

**SCHEDULE 'A' TO BY-LAW 2011 – 0015 (PL-7) AS AMENDED BY  
BY-LAW NUMBER 2012-0050 (PL-7)**

**PLANNING APPLICATION AND SERVICE FEES  
As Amended – Effective January 1<sup>st</sup>, 2015**

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**DEVELOPMENT AREA PLANS (DAP)**

New DAP or <i>Major</i> Review/Update to an Existing DAP.....	\$13,773
Consideration of a <i>Minor</i> Revision to an Existing DAP.....	\$7,296

Major:

- Any significant change to text or schedules of the DAP, required as a result of implementing new Town, Regional and/or Provincial Plans or policies
- Any change as determined to be major by the Dir. of Plng. & Bldg.

Minor:

- Any minor change to text or schedules of an existing DAP
- Any change as determined to be minor by the Dir. of Plng. & Bldg.

**OFFICIAL PLAN AMENDMENT APPLICATION**

Major Application Fee (see note below).....	\$13,773
Additional Public Meeting (after first two).....	\$1,615
Additional Public and/or Agency Circulation (after initial)...	\$216
Additional Planning Report (after first two).....	\$862
Minor Application Fee (see note below).....	\$7,296
Additional Public Meeting (after first two).....	\$1,615
Additional Public and/or Agency Circulation (after initial)...	\$216
Additional Planning Report (after first two).....	\$862

Major Amendment: an application which is relatively large in scale or scope which may have a significant impact or policy implication beyond the subject lands. Such applications may include, but not necessarily be limited to:

- Amendment having broader municipal or regional implications and/or requiring Regional approval
- Amendment affecting a large geographic area or multiple properties
- Any Industrial, Commercial, Institutional (ICI) application for development exceeding 250m<sup>2</sup> in gross floor area
- Any residential development exceeding 3 lots/units
- Any development requiring 3 or more major studies (e.g. transportation, traffic, environmental, hydrogeological, market analysis, etc.)
- Significant change to text or policies or schedules of the Plan
- Re-designation of land use category
- Any amendment as determined to be Major by the Dir. of Plng. & Bldg.

Minor Amendment: an application that is relatively small in scale and likely having minimal impact or issues beyond the subject lands. Such applications may include, but not necessarily be limited to:

- Amendment having little or no broader municipal or regional planning implications and/or has been exempted from Regional approval
- Amendment affecting a small geographic area or single property
- Minor change to text or policies and/or schedules of the Plan
- Any ICI application for development up to 250m<sup>2</sup> in gross floor area
- Any residential development up to 3 lots/units
- Any amendment as determined to be Minor by the Dir. Of Plng. & Bldg.

**ZONING BY-LAW AMENDMENT APPLICATION**

Major Application Fee (see note below).....	\$10,761
Additional Public Meeting (after first two).....	\$1,669
Additional Public and/or Agency Circulation (after initial)...	\$216
Additional Planning Report (after first two).....	\$862

Major Amendment: an application which significant in scale or scope which may have an impact beyond the subject lands. Such applications may include, but not necessarily be limited to:

- Amendment affecting a broad geographic area or multiple properties

Schedule 'A' to By-law 2011 – 0015 (PL-7)  
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 As Amended – Effective January 1<sup>st</sup>, 2015  
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- Amendment having broader municipal or regional planning implications
- Any ICI application for development exceeding 250m<sup>2</sup> in gross floor area
- Any residential development exceeding 3 lots/units
- Any development requiring 3 or more major studies (e.g. transportation, traffic, environmental, hydrogeological, market analysis, etc.)
- Amendment requiring creation of a new zone category
- Any amendment affecting a brownfield site, or an influence area/separation distance for an industrial use, mineral aggregate use, waste management facility or communal sewage disposal facility
- Any amendment for a mixed-use zoning
- Interim Control By-law (Sec. 38 of Planning Act)
- Increased Density By-law (Sec. 37 of Planning Act)
- Any amendment as determined to be Major by the Dir. of Plng. & Bldg.

Minor Application Fee (see note below).....	\$6,618
Additional Public Meeting (after first two).....	\$1,615
Additional Public and/or Agency Circulation (after initial)....	\$216
Additional Planning Report (after first two).....	\$862

Minor Amendment: an application that is small in scale and having minimal or no impact beyond the subject lands. Such applications may include, but not necessarily be limited to:

- Amendment affecting a small geographic area or individual site or property specific change to one or more zone standards, such as permitting a dwelling on a rural “undersized” lot
- Addition of one or more permitted uses with no significant impact on existing development standards
- Any ICI application for development up to 250m<sup>2</sup> in gross floor area
- A rezoning or change of standards for up to 3 residential lots/units
- Renewal of Interim Control By-law (2<sup>nd</sup> or subsequent year)
- Rezoning required as a result of a lot addition or boundary adjustment for a residential or minor non-residential lot addition or boundary adjustment
- Rezoning required to legalize an existing accessory apartment or second dwelling unit
- Any amendment as determined to be Minor by the Dir. of Plng. & Bldg.

