

By-law 2023-68

**A By-law of the City of Greater Sudbury to Amend By-law 2023-58
being a By-law of the City of Greater Sudbury to Establish Miscellaneous
User Fees for Certain Services provided by the City of Greater Sudbury**

Whereas Council of the City of Greater Sudbury deems it desirable to amend By-law 2023-58 being a By-law of the City of Greater Sudbury to Establish Miscellaneous User Fees for Certain Services Provided by the City of Greater Sudbury;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1. By-law 2023-58 being a By-law of the City of Greater Sudbury to Establish Miscellaneous User Fees for Certain Services Provided by the City of Greater Sudbury is hereby amended by:

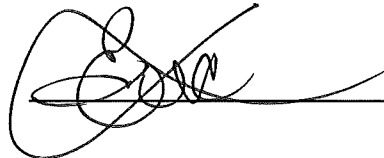
- (a) repealing Schedule "G&I-4" – Development Engineering and enacting, in its place and stead, Schedule "G&I-4" – Development Engineering attached hereto as Schedule "A" and forming part of this By-law;
- (b) repealing Schedule "G&I-6" – Planning Applications and enacting, in its place and stead, Schedule G&I-6" – Planning Applications attached hereto as Schedule "B" and forming part of this By-law.

2. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 25th day of April, 2023



Mayor



Clerk

Schedule "A"
to By-law 2023-68 of the City of Greater Sudbury

Schedule "G&I-4"

Development Engineering

| | <u>FEE</u> | <u>HST</u> | <u>2023 TOTAL</u> |
|--|------------|-----------------|-----------------------|
| Review Services | | | |
| Water Capacity/Feasibility Review | 380.53 | 49.47 | 430.00 |
| Sewer Capacity/Feasibility Review | 761.06 | 98.94 | 860.00 |
| Sewer & Water Capacity/Feasibility Review | 761.06 | 98.94 | 860.00 |
| Initial Review of all Stormwater Management Reports, Servicing Studies, Subdivision Plans, Offsite Servicing Plans and Site Plans: Per Sheet* | 100.00 | 13.00 | 113.00 |
| Subsequent Review of all Stormwater Management Reports, Servicing Studies, Subdivision Plans, Offsite Servicing Plans and Site Plans: Per Sheet* | 83.19 | 10.81 | 94.00 |
| Water Quality Review for Possible Potable Water Agreements | 190.27 | 24.73 | 215.00 |
| | | | |
| Site Inspections for Subdivision and Site Plans | | | |
| No Charge for First Inspection | | | |
| Subsequent Inspections per Hour per Staff Person* | 189.00 | N/A | 189.00 |
| Transfer of Review Fees | | | |
| Water | | As set by MOECP | |
| Sanitary | | As set by MOECP | |
| Storm | | As set by MOECP | |
| Sanitary and Storm | | As set by MOECP | |

Note: The fees that the MOECP (Ministry of the Environment, Conservation and Parks) authorizes municipalities to charge as part of the transfer of review for water, sanitary, storm and combine sanitary and storm review, shall apply as it may be amended from time to time.

*An increase in development application fees was approved as a part of the 2023 Budget process to reflect alignment with fees in similar-sized municipalities and move closer to full cost recovery.

Schedule "B"
to By-law 2023-68 of the City of Greater Sudbury

Schedule "G&I-6"

