

Holding Removal Fee Structure Examples

Holding Removal - Standard

| | |
|----------------------------|--|
| Base Fee | \$3,035 |
| Planning Analysis | \$3,110 |
| Transportation Analysis | \$2,115 |
| Growth Management Analysis | \$9,000 for 1st Holding Provision \$4,500 for all additional Holding Provisions (inclusive) |

Holding Removal – Standard Resubmission

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|---|------------------------------|
| Resubmission Fee (applied to each resubmission) | 25% of total application fee |
|---|------------------------------|

Holding Removal - Site Plan

Step One – Fee to review Holding Provision related materials concurrently with a Site Plan Control Application

Holding Removal - Site Plan

| | |
|----------------------------|---|
| Planning Analysis | \$3,990 |
| Transportation Analysis | \$2,115 |
| Growth Management Analysis | \$9,000 for 1st Holding Provision PLUS \$4,500 for all additional Holding Provisions (inclusive) |

Step Two – Fee for report writing and administrative tasks to lift Holding Provisions

Holding Removal Application

Base Fee \$2,345

Example: Holding Removal – Standard

Applicant proposes to construct a single detached dwelling. A Site Plan Control application is not required but a Holding Provision must be lifted.

119. Notwithstanding Section 12.3 of this By-law, within lands zoned Settlement Residential (S1, 738) Zone, identified on Map Nos. 1022 and 1068 of Schedule A – Zoning Maps, and described as [REDACTED] a Single Detached Dwelling or a Residential Care Facility shall not be permitted until such time as:

- i) The applicant/owner enters into a ground water monitoring agreement with the City of Hamilton to the satisfaction of the Director of Hamilton Water to support the construction of a single detached dwelling or residential care facility on the lands identified as Part 3 through Consent application [REDACTED] executes the terms of the ground water monitoring agreement, with monitoring occurring on the single detached dwellings or residential care facilities constructed on both Part 1 and Part 2 identified through Consent application [REDACTED] with monitoring beginning on the first date of occupancy for the single detached dwelling or residential care facility on the second lot to be developed and continuing for a minimum period of one year, to the satisfaction of the Director of Hamilton Water; and, provides satisfactory demonstration that long-term water takings are sustainable and that there are no significant impacts to ground water resources to the satisfaction of the Director of Hamilton Water.

Fee Structure:

| Holding Removal Standard | New Fees | Current Fees (Complex Holding) |
|-------------------------------|----------|--------------------------------|
| Base Fee | \$3,035 | \$25,065 |
| Planning Analysis | n/a | n/a |
| Transportation Analysis | n/a | n/a |
| Growth Management Analysis | | |
| First Holding Provision | \$9,000 | n/a |
| Additional Holding Provisions | n/a | n/a |

Total \$12,035 *\$25,065

*The current fees are fixed totals based on location and how the condition is to be cleared versus the proposed breakdown of fees proposed in this report.

Example: Holding Removal – Site Plan

Applicant proposes to construct a six storey building with 158 residential units.

158. Notwithstanding Section 10.5 of this By-law, within lands zoned Mixed Use – Medium Density (C5) Zone, identified on Map No. 1195 of Schedule "A" – Zoning Maps and described as [REDACTED] no development shall be permitted until such time as:
- i) The Owner submitting a Sanitary Sewer Capacity Analysis, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - ii) The Owner submitting an updated Functional Servicing Report in accordance with the City's standards, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - iii) The Owner submitting a Watermain Hydraulic Analysis to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - iv) The Owner submitting a revised Hydrogeology Report specifying the levels of underground parking and impacts and mitigation measures for the groundwater systems, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - v) The Owner submitting easement document details for the privately owned rear yard catch basins to be considered as a storm outlet for the subject site and acknowledging that the future condominium corporation on the subject site will be responsible to operate, maintain and mitigate any negative impacts for the proposed storm outlets at the future condominium corporation's cost, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - vi) The Owner making satisfactory arrangements with the City's Growth Management Division and entering into an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, should it be determined that upgrades are required to the municipal infrastructure to support the proposed development, all to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - vii) The Owner submitting a revised Tree Protection Plan addressing the protection of the trees found within the City's right-of-way and that finalizes the justification for the removal of the identified trees, and submitting written confirmation, from the owner of [REDACTED] for permission to encroach into the dripline of "Tree A", to the satisfaction of the Director of Planning and Chief Planner. The resubmission is also to include the applicable Tree Protection Plan review fee payable to the City of Hamilton.
 - viii) The Owner investigating traffic calming measures on [REDACTED] and [REDACTED] and pay 50% of the costs, to a maximum of \$50,000.00, of the identified traffic calming measures, to the satisfaction of the Director of Transportation and Parking.