**REZONING TO PERMIT A NEW (I.E. YET TO BE CONSTRUCTED) ACCESSORY APARTMENT OR SECOND DWELLING UNIT.....\$3,230**

**REMOVAL OF HOLDING OR “H” ZONE PROVISION..... \$1,615**

**TEMPORARY USE BY-LAW APPLICATION OR EXTENSION**

Application Fee.....	\$6,618
Additional Public Meeting (after first two).....	\$1,615
Additional Public and/or Agency Circulation (after initial)....	\$216
Additional Planning Report (after first two).....	\$862

**PART LOT CONTROL APPLICATION**

Application Fee.....	\$808
	Plus: \$108 per lot or unit

**RESTRICTIVE COVENANT AGREEMENT**

Application Fee.....	\$1,078
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**COMMITTEE OF ADJUSTMENT APPLICATIONS**

File Maintenance Fee.....	\$404 per year
 Consent (Lot creation, Lot Addition/Boundary Adjustment)	
Application Fee per lot/unit/parcel created.....	\$2,153
Additional COA Meeting.....	\$592
Additional Public and/or Agency Circulation (after initial)....	\$108
Additional Planning Report (after first report).....	\$431
 Change of Consent Conditions.....	 \$1,239
Additional COA Meeting.....	\$216
Additional Public and/or Agency Circulation (after initial)....	\$108

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Additional Planning Report (after first report).....	\$431
Consent Agreement.....	\$970
<i>(Preparation of agreement and registration; fees are exclusive of any financial security, administrative or other fee set out in the agreement.)</i>	
Validation of Title, Easement, Title Clearance, Mortgage Discharge, Foreclosure, Power of Sale, Partition Order, Land Leases	
Application Fee.....	\$539
Additional COA Meeting.....	\$216
Additional Public and/or Agency Circulation (after initial).....	\$108
Additional Planning Report (after first report).....	\$108
Minor Variance, Non-Conforming Uses, Other Permissions	
Application Fee.....	\$539
Additional COA Meeting.....	\$216
Additional Public and/or Agency Circulation (after initial).....	\$108
Additional Planning Report (after first report).....	\$108
Minor Variance Agreement.....	\$216

**SITE PLAN CONTROL APPLICATIONS**

Major Application Fee (see note below).....	\$11,837
Additional Site Plan Meeting (after first mtg).....	\$862
Additional Public and/or Agency Circulation (after initial).....	\$216
Additional Planning Report (after first rpt).....	\$592

Major Application applies to:

- Any Industrial/Commercial/Institutional (ICI) use or mixed use development exceeding 500 m<sup>2</sup> of gross floor area
- A re-use/re-development of an existing building, including a building expansion/addition exceeding 50 m<sup>2</sup> of gross floor area
- A residential building or development exceeding 25 lots/units
- A development affecting a large geographic area or multiple properties
- A theme park or large scale recreational/commercial use such as a golf course, marina, resort, casino
- An application as determined to be Major by the Dir. of EPW

Graduated Site Plan Control Fee (see note below).....	\$6,458
Additional Site Plan Meeting (after first mtg).....	\$862
Additional Public and/or Agency Circulation (after initial).....	\$216
Additional Planning Report (after first rpt).....	\$592

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Note: Base Fee Plus additional fees as follows:

- \$22/m<sup>2</sup> for any new ICI use or mixed use development exceeding 250 m<sup>2</sup> and up to 500 m<sup>2</sup> in gross floor area
- \$268/residential unit/lot for any development exceeding 5 lots/units up to 25

Minor Application Fee (see note below).....	\$6,458
Additional Site Plan Meeting (after first mtg).....	\$862
Additional Public and/or Agency Circulation (after initial).....	\$216
Additional Planning Report (after first rpt).....	\$592

Minor Application applies to:

- A development with 5 or fewer residential lots/units
- A re-use/re-development of an existing building, including a building expansion/addition of up to 50 m<sup>2</sup> of gross floor area
- An application as determined to be Minor by the Dir. of O & E

Major Amendment to Existing Site Plan and/or Agreement (see note below)	
Application Fee .....	\$4,305
Additional Site Plan Meeting (after first mtg).....	\$862
Additional Public and/or Agency Circulation (after in.ital).....	\$216

Additional Planning Report (after first rpt).....\$592

*Major: any amendment greater than 40% expansion to existing gross floor area, or any amendment as determined to be Major by the Dir. of O & E*

Minor Amendment to Existing Site Plan and/or Agreement  
(see note below)

Application Fee.....\$2,153  
Additional Site Plan Meeting (after first mtg).....\$862  
Additional Public and/or Agency Circulation (after initial).....\$216  
Additional Planning Report (after first rpt).....\$592

*Minor: Any amendment equal to or less than 40% expansion to existing gross floor area, any request to extend the duration of Site Plan Approval, or any other amendment or application as determined to be Minor by the Dir. of O & E*

**PLAN OF SUBDIVISION AND/OR CONDOMINIUM**

Draft Plan of Subdivision or Condominium

Application Fee.....\$18,022  
Plus: \$271 per residential unit/lot for first 25 units/lots  
\$162 per residential unit/lot for 26-50 units/lots  
\$108 per residential unit/lot for 51+ units/lots  
\$754 per Institutional/Commercial/Industrial unit/lot/block  
\$754 per Mixed Use unit/lot/block