Planning Applications

Note: Fees for these services are not subject to HST

| <u>Type of Application</u> | <u>FEE</u> | <u>HST</u> | <u>2023 TOTAL</u> |
|--|------------|------------|-----------------------|
| Processing Fees | | | |
| 1. Rezoning | | | |
| A) Where the application for rezoning is not made concurrently with an application for an Official Plan Amendment | | | |
| - Major Rezoning: change in zoning designation except "R1" to "R2" | 3,920.00 | N/A | 3,920.00 |
| - Reclassification or amendment to: | | | |
| "R1" to "R2", rezoning to resolve split zoning, title mergers, temporary rezonings or lifting of "H" provisions* | 1,560.00 | N/A | 1,560.00 |
| Garden Suit temporary extensions (Notice Fee Included)* | 790.00 | N/A | 790.00 |
| Plus: cost of statutory newspaper notice determine in accordance with Section 4 - Statutory Newspaper Notice | | | |
| B) Where the application for rezoning is made concurrently with an application for an Official Plan amendment (total fee for Official Plan amendment and rezoning) | | | |
| - Major Rezoning: change in zoning designation except "R1" to "R2" | 6,270.00 | N/A | 6,270.00 |
| Plus: cost of statutory newspaper notice determine in accordance with Section 4 - Statutory Newspaper Notice | | | |
| C) Request for extension of approval time limits: 50% of above fees for one year extension and 100% for a two year extension | | | |
| 2. Official Plan Amendment Applications | | | |
| Official Plan Amendment Applications* | 3,920.00 | N/A | 3,920.00 |
| Plus: cost of statutory newspaper notice determine in accordance with Section 4 - Statutory Newspaper Notice | | | |
| Request for extension or rezoning approval and/or Official Plan Amendment time limits - 50% of above fees for one year extension and 100% for a two year extension | | | |

Schedule "G&I-6"

Planning Applications

| <u>Type of Application</u> | <u>FEE</u> | <u>HST</u> | <u>2023 TOTAL</u> |
|--|------------|------------|-----------------------|
| 3. Subdivision and Condominiums | | | |
| Draft Subdivision Plan Approvals (Minimum Fee)* | 3,920.00 | N/A | 3,920.00 |
| Per Lot* | 156.00 | N/A | 156.00 |
| Per Block Where Block is Not Intended for Municipal Use* | 820.00 | N/A | 820.00 |
| Per Block Where Block is Intended for Municipal Use | | Nil | |
| Total Fee - a Maximum of \$12,950 | | | |
| Plus: cost of statutory newspaper notice determine in accordance with Section 4 - Statutory Newspaper Notice | | | |
| Deferral of above matters: 50% of application fee with minimum of* | 300.00 | N/A | 300.00 |
| Subdivision Administration Fee - Per Lot/Block* | 240.00 | N/A | 240.00 |
| Redrafts of subdivision (50% of above fee based on numb of lots or percentage of plan area which is greater) | | | |
| Request for subdivision/condominium draft plan extension: 25% for above fees for three year extension | | | |
| Draft Condominium Plan Approvals* | 3,920.00 | N/A | 3,920.00 |
| Plus: cost of statutory newspaper notice determine in accordance with Section 4 - Statutory Newspaper Notice | | | |
| 4. Statutory Newspaper Notice | | | |
| Where Application is made for a rezoning, an Official Plan Amendment, a subdivision or a condominium, in addition to other applicable fees, the cost of Statutory Newspaper Notice as | | | |
| A) Where only one of the above types of application is submitted for a property* | 780.00 | N/A | 780.00 |
| B) Where two or more of the above types of application are submitted for the same property: | | | |
| For the First Type of Application* | 780.00 | N/A | 780.00 |
| Plus: Each Additional Type of Application* | 455.00 | N/A | 455.00 |
| 5. Minor Variance or Permission | | | |
| Minor Variance or Permission Application (Per Lot Affected) - Processing Fee* | 900.00 | N/A | 900.00 |
| Plus: Statutory Newspaper Notice per Property* | 280.00 | N/A | 280.00 |
| Sign Variance Applications (Per Lot Affected) - Processing Fee* | 900.00 | N/A | 900.00 |
| No Statutory Newspaper Notice for Sign Variance Applications | | | |
| Sign Variance Appeal Application - Processing Fee* | 810.00 | N/A | 810.00 |
| Minor Variance Application for Hedgerow Height - Processing Fee* | 77.00 | N/A | 77.00 |
| Plus: Statutory Newspaper Notice per Property* | 280.00 | N/A | 280.00 |
| Deferral or variance, or permission - 50% of the above fees if reactivated within one year from the date of receipt or modified from the original proposal | | | |

Schedule "G&I-6"

