

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20216

A By-law to establish a tariff of fees for the processing and approval of development applications pursuant to the Planning Act, RSO 1990, c P.13, as amended, and to repeal By-law number (2003)-17045, as amended by By-law number (2004)-17330.

WHEREAS Section 69(1) of the Planning Act, RSO 1990, c P.13, as amended authorizes the Council of the Municipality to prescribe a tariff of fees for the processing of development applications made in respect of planning matters;

THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

Short Title

1. This By-law may be referred to as the Development Application Fee By-law.

Severability

2. If a court of competent jurisdiction declares any provision or part of a provision of this By-law to be invalid, illegal, unenforceable or of no force and effect, it is the intention of Council in enacting this By-law that the remainder of this By-law will continue in force and be applied and enforced in accordance with its terms to the fullest extent possible according to law.

Tariff of Fees

3. A Tariff of Fees is hereby established for the processing of development applications made pursuant to the Planning Act, RSO 1990 c P.13 as may be amended from time to time, or any successor thereto, and is set out in Schedule "A" attached, which forms part of this By-law.
4. The fees provided pursuant to this By-law in Schedule "A" shall be adjusted annually, without further amendment to this By-law, commencing on the first anniversary date of this By-law and each anniversary date thereafter, in accordance with the Statistics Canada quarterly Construction Price Statistics, catalogue # 62-007.
5. Unless otherwise indicated, the fees required by this By-law do not include applicable taxes, which will be added to the fees.
6. Payment of any fee required by this By-law shall be in Canadian currency, and in a form acceptable to the Corporation of the City of Guelph.

Review

7. Council intends that each new Council shall formally review this By-law no less than once during its term.

Repeal

8. By-law (2003)-17045 as amended by By-law (2004)-17330 is hereby repealed.

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In Force

9. This By-law shall come into force and take effect January 1, 2018

PASSED this TENTH day of OCTOBER, 2017.



Handwritten signature of Cam Guthrie in blue ink.

CAM GUTHRIE – MAYOR

Handwritten signature of Dylan McMahon in blue ink.

DYLAN MCMAHON
- ACTING DEPUTY CLERK

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SCHEDULE "A"**

TARIFF OF FEES

Service or Process	Fee or Charge	Notes
Minor Official Plan Amendment	\$11,800	Site-specific amendment, involves minor policy change or exemption
Major Official Plan Amendment	\$14,333	Land use change or major policy change involves more than one property or large land holdings
Draft Plan of Subdivision	\$34,142	Plus Plan of Subdivision Approval Fee
Plan of Subdivision Approval	\$14,310 (includes: Notice of Draft Plan Approval, Subdivision Agreement, Subdivision Clearance)	Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law.
Engineering Review Fee	6% Cost of Work for Services	Required for Plan of Subdivision and Vacant Land Condominium.
Condominium Approval	\$4,117 plus \$100/unit plus \$1,000 Condo Agreement fee (if Agreement required)	Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law.
Condominium Registration	\$1,173 (will apply to each phase of condominium registration)	
Minor Zoning By-law Amendment	\$11,800 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	Minor includes: adding uses to an existing zone, temporary use, no change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Zoning By-law Amendment	\$14,333 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	Major includes: change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Development Approval Fee - By-law Preparation, Notice of Passing	\$795 plus Development Agreement Fee (if Development Agreement required)	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Minor Official Plan/Zoning By-law Amendment	\$16,109 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.

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Major Official Plan/Zoning By-law Amendment	\$19,493 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Draft Plan of Subdivision/Minor Zoning By-law Amendment	Draft Plan of Subdivision Fee of \$34,142 plus 50% reduction in Minor Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee	
Draft Plan of Subdivision/Major Zoning By-law Amendment	Draft Plan of Subdivision Fee of \$34,142 plus 50% reduction in Major Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee	
Draft Plan of Subdivision/Minor Official Plan Amendment/Zoning By-law Amendment	Draft Plan of Subdivision Fee of \$34,142 plus 50% reduction in Minor Official Plan/Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee	
Draft Plan of Subdivision/Major Official Plan Amendment/Zoning By-law Amendment	Draft Plan of Subdivision Fee of \$34,142 plus 50% reduction in Major Official Plan/Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee	
Part Lot Control Exemption	\$1,899	Additional Registration Fee imposed under the User Fee By-law.
Site Plan Fees:		
Residential	Base fee of \$5,692 (includes up to 20 residential units) plus \$132 per residential unit in excess of 20 units to a maximum fee of \$14,230 plus Site Plan Agreement fee.	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide".
Commercial/Office/Institutional	Base fee of \$5,692 (includes up to 500m ² of GFA) plus \$2.52/m ² of GFA in excess of 500m ² to a maximum fee of \$14,230 plus Site Plan Agreement fee.	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide".

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Industrial	Base fee of \$5,692 (includes up to 1,000m ² of GFA) plus \$1.57/m ² of GFA in excess of 1,000m ² to a maximum fee of \$14,230 plus Site Plan Agreement fee.	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide".
Minor Site Plan	\$3,480 plus Site Plan Agreement fee.	What constitutes a "Minor" Site Plan has been clearly defined in the "Site Plan User Guide".
Site Plan Agreement	\$1,000	Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law.
Extension of Draft Plan Approval	\$1,899	
Removal of 'H' Symbol	\$1,899	
Extension of Temporary Use	\$2,388	
Environmental Administration Fee (for those applications requiring an Environmental Impact Study process)	\$795	
Annual Inactive File Holding	\$500	
Mandatory Pre-consultation	\$400	Deducted from application fee if formal application submitted.
Site Plan – Additional Site Inspection (beyond 1 st)	\$500	
Site Plan – Additional Technical Circulation >3	\$2,500	Applied when previous staff comments have not been addressed in 3 submissions.
Subdivision – Additional Technical Circulation >3	\$5,000	Applied when previous staff comments have not been addressed in 3 submissions.
Applicant Initiated Revision	\$2,500 for Draft Plan or Major Rezoning \$1,500 for Minor Rezoning \$1,500 for Standard Site Plan	This fee will not be applied for revisions made by applicants in response to staff comments.
Engineering Servicing Capacity Modelling Check	In accordance with the User Fee By-law.	Noted here for information purposes only.*