

Planning Application Type	Fee	Deposit Required	Minimum Deposit
Part Lot Control Exemption By-law	\$1,087 – Base Fee + \$76.00 per unit	No	N/A
Deeming By-law	\$874.00	No	N/A
Encroachment Agreement	\$351.00 (plus related legal fees)	Yes	\$1000.00
<b>COMMITTEE OF ADJUSTMENT</b>			
- Commercial	\$1071.00	No	N/A
- All Other Applications	\$1071.00	No	N/A
- Multiple Related Applications	\$522.00	No	N/A
- Deferral of Hearing (Applicant's Request)	\$269.00	No	N/A
- Withdrawal of Application Prior to Circulation	Original Fee Refunded Less \$135 Admin Fee		
<b>SIGN VARIANCE</b>			
- Residential / Temporary (per sign)	\$293.00	No	N/A
- All Others (per sign)	\$968.00	No	N/A
- Council (per sign)	\$293.00	No	N/A
Holding Zone Removal By-law	\$3,230.00	No	N/A
<b>OFFICIAL PLAN AMENDMENTS</b>			
	\$12,644.00	Yes	Min. \$2,400.00
<b>ZONING BY-LAW AMENDMENTS</b>			
- General Amendment	\$7,121.00	Yes	Min. \$2,400.00
- Minor Amendment (Note 1)	\$3,168.00		
- Major Amendment (Note 2)	\$12,644.00		
- Temporary Use or Extension Thereof	\$1,603.00		
<b>SITE PLAN CONTROL</b>			
- Multiple Residential/Industrial	\$3,644.00	Yes	Min. \$2,400.00
- Commercial/Institutional	\$7,278.00	Yes	Min. \$2,400.00
- Major Site Plan (Note 5)	\$15,144.00	Yes	\$12,000.00
- Lot Grading & Drainage Plan	\$1,189.00	Yes	\$1,200.00
<b>Amendment to Site Plan &amp; Site Plan Agreements</b>			
- Minor – Less than 50% expansion to gross floor area	\$1,189.00	Yes	\$1,200.00
- Major – Greater than 50% expansion to gross floor area	\$1,905.00		Min. \$2,400.00
Request to Prepare Development Agreement (Note 3)	\$1,189.00	Yes	\$2,400.00
Township Review of Draft Plan of Subdivision Application (including preparing of draft approval conditions and subdivision agreement)	\$15,167.00 Base Fee +\$83.00 per unit to a max of \$28,600.00	Yes	Min. \$2,400.00
Township Review of Draft Plan of Condominium Application (new building – including preparing of draft approval conditions)	\$3,789.00	Yes	Min. \$2,400.00

Township Review of Draft Plan of Condominium (Conversion of existing building – including preparing of draft plan approval conditions)	\$1,905.00	Yes	Min. \$2,400.00
Clearance of Draft Approval Conditions	\$1,189.00	No	\$2,400.00
Clearance of Severance Conditions	\$150.00	No	\$2,400.00
Any other applications not listed above	\$1,189.00	Yes	\$2,400.00
Pre-Consultation Fee	\$673.00	Yes	Min. \$1,200.00
Additional Public Meeting	\$874.00	No	N/A
Resubmission Fee (Note 4)	50% of current fee	Yes	As per current deposit
Cash-in-lieu of Parkland (Severance Applications)			
- Residential Urban	\$3,499.00	No	N/A
- Residential Rural	\$1,755.00		
Copies of Zoning By-laws of Official Plans	\$94.00 (includes HST)	No	N/A
Copies of Amendments to Zoning By-law or Official Plan	\$25.00	No	N/A
<b>DEVELOPMENT ENGINEERING</b>			
- Approval of Lot Grading & Drainage Plan	\$182.00	No	N/A
- Lot Grading & Drainage Plan Approval & Inspection	\$537.00	No	N/A
- Site Alteration			
▪ 90 Day Permit – for single residential lots under 2 acres	\$449.00	No	N/A
▪ 90 Day Permit – all other properties	\$1142.00	No	N/A
▪ 180 Day Permit – for single residential lots under 2 acres	\$626.00	No	N/A
▪ 180 Day Permit – for all other properties	\$1527.00	No	N/A
Lot Grading & Drainage Plan Approval & Inspection	\$537.00	No	N/A
Cash-in-lieu of Parking	\$8,807.00 (Per Space)	No	N/A
G.I.S Generated Maps	Material @.026 per square inch (i.e. 11x17 - \$4.86) – Plus \$87.00 per hour of labour	No	N/A
Zoning Enquiry Letter	\$105.00	No	N/A
Providing Names for Severance Applications	\$53.00	No	N/A
<b>HERITAGE</b>			
- Heritage Easement Amendment Applications	\$303.00	No	N/A
- Repeal of Designation By-law	\$1,165.00		
- Heritage Books – Street Names	\$13.00 (includes HST)		