Planning Applications

| <u>Type of Application</u> | <u>FEE</u> | <u>HST</u> | <u>2023 TOTAL</u> |
|--|------------|------------|-----------------------|
| 6. Consent Applications | | | |
| Consent Application (A Full Consent Fee will apply for each usable remainder)* | 1,610.00 | N/A | 1,610.00 |
| Plus: Statutory Newspaper Notice per Property - Regardless of the Number of Lots to be created by the Application* | 280.00 | N/A | 280.00 |
| Issuance of Certificates for Applications of Consent and Validation of Title* | 106.00 | N/A | 106.00 |
| Validation of Title Applications* | 1,610.00 | N/A | 1,610.00 |
| Deferred Applications | | | |
| Deferral of consent, validation: 50% of the above fees if reactivated in the original format within one year from the date of receipt, full fee, if reactivated after one year from the date of receipt or modified from original proposal | | | |
| 7. Property Standards | | | |
| Property Standard Enquiries* | 93.00 | N/A | 93.00 |
| 8. Site Plans | | | |
| Site Plan Control Application Fee | | | |
| Up to 500 Sq. M. or up to 10 Residential Units* | 1,560.00 | N/A | 1,560.00 |
| 501 to 1,500 Sq. M. or 11 to 50 Residential Units* | 2,370.00 | N/A | 2,370.00 |
| 1,501 to 3,000 Sq. M. or 51 to 100 Residential Units* | 3,920.00 | N/A | 3,920.00 |
| Greater than 3,000 Sq. M. or Greater than 100 Residential Units* | 4,690.00 | N/A | 4,690.00 |
| Amendments or Extension to Site Plan (Control Agreement Application Fee)* | 930.00 | N/A | 930.00 |
| 9. NDCA Fees** | | | |
| Official Plan Amendment | 625.00 | N/A | 625.00 |
| Zoning By-Law Amendment | | | |
| A) Minor | 400.00 | N/A | 400.00 |
| B) Major | 800.00 | N/A | 800.00 |
| Consent to Sever | 350.00 | N/A | 350.00 |
| Minor Variance | 320.00 | N/A | 320.00 |
| Site Plan Control Agreement | | | |
| A) Minor | 320.00 | N/A | 450.00 |
| B) Major | | | 750.00 |
| Plans of Subdivision | | | |
| A) Initial Draft | 2,400.00 | N/A | 2,400.00 |
| B) Draft Plan Approval Extension | 525.00 | N/A | 525.00 |
| C) Clearance of Conditions (Per Lot or Block) | 45.00 | N/A | 45.00 |
| 10. Front Ending Agreement - Application Fees | | | |
| Application to Consider a Request for a Front Ending Agreement* | 930.00 | N/A | 930.00 |
| 11. Part Lot Control Exemption* | | | |
| | 1,610.00 | N/A | 1,610.00 |
| 12. Radio Communication and Broadcasting Antenna Systems | | | |
| Antenna Systems - Non-exempt* | 2,100.00 | N/A | 2,100.00 |
| Antenna Systems - Exempt | | Nil | |
| 13. Inquiry Letters concerning Site Plan Compliance* | | | |
| | 167.00 | N/A | 167.00 |
| 14. Pre-consultation | | | |
| Fee will be credited to related planning application submitted within one year (or 18 months in case of an environmental impact study) from the date of the pre-consultation meeting* | 395.00 | N/A | 395.00 |
| 15. Deeming By-Law - lifting or rescinding* | | | |
| | 850.00 | N/A | 850.00 |

Schedule "G&I-6"

Planning Applications

| <u>Type of Application</u> | <u>FEE</u> | <u>HST</u> | <u>2023 TOTAL</u> |
|---|------------|------------|-----------------------|
| 16. Peer Review of Reports Applicants shall provide an initial fee as a deposit and will be invoiced for any additional amounts to the full cost of the peer review. Applicants will be refunded where the cost of the peer review is less than the initial deposit.* | 3,930.00 | N/A | 3,930.00 |

*An increase in development application fees was approved as a part of the 2023 Budget process to reflect alignment with fees in similar-sized municipalities and move closer to full cost recovery.

**NDCA fees are set each year by the Members of the Authority (o/a Conservation Sudbury) for the provincially-delegated Plan review functions.