

SCHEDULE 'A' TO BY-LAW
TARIFF OF FEES FOR PLANNING MATTERS
DISCUSSION DOCUMENT
Proposed 2025 Fees

COLUMN 1 APPLICATIONS & AGREEMENTS	COLUMN 2 FEES (2024)	COLUMN 3 DEPOSITS (2024)	Column 2 Administrative Fees (Non-Refundable) 2025	Column 3 Deposits (for external consultants) 2025
INQUIRES AND PRE-CONSULTATION				
Land Use General Inquiry <i>Note: Includes Zoning Compliance Letters</i>	\$150	Not applicable	\$150	n/a
Pre-Consultation (Minor) — Per Meeting	\$1,000	\$2000	Consolidating pre-consultations as Provincial Legislation make them “voluntary”	
Pre-Consultation (Major) — Per Meeting	\$2,000	\$5,000	Changing to make all pre-consultations flat fee based, to encourage the use of them and thus no deposits will be collected.	
Pre-Consultation specific for Plan of Subdivision and Site Plan Approvals	\$2,000	\$25,000		
Pre-Consultant Per meeting A meeting is defined as a 30-minute discussion with all Township consultants and staff, followed up with a written summary of recommendations of actions required.	Service identified as potential for tax subsidized to incentivize.		\$1,000/meeting as defined.	None: Consultants will be funded from Admin Fee

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APPLICATIONS for MINOR VARIANCE				
Minor Variance Application	<i>Service identified as potential for tax subsidized to incentivize.</i>		\$2,000	None: consultants will be funded from Admin Fee
Revised Application requiring recirculation			50% of Administrative Fee & Deposit	
Request for Special Committee of Adjustment Meeting			\$2,500	n/a
APPLICATIONS for OFFICAL PLAN AMENDMENT				
Official Plan Amendment (Minor)	\$3,000	\$5,000	Consolidating & simplifying under one fee. Amending an official plan is a lengthy and intensive process, regardless of it being minor or major.	
Official Plan Amendment (Major)	\$5,000	\$10,000		
Official Plan Amendment (Residential)	<i>County is the Approval Authority, but this is to streamline the process and provide a fixed cost certainty to 'residential' applicants.</i>		\$15,000	None. Consultants will be funded from Admin Fee
Official Plan Amendment (Non-Residential)			\$15,000	\$10,000
Revised Application requiring recirculation			50% of Administrative Fee & Deposit	

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APPLICATIONS for ZONING BYLAW AMENDMENT				
Zoning Bylaw Amendment (Minor)	\$2,000	\$3,000	Consolidating & simplifying under one fee. Amending a zoning bylaw, is a lengthy and intensive process, regardless of it being minor or major. (Applicants always have an opportunity to apply for minor variance)	
Zoning Bylaw Amendment (Major)	\$5,000	\$5,000		
Zoning Bylaw Amendment (Residential)	Target for streamlining & providing fixed cost certainty.		\$15,000	None: consultants will be funded from Admin Fee
Zoning Bylaw Amendment (Non-Residential)			\$15,000	\$10,000
Removal of Hold/Change to Hold	\$2,000	\$3,000	\$2,000 (streamlined & fixed cost certainty)	None: consultants will be funded from Admin Fee
Revised Application requiring recirculation			50% of Administrative Fee & Deposit	
APPLICATIONS for DRAFT PLAN OF SUBDIVISION or DRAFT PLAN OF SUBDIVISION				
Draft Plan of Subdivision	\$10,000	\$20,000	\$20,000	\$50,000
Draft Plan of Condominium	\$10,000	\$20,000	\$20,000	\$50,000
Administration Charge per Subdivision Lot / Condominium Unit	\$500	Not applicable	\$1,000	n/a
Amendment to Draft Plan Approval Request (restricted to within 12 months of Approval)			\$10,000	\$20,000
Extension of Draft Plan Approval Request	\$2,000	\$5,000	\$5,000 (streamlined & fixed cost certainty)	None: consultants will be funded from Admin

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				Fee
Engineering Inspections & Review			\$1,000	\$20,000
Request to Clear Conditions of Draft Approval			\$250/condition	\$10,000
Preparation and/or Amendments of Agreements that are not part of an application.	\$5,000	\$10,000	N/A but requires deposit for external legal	\$10,000
Revised Application requiring recirculation			50% of Administrative Fee & Deposit	
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APPLICATIONS for Site Plan Control				
Residential	\$3,000	\$5,000	\$5,000 (<i>streamlining & fixed cost certainty</i>)	None – consultants to be funded from Admin Fee
Non-Residential	\$5,000	\$10,000	\$20,000	\$30,000
Amendment to Existing Site Plan (restricted to within 12 months of registration)	\$2,000	\$3,000	50% of Administrative Fee & Deposit	
Preparation and/or Amendments of Agreements that are not part of an application.			N/A but requires deposit for external legal	\$10,000
Revised Application requiring recirculation			50% of Administrative Fee & Deposit	

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APPLICATIONS for CONSENT (LAND SEVERANCE) & EASEMENTS				
Consent (Land Severances) including: - Lot Creations, - Boundary Adjustments, - Easements, - Lease Agreements over 21 Years - Surplus Farm Dwelling	\$2,000	\$3,000	\$15,000 (streamlining fixed cost certainty)	None. Consultants will be funded from Admin Fee.
Parkland Dedication for consent applications	\$1,500	n/a	\$3,500	n/a
Preparation and/or Amendments of Agreement that are not part of an application.			N/A but requires deposit for external legal	\$5,000
Revised Application requiring recirculation			50% of Administrative Fee & Deposit	
APPLICATIONS for TEMPORARY USE				
Temporary Use By-law	\$2,000	\$3,000	\$15,000 (streamlining fixed cost certainty)	None. Consultants will be funded from Admin Fee.
Garden Suite			\$5,000 (Subsidized, and streamlining fixed cost certainty)	None. Consultants will be funded from Admin Fee.
Preparation and/or Amendments of Agreements that are not part of an application.			N/A but requires deposit for external legal	\$5,000

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GENERIC APPLICATIONS under the PLANNING ACT				
All other Planning Act Applications not listed	\$1,000	\$1,000	\$5,000	\$10,000
Preparation and/or Amendments of Agreement that are not part of an application.			N/A but requires deposit for external legal	\$5,000
Municipal Approval for a Building/Demolition Permit Application	\$200	n/a	\$200 (no change continue to subsidize)	n/a
Validation of Title (Planning Act, Sec. 57)	\$800	n/a	\$1,500 each	n/a
APPLICATIONS made under the AGGREGATE RESOURCES ACT (need to add language in the By-law as this is not under the Planning At)				
Site Plan Review	MNR is the approval authority, however, Township must review.		\$2,000	\$10,000
Preparation and/or Amendments of Agreements that are not part of an application.			N/A but requires deposit for external legal	\$10,000