Additional Public Meeting (after first two).....\$1,615  
Additional Public and/or Agency Circulation (after initial).....\$216  
Additional Planning Report (after first two).....\$862

Extension of Draft Plan Approval

Application Fee.....\$3,230  
Additional Public Meeting (after first one).....\$1,615  
Additional Public and/or Agency Circulation (after initial).....\$216  
Additional Planning Report (after first one).....\$862

Revise or Alter an Approved Draft Plan Requiring Council Approval

Application Fee.....\$3,230  
Additional Public Meeting (after first two).....\$1,615  
Additional Public and/or Agency Circulation (after initial).....\$216  
Additional Planning Report (after first two).....\$862

Request to Change to Conditions.....\$2,207

*(Applies only to an existing approved plan where no new lots/units/blocks are created. Fees are exclusive of any financial security, administrative or other fee set out in the agreement.)*

Draft Plan of Condominium Requesting Exemption from  
Sec. 51- Planning Act Processing Requirements  
(applns. Per Sec. 9(7) – Condominium Act)

Application Fee.....\$6,458  
Additional Public Meeting (after first one).....\$1,615  
Additional Public and/or Agency Circulation (after initial).....\$216  
Additional Planning Report (after first one).....\$862

Preparation of Subdivision / Condominium Agreement.....\$6,618

Amendment or Revisions to Agreement for Each Phase  
Subsequent to 1<sup>st</sup> Phase

Application Fee.....\$4,412  
Additional Public and/or Agency Circulation (after initial).....\$458  
Additional Planning Report (after first one).....\$862

Amendment to Agreement .....\$2,207  
*(Applies only to an existing approved plan where no new lots/units/blocks are created. Fees are exclusive of any financial security, administrative or other fee set out in the agreement.)*

Compliance Certificate for Clearance of Conditions  
And Final Approval and Registration  
For the Second and each subsequent phase.....\$2,207 per phase

**DEEMING BY-LAW OR REPEAL OF DEEMING BY-LAW**

Application Fee.....\$915  
Plus: \$108 per lot

**PROPERTY INFORMATION REPORTS**

Application Fee.....\$131 per property

**LEGAL COSTS**

All Town incurred legal fees associated with the processing of any application at any stage, including, but not necessarily limited to, the review and/or preparation of any related documents, agreements, etc. shall be paid in full by the applicant, plus an additional 15% administrative fee.

**CONSULTANTS COSTS**

The Town may engage consultants to conduct reviews (e.g. Peer Reviews) and evaluate studies, in which case the costs incurred will be charged back to the applicant, plus an additional 15% administrative fee.

**RADIOCOMMUNICATION TOWER SITING**

Application Submission Fee.....\$3,230  
Prior to Staff Report to Council Regarding Concurrence  
Request.....\$3,230

Transition

Any person who has proposed to establish a radiocommunication tower prior to May 28, 2012 shall be required to pay the Corporation of the Town of Georgina the fee of \$6,459 prior to a staff report to Council regarding a concurrence request.

**REFUND POLICY**

Refunds are at the discretion of the Director of Planning & Building, and all requests for refunds must be made in writing to the Director. Refunds will be based on the following criteria:

Committee of Adjustment Applications:

- Application has been received and the circulation list has been prepared - 2/3 of fee refunded;
- Hearing date has been confirmed and Notices of Hearing have been mailed - 1/3 of fee refunded;
- Hearing has been held – No Refund.

All other Applications:

- Up to 75% of the planning application fee required may be refunded if the application is withdrawn prior to the circulation to the commenting agencies; less a 15% administrative fee.
- Up to 50% of the planning application fee required may be refunded if the application is withdrawn after the circulation to the commenting agencies, but prior to one of the following: any public meetings; preparation of staff reports; or drafting of agreements and/or by-laws; less a 15% administrative fee.
- No refund of fees will be given after a public meeting has been held or after staff reports or by-laws have been prepared.

**ONTARIO MUNICIPAL BOARD APPEALS**

- Administrative Referral Fee.....\$162  
*Note: Due and payable to the Town of Georgina upon receipt of an appeal with respect to any application.*
  
- Appeal Deposit where approval authority decision is appealed by a 3<sup>rd</sup> party:
  - For appeals against major official plan amendments, major zoning by-law amendments, plans of subdivision or plans of condominium  
Deposit.....\$25,000
  
  - For all other appeals  
Deposit.....\$10,000

*Note: Deposits on 3<sup>rd</sup> party appeals are due and payable upon receipt of an appeal with respect to the application(s). The said deposit shall be paid by the applicant. Fees incurred by the Municipality above and beyond the amount of the deposit required will be invoiced to and payable by the applicant. Should the fees incurred be less than the amount of the deposit required, the appropriate refund will be issued to the applicant. Furthermore, failure to pay the appeal deposit, or maintain the deposit as required may result in the Town's refusal to provide services in support of the application at the Ontario Municipal Board.*