#### NOTES

Note 1: Zoning By-law Amendment - Minor Amendment includes applications to modify a lot regulation on agricultural or residential zoned properties with fewer than 4 dwelling units. Application of the major amendment fee shall be at the sole discretion of the Director of Planning.

Note 2: Zoning By-law Amendment - Major Amendment includes aggregate extraction, golf course or other large scale planning application. Application of the major amendment fee shall be at the sole discretion of the Director of Planning.

Note 3: Request to Prepare Development Agreement includes development agreements, service financing agreements, cash-in-lieu of parking agreement's condominium development agreements and subdivision agreements.

Note 4: Resubmission Fee applies when an applicant chooses to make changes to an active application. The fee covers the costs of re-circulation and additional staff time.

Note 5: The Major Site Plan Fee applies to multiple unit residential development consisting of more than 50 dwelling units, and to commercial development consisting of more than 1,860 square metres of gross floor area.

### **Payment of Fees**

Fees for planning applications made to the Township, or for services carried out by the Township in respect of a planning or related matter shall be submitted at the time of application. An application is not considered complete until such time as the fees have been paid.

### **Deposits and Deposit Agreements**

Every application or request for services to be provided by the Township requiring a deposit as set out in this by-law shall be accompanied by the deposit and a deposit agreement in the form established by the Township from time to time. An application is not considered complete until the required deposit and agreement has been submitted.

Where the deposit required by this by-law is not a fixed amount, the minimum amount of deposit shall be determined in accordance with the following:

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| \$2,400  | If the application relates to land that, if passed, would allow the development of:<br>A. Fewer than six (6) dwelling units, or<br>B. Less than 465 square metres of industrial, commercial or institutional space, or<br>C. A parcel of land containing less than one half (1/2) hectares which will not involve the construction of any buildings or structures requiring a building permit.   |
| \$6,000  | If the application relates to land that, if passed, would allow the development of:<br>A. More than six (6) dwelling units, but fewer than twenty (20) dwelling units, or<br>B. Between 465 and 1,860 square metres of industrial, commercial, or institutional space, or<br>C. A parcel of land containing more than one half (1/2) hectares but fewer than five (5) hectares which will not involve the construction of any buildings or structures requiring a building permit. |
| \$12,000 | If the application relates to land that, if passed, would allow the development of:<br>A. More than twenty (20) dwelling units, or<br>B. More than 1,860 square metres of industrial, commercial or institutional space, or<br>C. A parcel of land containing more than five (5) hectares which will not involve the construction of any buildings requiring a building permit.  |

All monies paid as deposits to the Township are held by the Township in trust until final disposition of the planning application. Applicants shall receive invoices for various expenses incurred by the Township for services provided in the conduct of an application.

Deposit monies shall bear interest at the most advantageous savings account rate of the Township's bank. In the event that an applicant does not pay the application fees and costs as provided for in this By-law by its due date, the Township will not be obligated to further process the application until such time as the account is paid. The Township may, at its' sole discretion, deduct outstanding accounts due from the applicant's deposit.

In the event that the Township provides a service in connection with a planning application for which a fee is to be paid as set out in this By-law, but such fee is not submitted or collected by the Township prior to the provision of service by the Township, then an invoice shall be submitted by the Township and the provisions of the deposit agreement shall apply to the invoice for service provision.