

Planning Application Type	2025 Fee	Deposit Required	Minimum Deposit
Part Lot Control Exemption By-law	\$1,447.00– Base Fee + \$101.00 per unit	No	N/A
Deeming By-law	\$949.00	No	N/A
COMMITTEE OF ADJUSTMENT			
- Minor Variance Application Fee	\$3,259.00	No	N/A
- Sign/Fence Variance	\$4311.00	No	N/A
- Withdrawal of Application Prior to Circulation	Original Fee Refunded Less \$135 Admin Fee	No	N/A
OFFICIAL PLAN AMENDMENTS	\$32,118.00	Yes	Min. \$2,400.00
COMBINED APPLICATIONS OPA/ZBA	\$39,950.00	Yes	Min. \$2,400.00
ZONING BY-LAW AMENDMENTS			
- General Amendment	\$16,847.00	Yes	Min. \$2,400.00
- Minor Amendment (see Note 1)	\$8,423.00	Yes	Min. \$2,400.00
- Temporary Use Zoning Bylaw Amendment or Extension	\$1,741.00	Yes	Min. \$2,400.00
- Holding Zone Removal By-law	\$6,830.00	No	N/A
SITE PLAN CONTROL			
- Multiple Residential/Industrial	\$11,674.00	Yes	Min. \$2,400.00
- Commercial/Institutional	\$11,674.00	Yes	Min. \$2,400.00
- On Farm Diversified Use	\$1,527.00	No	\$1,200.00
AMENDMENT TO SITE PLAN & SITE PLAN AGREEMENTS			
- Minor – Less than 50% expansion to gross floor area	\$1,527.00	Yes	\$1,200.00
- Major – Greater than 50% expansion to gross floor area	\$2,069.00		Min. \$2,400.00
REQUEST TO PREPARE DEVELOPMENT AGREEMENT Includes: DA's, SA's, Cash-in-lieu Parking Agreements, Condo Agreements and Subdivision Agreements (Note 2)	\$5,354.00	Yes	Min. \$2,400.00
SUBDIVISION/CONDOMINIUM APPROVALS			
- Subdivision – Draft Approval	\$45,380.00		
- Subdivision Agreement	\$41,050.00		
- Condo – Standard & Common Element – Draft Approval	\$4,347.00	Yes	Min. \$2,400.00
- Condo – Standard & Common Element - Agreement	\$8,038.00		
- Condo – Vacant Land – Draft Approval	\$10,119.00		
- Condo – Vacant Land – Agreement	\$8,038.00		

CLEARANCES			
Clearance of Draft Approval Conditions – Subdivision	\$2,455.00	No	N/A
Clearance of Draft Approval Conditions – Condo	\$955.00		
Clearance of Severance Conditions	\$1,008.00		
Any other applications not listed above	\$1,527.00	Yes	\$2,400.00
PRE-CONSULTATION MEETINGS			
- Mandatory – Stage 1	\$3,328.00	No	N/A
- Mandatory – Stage 2	\$4,510.00		
- Additional Public Meeting	\$949.00		
CASH-IN-LIEU (SEVERANCE APPS)			
- Parkland Residential Rural	\$1,906.00	No	N/A
- Parkland Residential Urban	\$3,802.00		
- Cash-in-lieu of Parking	\$9,568.00 (Per Space)		
DEVELOPMENT ENGINEERING			
- Lot Grading & Drainage Plan Approval & Inspection Minor	\$732.00		
- Lot Grading & Drainage Plan Approval & Inspection Major	\$1,527.00		
- Site Alteration		No	N/A
▪ 90 Day Permit – for single residential lots under 2 acres	\$488.00		
▪ 90 Day Permit – all other properties	\$1,241.00		
▪ 180 Day Permit – for single residential lots under 2 acres	\$681.00		
▪ 180 Day Permit – for all other properties	\$1,659.00		
HERITAGE			
- Heritage Easement Amendment Applications	\$329.00	No	N/A
- Repeal of Designation By-law	\$1,266.00		
- Demolition of Building on Heritage Registrar	\$319.00		
OTHER ADMIN REQUESTS			
Copies of Zoning By-laws of Official Plans	\$102.00 (includes HST)		
Amendments to Zoning By-law or Official Plan	\$28.00	No	N/A
Zoning Enquiry Letter	\$114.00		
Providing Names for Severance Applications	\$58.00		
Resubmission Fee (Applicant chooses to change active application)	50% Current Fee, Including deposit		
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

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

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:
A. Fewer than six (6) dwelling units , or
B. Less than 465 square metres of industrial, commercial or institutional space, or
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:
A. More than six (6) dwelling units , but fewer than twenty (20) dwelling units, or
B. Between 465 and 1,860 square metres of industrial, commercial, or institutional space, or
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:
A. More than twenty (20) dwelling units , or
B. More than 1,860 square metres of industrial, commercial or institutional space, or
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.