Fee Structure:

In addition to a Site Plan Control application fee, the following fee will be collected to review Holding related materials.

Step 1:

| Holding Removal Site Plan | New Fee | Current Fees (Complex Holding) |
|------------------------------|----------|--------------------------------|
| Planning Analysis | \$3,990 | n/a |
| Transportation Analysis | \$2,115 | n/a |
| Growth Management Analysis | | |
| First Holding Provision | \$9,000 | n/a |
| Additional Holding Provision | \$4,500 | n/a |
| Total | \$19,605 | *\$25,065 |

*The current fees are fixed totals based on location and how the condition is to be cleared versus the proposed breakdown of fees proposed in this report.

Step 2:

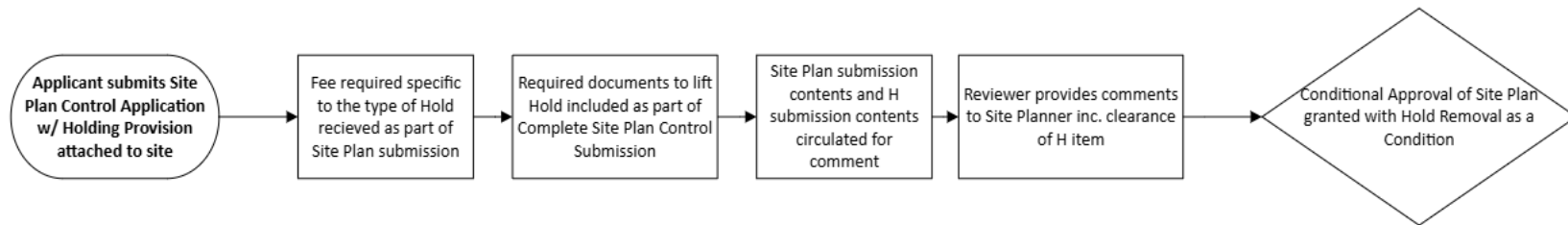
Holding Removal Application

| | |
|---------------------------|---------|
| Holding Removal base fee: | \$2,345 |
|---------------------------|---------|

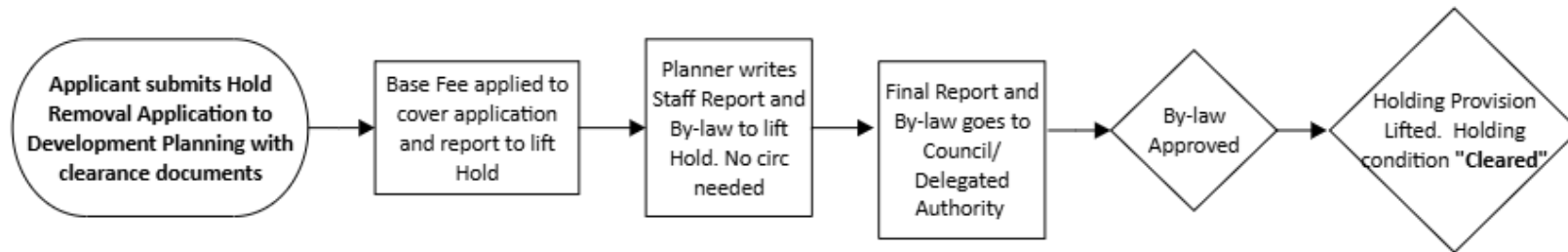
Process Maps

Holding Removal – Site Plan

Step 1: Applicant submits a Site Plan Control application with Holding Provision related materials.



Step 2: When Holding Provision related materials are deemed to be satisfactory to lift the Holding Provision, the applicant will submit a Holding Removal application.



Holding Removal – Standard Process

Applicant submits for Holding Removal following the existing process to Development for review, circulation, and lifting of the Holding Provision(s) by the Delegated Authority. **Note:** This process may be applied in scenarios outside of the Site Plan Control process or instances the Holding Removal Provision cannot be reviewed at the initial intake stage of a Site Plan Control submission due to the nature of the Holding Provision(s) being premature in context with the stage of the Site Plan Control submission.

