

**THE CORPORATION OF THE
TOWNSHIP OF WELLESLEY
BY-LAW NUMBER**

14/2011

A By-law to establish fees or charges for services or activities provided or done by or on behalf of The Corporation of the Township of Wellesley

WHEREAS Section 390 of the Municipal Act, 2001, S. O. 2001, c. 25, as amended, authorizes the Council of a local municipality to pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of the municipality;

AND WHEREAS Section 69 of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that the Council of a municipality may prescribe a tariff of fees for the processing of applications made in respect of planning matters;

AND WHEREAS Section 7 of the Building Code Act, S.O. 1992, c.23 as amended, authorizes a municipal Council to pass a By-law requiring the payment of fees on applications for and issuance of permits and prescribing the amounts thereof;

AND WHEREAS the Council of the Township of Wellesley deems it expedient to have a comprehensive Fees & Charges By-law:

THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLESLEY ENACTS AS FOLLOWS:

Definitions:

1. For the purpose of this By-law:
 - a) "Corporation" means the Corporation of the Township of Wellesley
 - b) "Department" means the Department of the Township of Wellesley
 - c) "Township" means the Corporation of the Township of Wellesley

General:

2. Council hereby establishes the fees and charges as set out in the Schedules attached to this By-law.
3. No request by any person for any information, activity or use of Township property described in the Schedules to this By-law will be processed or provided by the Township, unless and until the person requesting the information, service, activity or use of Township property has paid the applicable fees in the prescribed amount as set out in the Schedules to this By-law.
4. Any Fees and Charges or a portion thereof that remain unpaid, interest at the rate of 1.25% shall be charged on the first of each month thereafter until the account is paid in full. If the fees remain unpaid at April 1st of the year following, the fees, any interest and a transfer administration fee of \$50.00 will be added to the tax roll in the next year, on the real property of the owner.
5. That any cost associated with the collection of unpaid fees shall be charged at a rate of \$20.00 per hour.
6. The fees listed in the Schedules to this By-law will be subject to Harmonized Sales Tax (HST), where applicable.
7. A person may pay any fees and charges imposed under this By-law by cash, cheque, certified cheque or by interact banking card.

8. That the Council of the Township of Wellesley may from time to time amend the Fees and Charges in this By-law.

9. Should any part of this By-law, including any part of the Schedules attached to this By-law be determined by a court of competent jurisdiction to be invalid or of no force and effect, it is the stated intention of council that such invalid part of the By-law shall be severable and that the remainder of this By-law including the remainder of the Schedules, as applicable, shall continue to operate and to be in force and effect.

Fees:

All consultation, third party invoicing and custom public works projects will be subject to an eight percent (8%) fee calculated prior to the application of HST.

Effective Date:

10. This By-law comes into force and effect on the date it is passed by the Council of the Township of Wellesley.

Repeal:

11. By-law 19/2005 of the Township of Wellesley, and all By-laws amending the same and any other By-law inconsistent with the provisions of this By-law are hereby repealed.

Read a first and second time this 4th day of April, 2011.

Read a third and final time and passed this 4th day of April, 2011.

Ross Kelterborn
Mayor Ross Kelterborn

Susan Duke
CAO/Clerk, Susan Duke

**SCHEDULE “C”
To By-law 14/2011**

PLANNING DEPARTMENT

Minor Variance Application	\$ 625.00
Zoning Letter of Compliance & Certificate	
(5-10 business days)	\$ 55.00
(2-5 business days)	\$ 70.00
(48 hours)	\$ 100.00
Second Zoning Certificate (same property & applicant)	
(5-10 business days)	\$ 20.00
(within 5 business days)	\$ 30.00
Zoning Amendment:	
Deposit	\$ 1,600.00
Administration & Planning fees (to be deducted from deposit)	\$ 850.00min
Official Plan Amendment:	
Deposit	\$ 1,800.00
Administration & Planning fees (to be deducted from deposit)	\$ 950.00min
Zoning & Official Plan Amendment (combined – applied at the same time)	
Deposit	\$ 2,500.00
Administration & Planning fees (to be deducted from deposit)	\$ 1,050.00min
Plan of Subdivision/Condominium:	
Deposit	\$ 10,000.00
Administration, Planning, Engineering fees (to be deducted from deposit)	\$ 4,000.00min
Standards - Lot Grading - developer	\$ 1,250.00
- owner	\$ 1,250.00
- Surface Work Security Deposit – developer	\$ 1,250.00
- owner	\$ 1,250.00
Cash-in-lieu of Parkland – 5% Fund Contribution	\$ 1,500.00/unit
- Commercial Lot	\$ Nil
- Industrial Lot	\$ Nil
Certificate of Compliance/ Letter of Compliance	\$ 50.00
Consent / Severance Application:	
Fee	\$ 750.00
Development Agreement	\$ 1,000.00
Standards - Lot Grading - developer	\$ 1,250.00
- Surface Work Security Deposit – developer	\$ 1,250.00
Cash-in-lieu of Parkland – 5% Fund Contribution	\$ 1,750.00/unit
- Farm Land Division	\$ 1,750.00/unit
Certificate of Compliance – Development Agreement	\$ 75.00
Ontario Municipal Board Appeals	
Deposit	\$ 5,000.00/day
Signage (to be refunded upon return)	\$ 50.00
Environmental Assessment/Nutrient Management/MDS Calculation	
(5-10 business days)	\$ 45.00
(2-5 business days)	\$ 65.00
(follow up requests)	\$ 20.00
Site Plans:	
Application	\$ 400.00
Revisions	\$ 150.00
Agreements:	
Changes to Conditions of an Agreement (at legal cost incurred)	
Release (at legal cost incurred)	
Home / Farm Occupancy Certificates	
Home Occupation	\$ 30.00
Farm Related Occupation	\$ 100.00
Farm Related Occupancy - Renewal	\$ 150.00