

The Corporation of the Township of Laurentian Valley
By-law number 2023-07-044

**Being a By-Law Being a By-Law to Prescribe a Tariff of Fees for the
Processing of Applications made in respect of planning matters in the
Township of Laurentian Valley under Section 69 of the Planning Act**

WHEREAS The Council of the Corporation of the Township of Laurentian Valley deems it necessary to pass a By-Law to prescribe a tariff of fees;

AND WHEREAS Section 69 of the Planning Act, RSO 1990, c.P. 13, provides that Council pass a By-law to establish a tariff of fees for the processing of applications in respect to planning matters.

NOW THEREFORE The Council of the Corporation of the Township of Laurentian Valley enacts as follows:

The following fees shall be charged as follows:

1. For Applications for OFFICIAL PLAN AMENDMENTS

ADMINISTRATION FEES	\$700.00
- Review of applications	
- Preparation and processing of amendment to Official Plan including approval by County and internal costs related to OLT proceedings where Township approved application.	

Professional Services Fees:

LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

COUNTY OF RENFREW FEE	ACTUAL COSTS
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2. (a) For Applications for ZONING BY-LAW AMENDMENTS

ADMINISTRATION FEES	\$600.00
- Review of application	
- Preparation and processing of amendment to To Zoning By-Law including Council approval, circulation and internal costs related to any OLT proceedings where Township approved application.	

Professional Services Fees:

LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

(b) ZONING BY-LAW AMENDMENTS - REMOVAL OF HOLDING SYMBOL

Notwithstanding Section 2.(a) for Applications pursuant to Section 34 of the Planning Act, 1990, c.P.13, as amended, that are to remove a holding symbol, the following fees shall apply:

(i) ADMINISTRATION FEES	\$200.00
- Review of application	
- Preparation and processing of amendment to Zoning By-Law and circulation	

Professional Services Fees:	
LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

3. For Applications pursuant to Section 51 (16) of the Planning Act, 1990
(PLANS OF SUBDIVISION OR PLANS OF CONDOMINIUM)

(a)	ADMINISTRATION FEES	\$250.00
	- Review of draft plan of subdivision	

Professional Services Fees:	
LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

(b)	Preparation of Subdivision Agreement	\$ 550.00
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Professional Services Fees:	
LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

A minimum deposit of \$1000.00 shall be required by the Township as prepayment towards the anticipated costs to the Township for consideration of any planning matter set out in this paragraph. Consideration of the said planning matter shall cease until such deposit is received by the Township. Further, once the initial deposit is exhausted, within the time limits specified by Resolution of Council, the Township may also require the applicant to submit additional deposit monies with the Township equal to the anticipated costs, in an amount recommended by the Chief Administrative Officer and approved by Resolution of Council, for consideration of the planning matter as set out in this paragraph. Any portion of the said deposit in excess of the actual costs incurred by the Township shall be refunded to the Applicant.

4. For Applications pursuant to Section 53. of the Planning Act, 1990
(CONSENTS)

ADMINISTRATION FEES	\$250.00
KARST REVIEW FEES (Where required)	
- Where no septic review fee also applies	\$ 100.00
- Where a septic review fee also applies	\$ 50.00

5. For Applications pursuant to Section 53(12) and 51(26) of the Planning Act,
RSO 1990, c.P. 13,
(CONSENT/DEVELOPMENT AGREEMENTS)

ADMINISTRATION FEES	\$250.00
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Professional Services Fees:	
LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

A minimum deposit of \$1000.00 shall be required by the Township as prepayment towards the anticipated costs to the Township for consideration of any planning matter set out in this paragraph. Consideration of the said planning matter shall cease until such deposit is received by the Township. Further, once the initial deposit is exhausted, within the time limits specified by Resolution of Council, the Township may also require the applicant to submit additional deposit monies with the Township equal to the anticipated costs, in an amount recommended by the Chief Administrative Officer and approved by Resolution of Council, for consideration of the planning matter as set out in this

paragraph. Any portion of the said deposit in excess of the actual costs incurred by the Township shall be refunded to the Applicant.

