

CITY OF HAMILTON**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**
Planning Division

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| TO: Chair and Members Planning Committee | WARD(S) AFFECTED: CITY WIDE |
| COMMITTEE DATE: February 1, 2011 | |
| SUBJECT/REPORT NO: 2011 Tariff of Fees (PED11026) (City Wide) | |
| SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department | PREPARED BY: Paul Mallard (905) 546-2424, Ext. 4281 |
| SIGNATURE: | |

RECOMMENDATION:

That new fees be added to the User Fees and Charges By-law equivalent to one-half (1/2) of the applicable Site Plan Application fee for Site Plan Applications for single, semi, and duplex dwellings, within or contiguous to Major Open Space Areas, Environmentally Sensitive Areas, and Provincially Significant Areas, as designated in the Official Plans.

EXECUTIVE SUMMARY

This report recommends introducing new fees for one (1) and two (2) family residential use Site Plan Applications within or contiguous to Major Open Space Areas, Environmentally Sensitive Areas, and Provincially Significant Areas, as designated in the City's Official Plans.

Alternatives for Consideration - Not Applicable.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: Reduced fees for Site Plans will not affect revenue projections as these applications were not previously administered/required for single, semi, and duplex dwellings.

Staffing: Not Applicable.

Legal: Not Applicable.

HISTORICAL BACKGROUND (Chronology of events)

Under the City's Site Plan Control By-law, all lands within the City of Hamilton are subject to Site Plan Control including multiple residential, commercial, industrial, and institutional. Exemptions include single, semi, and duplex dwellings, except where such uses are within or contiguous to Major Open Space Areas, Environmentally Sensitive Areas, and Provincially Significant Areas, as designated in the Official Plans, in order to address any potential environmental impacts.

The Development Planning and Building Divisions have recently developed a screening system to flag single, semi, and duplex dwellings at the Building Permit stage that are subject to Site Plan Control. In this regard, such applications would be subject to the full Site Plan fee schedule, as there are no special fees in place, as is the case for Farm Based/Agricultural Uses.

In April, 2009, Council approved new fees for Farm Based/Agricultural Use Site Plan applications equivalent to one-half (1/2) of the applicable Site Plan Application fee. The Agricultural and Rural Affairs Advisory Committee had requested consideration of fees because implementation of the Natural Heritage System policies in the New Rural Official Plan will necessitate the requirement for Site Plan approval for new buildings or structures, and expansions, for agricultural uses, where none was required before.

POLICY IMPLICATIONS

Not Applicable.

RELEVANT CONSULTATION

Not Applicable.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

Consistent with the previously noted fees for Farm Based/Agricultural Use Site Plan applications (see HISTORICAL BACKGROUND), staff recommends a new fee of one-half (1/2) of the applicable Site Plan fee be established for single, semi, and duplex dwellings where such uses are within or contiguous to Major Open Space Areas, Environmentally Sensitive Areas, and Provincially Significant Areas, as designated in the Official Plans, in order to address any potential environmental impacts. In this regard, the fee(s) would be as follows:

- Full Site Plan - \$3,040.00 vs. \$6,080.00
- Minor Site Plan \$380.00 vs. \$760.00
- Resubmission of Plans on the 4th Occasion - \$980.00 vs. \$1,960.00
- Amendment to Site Plan - \$740.00 vs. \$1,480.00
- Preliminary Review - \$740.00 vs. \$1,480.00
- Extension - \$495.00 vs. \$990.00

ALTERNATIVES FOR CONSIDERATION:

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

Not Applicable.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Financial Sustainability

- Delivery of municipal services and management of capital assets/liabilities in a sustainable, innovative, and cost effective manner.

APPENDICES / SCHEDULES

Not Applicable.

:PDM