

**THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE
THOUSAND ISLANDS**

BY-LAW NUMBER 18-039

**BEING A BY-LAW TO AMEND BY-LAW NO. 18-029 THE
GENERAL RATES AND FEES FOR VARIOUS SERVICES
PROVIDED BY THE MUNICIPALITY.**

WHEREAS Council for the Township of Leeds and the Thousand Islands passed By-law #18-029 on the 9th day of April, 2018;

AND WHEREAS Section 8 of the Municipal Act, 2001, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other act;

AND WHEREAS Section 69 of the Planning Act, 1990, as amended, authorizes the Council of a Municipality to enact a By-law establishing fees for the processing of applications for planning matters, including appeals to a local body under Section 8.1(8) and 45(3), provided that such fees shall be designed to meet only the anticipated costs to the Municipality to process said applications;

AND WHEREAS Section 69 of the Planning Act, 1990, as amended, provides that any person required to pay a fee for the processing of a planning matter may pay the amount of the fee under protest and thereafter appeal to the Tribunal against the levying of the fee or the amount of the fee by giving written notice of appeal to the Tribunal within thirty days of payment of the fee;

AND WHEREAS pursuant to Section 69 of the Planning Act, 1990, as amended, Council or the Committee of Adjustment may reduce or waive an application fee or Local Planning Appeal Tribunal hearing costs where Council or the Committee of Adjustment is satisfied that it would be unreasonable to require payment in accordance with the tariff;

AND WHEREAS the Council of the Corporation of the Township of Leeds and the Thousand Islands deems it expedient to amend its fees;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF
THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS:**

- 1. THAT** Schedule 'K' to By-law #18-029, "Fees for Planning Services" be hereby removed from the by-law and that Schedule 'A' attached hereto replace Schedule 'K'.
- 2. THAT** any applications and the fees related thereto, received between April 9th, 2018 and May 14th, 2018 be adjusted/processed in accordance with Schedule 'A' attached hereto.

**READ A FIRST AND SECOND TIME THIS 14th DAY OF MAY,
2018.**

**READ A THIRD TIME AND FINALLY PASSED THIS 14th DAY OF
MAY, 2018.**



Joe Baptista, Mayor



Vanessa Latimer, Clerk



SCHEDULE "A" TO BY-LAW NUMBER 18-039
PLANNING & PROPERTY STANDARD SERVICES
(Planning Act/Building Code Act)

Type of Application	Fee
<i>Consent Review Fees</i>	
▪ Municipal Review Land Severance	\$350.00
▪ Municipal Review of a Lot Addition	\$250.00
▪ Municipal Review of Other Application	\$250.00
▪ Municipal Review of Land Severance where an application has lapsed and the owner wishes to reapply (only applicable when no changes from the original application are proposed)	\$200.00
<i>Development Agreement</i>	
▪ All agreements including Municipal Responsibility Agreements	\$500.00
▪ Development Agreement submitted as a condition of a Minor Variance, Zoning By-law Amendment or a consent decision made by the Consent Granting Authority	50% of fee
<i>Minor Variance Application Fees</i>	
▪ Standard Application Fee	\$750.00
▪ Accessory Structures (see note 4 below)	\$400.00
▪ No Building Permit (see note 3 below)	\$1,750.00
▪ Legal Non-Conforming Uses, Building or Structures	\$750.00
▪ Application submitted as a condition of a decision made by Council or the Consent Granting Authority	50% of fee
▪ Reapplication when submitted within 12 months of the previous approval to correct a technical issue	\$250.00
<i>Mining Operations (New or Expansions)</i>	
▪ extraction limit under 500,000 tonnes per year	\$2,000.00
▪ extraction limit between 100,000 and 500,000 tonnes per year	\$4,000.00
▪ extraction limit between 500,000 up to 1,000,000 tones per year	\$7,000.00
▪ extraction limit of 1,000,000 tones or greater	\$10,000.00
<i>Official Plan Amendment</i>	
▪ Minor (minor policy change or amendment involving the creation of a single lot)	\$1,000.00
▪ Major (major policy change or amendment involving the creation of multiple lots)	\$1,500.00
▪ No Building Permit	\$1,750.00
▪ When required as a condition of a consent decision made by the Consent Granting Authority	50% of fee
▪ Concurrent Official Plan & Zoning By-law Amendment – Minor (minor policy change or amendment involving the creation of a single lot)	\$1,775.00
▪ Concurrent Official Plan & Zoning By-law Amendment – Major (major policy change or amendment involving the creation of multiple lots)	\$2,275.00
<i>Local Planning Appeal Tribunal (LPAT)</i>	
▪ If any person other than the Applicant appeals any planning decision to the LPAT, the Applicant shall pay all costs incurred by Township.	As per LPAT
<i>Outdoor Solid Fuel Burning Appliance By-law</i>	
▪ Amendment Application Fee	\$200.00