6. For Applications pursuant to Section 45(3) of the Planning Act, RSO 1990, c.P. 13, (MINOR VARIANCE OR PERMISSION)

ADMINISTRATION FEES	\$600.00
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Professional Services Fees:

LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

7. For Applications pursuant to Section 41(4) of the Planning Act, RSO 1990, c.P. 13,
(SITE PLAN CONTROL)

ADMINISTRATION FEES	\$250.00
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Professional Services Fees:

LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

A minimum deposit of \$1000.00 shall be required by the Township as prepayment towards the anticipated costs to the Township for consideration of any planning matter set out in this paragraph. Consideration of the said planning matter shall cease until such deposit is received by the Township. Further, once the initial deposit is exhausted, within the time limits specified by Resolution of Council, the Township may also require the applicant to submit additional deposit monies with the Township equal to the anticipated costs, in an amount recommended by the Chief Administrative Officer and approved by Resolution of Council, for consideration of the planning matter as set out in this paragraph. Any portion of the said deposit in excess of the actual costs incurred by the Township shall be refunded to the Applicant.

8. For Requests for Removal of Part Lot Control or to Lift a 0.3 metre (1 foot) reserve:

- ADMINISTRATION FEE	\$150.00
- LEGAL FEES	ACTUAL COSTS

9. For Applications pursuant to Section 34 (6) of the Planning Act, 1990
(CERTIFICATES OF OCCUPANCY)

- ADMINISTRATION & INSPECTION FEES	\$390.00
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10. (i) In order to recover the actual costs of professional services fees, the Township may require an applicant at any stage of the planning process to enter into a Professional Services Agreement, to recover the actual costs of the Township with respect to any planning matter set out in this By-Law.

- (ii) In the event the applicant does not enter into a Professional Services Agreement, the Township may require the applicant to deposit monies with the Township equal to the anticipated costs, in an amount recommended by the Chief Administrative Officer and approved by Resolution of Council, for consideration of any planning matter set out in this By-Law. Further consideration of the said planning matter shall cease until such deposit is received by the Township.

11. PRE-CONSULTATION

- (i) For Items set forth in Sections 1. through 7. of this By-law there shall be

a Pre-Consultation Fee of \$200.00. There is no fee for a Preliminary Inquiry which would set out the requirements to be addressed as part of the Pre-Consultation stage required per By-law 2023-02-09 Township of Laurentian Valley Pre-Consultation By-law.

- (ii) For Items 1. through 7., if it is determined through the Pre-Application Preliminary Inquiry Process that Professional Services are required, the following shall also apply:

Professional Services Fees	
LEGAL FEES	ACTUAL COSTS
PEER REVIEW FEES	ACTUAL COSTS
ENGINEERING AND/OR PLANNING FEES	ACTUAL COSTS

A minimum deposit of \$1000.00 shall be required by the Township as prepayment towards the anticipated costs to the Township for consideration of any planning matter set out in this paragraph. Consideration of the said planning matter shall cease until such deposit is received by the Township. Further, once the initial deposit is exhausted, within the time limits specified by Resolution of Council, the Township may also require the applicant to submit additional deposit monies with the Township equal to the anticipated costs, in an amount recommended by the Chief Administrative Officer and approved by Resolution of Council, for consideration of the planning matter as set out in this paragraph. Any portion of the said deposit in excess of the actual costs incurred by the Township shall be refunded to the Applicant.


- (iii) The Application Fee for the Items set out in Sections 1. through 7. will be reduced by the Pre-Consultation Fee set out in 11.(i) above if an application is filed within 18 months of Pre-Consultation completion and where multiple applications are filed, the credit will be applied only once to one application. Beyond that time period, a special request for credit will have to be filed and a credit will only be applied if the results of the pre-consultation are still valid and there have been no applicable changes to Provincial legislation, applicable planning documents, by-laws or other considerations that would invalidate the results of the Pre-Consultation.

- 12. This By-Law hereby repeals By-Law Number 2020-12-056 and amending By-law Number 2023-03-018.
- 13. This by-law shall come into force and take effect on July 31, 2023.

READ A FIRST AND SECOND TIME THIS 25TH DAY OF JULY, 2023.

READ A THIRD TIME AND FINALLY PASSED THIS 20TH DAY OF JULY, 2023.


Steve Bennett, Mayor


Dean Sauriol, CAO/Clerk