



Bylaw No. 12351 Soil Removal and Deposit Regulation Bylaw Amendment



Purpose

- ▶ To provide clarification on the application fees for soil deposit and removal permits.



Background

- ▶ Staff currently charge a permit application fee based on Bylaw No. 10560 (Schedule "A")
- ▶ Housekeeping amendment is needed to update existing bylaw by removing old fee reference

Schedule "A" Development Application Fees – Table 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year with the exception of the Subdivision and Development Engineering Inspections administration fee (3.5%).
- All fees and charges shall be rounded down to the nearest five (5) dollars.
- All applications from 2021 onwards include a \$50.00 administration fee. Applications and fees noted with an asterisk (*) are exempt from the admin fee.

Subdivision Category ⁵	2020 Fee	2021 Fee	2022 Fee	2023 Fee
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review) Subdivision where less than 3 new lots are being proposed	\$2,160 base fee	\$2,250 base fee	\$2,290 base fee	\$2,330 base fee
Fee Simple Subdivision and Bare Land Subdivisions (Preliminary Layout Review) Subdivision where 3 or more new lots are being proposed	\$2,160 base fee (lots 1-2) + \$110/ additional lot	\$2,250 base fee (lots 1-2) + \$110/lot additional lot	\$2,290 base fee (lots 1-2) + \$115/lot additional lot	\$2,330 base fee (lots 1-2) + \$115/lot additional lots
Technical Subdivision Approval	\$370	\$425	\$430	\$435
Phased Strata Development *	\$160	\$160	\$165	\$165
Form P	\$320	\$375	\$380	\$385
Preliminary Layout Review (PLR) Renewal and Strata Conversion Renewal	\$270/ year	\$325/ year	\$330/ year	\$335/ year
Subdivision, Bare Land Strata, Phased Strata & Form E Final Re-Approval Fee *	\$160	\$160	\$165	\$165
Building Strata Conversions	\$1,080 + \$110/ unit (over 5 units)	\$1,150 + \$110/ unit (over 5 units)	\$1,170 + \$115/ unit (over 5 units)	\$1,190 + \$115/ unit (over 5 units)
Overheight Retaining Wall Permit	\$270	\$325	\$330	\$335
Road Renaming Applications	\$540	\$600	\$610	\$620



Supporting Policy

- ▶ Soil permits are considered an important tool for municipalities to protect the public interest with respect to safety and ecological service protection.

Proposed Amendment

6.3 Soil Removal and Deposit Regulation Bylaw No. 9612

Section	Current Wording	Proposed Wording	Reason for Change
6.3	A Permit shall allow the holder thereof to deposit on land described in the Permit for a period of time, and subject to the conditions outlined in the Permit . There is no fee for the Permit if applied for prior to soil placement or removal. A Permit fee of \$250 will be applicable to those who apply for a Permit after soil removal or deposit activities have already commenced.	The Permit will identify conditions, including the time period and location of the activities being allowed by the Permit . A Permit fee is required as per the Development Application Fees Bylaw, as amended from time to time. Permit applications made after soil removal or deposit activities have commenced will be charged an application fee levied at twice the current year's application fee.	Necessary to eliminate inconsistency with Application Fee Bylaw.



Staff Recommendation

- ▶ Staff are recommending support for the proposed amendment in order to improve clarity in this regulation.



Conclusion of Staff Remarks