monies not required to pay municipal or consultants' costs incurred by the Municipality shall be refunded forthwith to the applicant. Notwithstanding the maximum charges noted above, the maximum charges may be exceeded and paid by the applicant with the approval of the applicant.