

**SCHEDULE 'A' TO BY-LAW 2011 – 0015 (PL-7) AS AMENDED BY
BY-LAW NUMBERS 2012-0050 (PL-7), 2016-0021 (PL-7); and
2017-0116 (PL-7)**

**PLANNING APPLICATION AND SERVICE FEES
As Amended – Effective January 1st, 2018**

DEVELOPMENT AREA PLANS (DAP)

New DAP or <i>Major</i> Review/Update to an Existing DAP.....	\$14,475
Consideration of a <i>Minor</i> Revision to an Existing DAP.....	\$7,668

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 Director of Development Services

Minor:

- Any minor change to text or schedules of an existing DAP
- Any change as determined to be minor by the Director of Development Services

OFFICIAL PLAN AMENDMENT APPLICATION

Major Application Fee (see note below).....	\$14,475
Additional Public Meeting (after first two).....	\$1,698
Additional Public and/or Agency Circulation (after initial)...	\$228
Additional Planning Report (after first two).....	\$907

Minor Application Fee (see note below).....	\$7,668
Additional Public Meeting (after first two).....	\$1,698
Additional Public and/or Agency Circulation (after initial)...	\$228
Additional Planning Report (after first two).....	\$907

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 250m² 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 Director of Development Services

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 250m² in gross floor area
- Any residential development up to 3 lots/units
- Any amendment as determined to be Minor by the Director of Development Services

ZONING BY-LAW AMENDMENT APPLICATION

Major Application Fee (see note below).....	\$11,309
Additional Public Meeting (after first two).....	\$1,755
Additional Public and/or Agency Circulation (after initial)...	\$228
Additional Planning Report (after first two).....	\$907

Schedule 'A' to By-law 2011 – 0015 (PL-7)
Planning Applications and Services Fee By-law
As Amended – Effective January 1st, 2018
Town of Georgina

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
- Amendment having broader municipal or regional planning implications
- Any ICI application for development exceeding 250m² 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 Director of Development Services

Minor Application Fee (see note below).....	\$6,956
Additional Public Meeting (after first two).....	\$1,698
Additional Public and/or Agency Circulation (after initial)....	\$228
Additional Planning Report (after first two).....	\$907

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 250m² in gross floor area
- A rezoning or change of standards for up to 3 residential lots/units
- Renewal of Interim Control By-law (2nd 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 Director of Development Services

REZONING TO PERMIT A NEW (I.E. YET TO BE CONSTRUCTED) ACCESSORY APARTMENT OR SECOND DWELLING UNIT.....\$3,395

REMOVAL OF HOLDING OR “H” ZONE PROVISION..... \$1,698

TEMPORARY USE BY-LAW APPLICATION OR EXTENSION

Application Fee.....	\$6,956
Additional Public Meeting (after first two).....	\$1,698
Additional Public and/or Agency Circulation (after initial)....	\$228
Additional Planning Report (after first two).....	\$907

PART LOT CONTROL APPLICATION

Application Fee.....	\$850
	Plus: \$115 per lot or unit

RESTRICTIVE COVENANT AGREEMENT

Application Fee.....	\$1,135
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COMMITTEE OF ADJUSTMENT APPLICATIONS

File Maintenance Fee.....	\$426 per year
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Consent (Lot creation, Lot Addition/Boundary Adjustment)

Application Fee per lot/unit/parcel created.....	\$2,264
Additional COA Meeting.....	\$623
Additional Public and/or Agency Circulation (after initial)....	\$115
Additional Planning Report (after first report).....	\$454

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Change of Consent Conditions.....	\$1,304
Additional COA Meeting.....	\$228
Additional Public and/or Agency Circulation (after initial)....	\$115
Additional Planning Report (after first report).....	\$454
 Consent Agreement.....	 \$1,020
<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.....	\$567
Additional COA Meeting.....	\$228
Additional Public and/or Agency Circulation (after initial).....	\$115
Additional Planning Report (after first report).....	\$115
 Minor Variance, Non-Conforming Uses, Other Permissions	
Application Fee.....	\$567
Additional COA Meeting.....	\$228
Additional Public and/or Agency Circulation (after initial).....	\$115
Additional Planning Report (after first report).....	\$115
 Minor Variance Agreement.....	 \$228

SITE PLAN CONTROL APPLICATIONS

Major Application Fee (see note below).....	\$12,439
Additional Public Meeting (after first mtg).....	\$3,629
Additional Public and/or Agency Circulation (after initial).....	\$907
Additional Planning Report (after first rpt).....	\$765

Major Application applies to:

- Any Industrial/Commercial/Institutional (ICI) use or mixed use development exceeding 500 m² of gross floor area
- A re-use/re-development of an existing building, including a building expansion/addition exceeding 50 m² 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 Director of Development Services

Graduated Site Plan Control Fee (see note below).....	\$6,787
Additional Public Meeting (after first mtg).....	\$3,629
Additional Public and/or Agency Circulation (after initial).....	\$907
Additional Planning Report (after first rpt).....	\$765

Note: Base Fee Plus additional fees as follows:

- \$25/m² for any new ICI use or mixed use development exceeding 250 m² and up to 500 m² in gross floor area
- \$283/residential unit/lot for any development exceeding 5 lots/units up to 25

Minor Application Fee (see note below).....	\$6,787
Additional Public Meeting (after first mtg).....	\$3,629
Additional Public and/or Agency Circulation (after initial).....	\$907
Additional Planning Report (after first rpt).....	\$765

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 m² of gross floor area
- An application as determined to be Minor by the Director of Development Services

Major Amendment to Existing Site Plan
 (see note below)

Application Fee	\$4,525
Additional Public Meeting (after first mtg).....	\$3,629
Additional Public and/or Agency Circulation (after initial).....	\$907
Additional Planning Report (after first rpt).....	\$765

Major: any amendment greater than 40% expansion to existing gross floor area, or any amendment as determined to be Major by the Director of Development Services

Minor Amendment to Existing Site Plan
 (see note below)

Application Fee.....	\$2,264
Additional Public Meeting (after first mtg).....	\$3,629
Additional Public and/or Agency Circulation (after initial).....	\$907
Additional Planning Report (after first rpt).....	\$765

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 Director of Development Services

Subsequent Site Plan Submissions – after 3rd

Each subsequent submission and review after
 3rd submission25% of initial fee

Preparation of Site Plan Agreement.....\$3,822

Amendment to Site Plan Agreement.....\$1,529

Minor/Temporary Use Agreements (ex. Sales Trailers, etc.)

Minor/Temporary Use Agreement	\$2,548
Amendment to Minor/Temporary Use Agreement	\$1,019

Site Plan Inspection (see note below)

➤ 5.4% of estimated construction cost – minimum \$4,000

Note: That the 5.4% Fee – minimum \$4,000 for Site Plan Applications shall not be subject to annual indexing based on the Consumer Price Index (C.P.I.).

PLAN OF SUBDIVISION AND/OR CONDOMINIUM

Draft Plan of Subdivision or Condominium

Application Fee.....	\$18,940
Plus: \$286 per residential unit/lot for first 25 units/lots	
\$172 per residential unit/lot for 26-50 units/lots	
\$115 per residential unit/lot for 51+ units/lots	
\$793 per Institutional/Commercial/Industrial unit/lot/block	
\$793 per Mixed Use unit/lot/block	

Additional Public Meeting (after first two).....	\$1,698
Additional Public and/or Agency Circulation (after initial).....	\$228
Additional Planning Report (after first two).....	\$907

Extension of Draft Plan Approval

Application Fee.....	\$3,395
Additional Public Meeting (after first one).....	\$1,698
Additional Public and/or Agency Circulation (after initial).....	\$228
Additional Planning Report (after first one).....	\$907

Revise or Alter an Approved Draft Plan Requiring Council Approval

Application Fee.....	\$3,395
Additional Public Meeting (after first two).....	\$1,698
Additional Public and/or Agency Circulation (after initial).....	\$228
Additional Planning Report (after first two).....	\$907

Request to Change to Conditions.....\$2,321
(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.....\$6,787
Additional Public Meeting (after first one).....\$1,698
Additional Public and/or Agency Circulation (after initial).....\$228
Additional Planning Report (after first one).....\$907

Preparation of Subdivision / Condominium Agreement.....\$6,956

Amendment or Revisions to Agreement for Each Phase
Subsequent to 1st Phase
Application Fee.....\$4,638
Additional Public and/or Agency Circulation (after initial).....\$482
Additional Planning Report (after first one).....\$907

Amendment to Agreement\$2,321
(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.....\$2,321 per phase

Engineering Submission Review:
Review of Engineering Submissions – max. 3 (see note below)
➤ 5.4% of estimated construction costs of which 1% is due and payable with 1st submission

Note: That the 5.4% Fee for Subdivision Applications shall not be subject to annual indexing based on the Consumer Price Index (C.P.I.).

Review of each subsequent submission after 3rd submission
➤ 25% of initial fee

Plot Plan Review - Single family or Semi-detached\$306 per lot

Plot Plan Review - Townhouse.....\$306 per residential unit in a townhouse block

DEEMING BY-LAW OR REPEAL OF DEEMING BY-LAW

Application Fee.....\$962
Plus: \$115 per lot

PROPERTY INFORMATION REPORTS

Application Fee.....\$139 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.

LANDSCAPE ARCHITECT COSTS

At the Town’s discretion, the Town’s Landscape Architect may conduct reviews and evaluate studies in association with conditions of development application approvals, in which case the cost determined on an hourly basis incurred will be charged back to the applicant, plus an additional 15% administration fee.

RADIOCOMMUNICATION TOWER SITING

Application Submission Fee.....\$3,395
Prior to Staff Report to Council Regarding Concurrence
Request.....\$3,395

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 \$6,788 prior to a staff report to Council regarding a concurrence request.

REFUND POLICY

Refunds are at the discretion of the Director of Development Services, 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.....\$169
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 3rd 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 3rd 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

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the deposit as required may result in the Town's refusal to provide services in support of the application at the Ontario Municipal Board.