BY-LAW NO. 2017-10
Amended March 2023

Being a By-Law prescribing a tariff of fees
for the processing of applications made in
respect of planning matters.

WHEREAS Section 69(1) of the Planning Act, R.S.O. 1990 as amended, provides that the Council of a Municipality may by by-law establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost of the municipality and of the committee of adjustment constituted by the Council of the Municipality in respect of the processing of each type of application provided for in the tariff;

AND WHEREAS the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands deems it necessary to adopt a new by-law respecting planning fees;

NOW THEREFORE the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands hereby enacts as follows:

1. A fee shall be charged to the proponent of any application made in respect of Planning matters as prescribed below, and the said fee shall be paid to the Corporation before a review of the application is undertaken by Council or the Committee so designated by Council.

2. Despite a tariff of fees established under Section 69, subsection (1) of the Planning Act, the Council of a Municipality, in processing an application may reduce the amount of or waive the requirement for the payment of a fee in respect of the application where the Council is satisfied that it would be unreasonable to require payment in accordance with the tariff.

3. Any person who is required to pay a fee for the processing of an application in respect of a planning matter may pay the amount of the fee under protest and thereafter appeal to the Municipal Board against the levying of the fee or the amount of the fee by giving written notice of appeal to the Municipal Board within 30 days of payment of the fee.

4. The Municipal Board shall hear an appeal made under Section 69, subsection (3) of the Planning Act, and shall dismiss the appeal or direct that a refund payment be made to the appellant in such amount as the Board determines.

5. Fees as prescribed herein shall be paid on the following types of applications, **plus applicable costs:**

a)	Amendment to the Official Plan	$1,420.00
	Commercial, Industrial or Institutional	$2,100.00
b)	Amendment to a Zoning By-Law	$760.00
	Commercial, Industrial or Institutional	$94500
c)	Subdivision Approval	$1,420.00 plus a fee of $760.00 per lot/block created.
d)	Condominium Approval:	$ 1420.00 plus $760.00 per each unit created.

f)	Application for Consent/Severance	$ 760.00 for the first lot or lot addition or easement on an application and $350.00 for each additional lot or lot addition or easement on the same application.
g)	Certification of Deeds	$130.00
h)	Title Validation	$760.00

6. "Plus applicable" costs is deemed to be, but not limited to:
   a) Professional advice including legal, Engineers, Planners etc.
   b) Staff costs in excess of those deemed reasonable by the Municipality
   c) Advertising
   d) Photocopies

7. All reports are the responsibility of the applicant to pay for and to supply as required such as but not limited to survey's, drainage plan, flood plain assessment, traffic impact, archaeological assessment, noise study and environmental assessments.

8. The fees for processing matters relating to Official Plans or Zoning By-laws that require an Local Planning Appeal Tribunal Hearing will be the actual costs incurred by the Town including, but not limited to the Town's legal fees, preparation for and attendance at all Local Planning Appeal Tribunal hearings, as well as planning, engineering and any other professional fees that may be required.

8. This By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST AND SECOND TIME THIS 7th DAY OF February, 2017.

READ A THIRD TIME & FINALLY PASSED THIS 7th DAY OF February , 2017.

READ A THIRD TIME & FINALLY PASSED THIS 21st DAY OF March, 2023.

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MAYOR

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CLERK