Plan of Subdivision/Condominium		
▪ Draft Plan Review		\$1,250.00 + \$50.00/lot
▪ Final Plan Review		\$1,250.00 + \$50.00/lot
▪ Amendment to Draft Plan Conditions		\$500.00
▪ Agreement to Amend Agreement		\$750.00
▪ Exemptions from Subdivision or Condominium Approval		\$1,000.00
▪ Removal of Part Lot Control		\$200.00 + \$50/lot
Property Standards:		
▪ Appeal of Order		\$300.00
▪ Certificate of Compliance		\$150.00
Removal of Part Lot Control/Deeming		
▪ Application Fee		\$340.00 + \$50/lot
Renewable Energy Projects		
▪ less than 10 kW		\$70.00
▪ 10 kW - 1 mW		\$350.00
▪ greater than 1 mW		\$2,250.00
Road Closing/Use/Extension/Encroachment Request		
▪ Application Fee		\$600.00*
▪ Deeming Lots		\$300.00*
Site Plan Control Application Fees		
Site Plan Control (Minor)	Residential (Accessory Structures) (<i>see note 4 below</i>)	\$250.00
	Residential (Dwelling)	\$500.00
	Residential Amendment (Minor)	\$250.00
	Commercial/Industrial/Multi-Residential (< 500 sq.m.)	\$650.00
	Commercial/Industrial Amendment (Minor)	\$500.00
Site Plan Control (Major)	Commercial/Industrial/Multi-Residential (500-1000 sq.m.)	\$1,250.00
	Commercial/Industrial/Multi-Residential (> 1000 sq.m.)	\$1,750.00
	Commercial/Industrial/Multi-Residential Amendment	\$750.00
Site Plan Control Application submitted as a condition of a Minor Variance or a Zoning By-law Amendment or a consent decision made by the Consent Granting Authority		50% of fee
Amendments to Site Plan Agreement		\$250.00
Zoning By-Law Amendment Application Fees		
▪ Special Exception		\$ 750.00
▪ Temporary Use		\$1,000.00
▪ Rezoning		\$1,250.00
▪ No Building Permit (<i>see note 3 below</i>)		\$1,750.00
▪ Removal of Holding Provision		\$ 250.00
▪ Extension to Temporary Use By-law		\$ 750.00
▪ Zoning By-law Amendment when required as a condition of a consent decision made by the Consent Granting Authority		50% of fee
Additional Application & Other Fees		
Request for Site Specific Planning Report		\$250.00
Processing of lawyer's letter concerning a property's conformity to the Official Plan, Zoning By-law, Site Plan		\$40.00/ request

Agreement and/or other Agreement	
Confirmation of the existence of outstanding work orders	\$40.00/request
Any other request not noted above	\$40.00/request
Copy of the Official Plan and Schedules – Current or Former	\$30.00
Copy of Zoning By-laws and Schedules – Current or Former	\$30.00
By-law Amendment Application	\$200.00
File Search Fee	\$30.00/hour

Conditions:

1. All of the foregoing application fees are non-refundable and do not include any external costs that the Municipality may incur in connection with its review of the application, such as registration of agreements on title, legal fees, third party peer review fees, any costs associated with advertising a notice in local newspaper when required. The applicant/owner shall be responsible for these costs. Fees not paid may be added to the tax roll of the subject property in accordance with the Municipal Act, SO 2001, c.25.
2. All applications shall be considered mutually exclusive and a fee is required for each application.
3. Any fees indicated as 'No Building Permit' relates to structures or buildings constructed prior to obtaining appropriate planning and/or building approvals.
4. Accessory Structures shall include garage, sheds, decks or any other building or structure that is incidental and subordinate to the principal use.