

SCHEDULE 'A' TO BY-LAW 2011 – 0015 (PL-7)

**PLANNING APPLICATION AND SERVICE FEES
As Amended – Effective January 1st, 2012**

DEVELOPMENT AREA PLANS (DAP)

New DAP or <i>Major</i> Review/Update to an Existing DAP.....	\$13,171
Consideration of a <i>Minor</i> Revision to an Existing DAP.....	\$6,977

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).....	\$13,171
Additional Public Meeting (after first two).....	\$1543
Additional Public and/or Agency Circulation (after initial)...	\$205
Additional Planning Report (after first two).....	\$823
Minor Application Fee (see note below).....	\$6,997
Additional Public Meeting (after first two).....	\$1,543
Additional Public and/or Agency Circulation (after initial)...	\$205
Additional Planning Report (after first two).....	\$823

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 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 250m² 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).....	\$10,290
Additional Public Meeting (after first two).....	\$1,594
Additional Public and/or Agency Circulation (after initial)...	\$205
Additional Planning Report (after first two).....	\$823

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:

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Town of Georgina

- *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 Dir. of Plng. & Bldg.*

Minor Application Fee (see note below).....	\$6,328
Additional Public Meeting (after first two).....	\$1,543
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first two).....	\$823

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 Dir. of Plng. & Bldg.*

REZONING TO PERMIT A NEW (I.E. YET TO BE CONSTRUCTED) ACCESSORY APARTMENT OR SECOND DWELLING UNIT.....\$3,087

REMOVAL OF HOLDING OR “H” ZONE PROVISION..... \$1,543

TEMPORARY USE BY-LAW APPLICATION OR EXTENSION

Application Fee.....	\$6,328
Additional Public Meeting (after first two).....	\$1,543
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first two).....	\$823

PART LOT CONTROL APPLICATION

Application Fee.....	\$771
Plus: \$102/lot or unit	

RESTRICTIVE COVENANT AGREEMENT

Application Fee.....	\$1,029
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COMMITTEE OF ADJUSTMENT APPLICATIONS

File Maintenance Fee.....	\$385/year
Consent (Lot creation, Lot Addition/Boundary Adjustment)	
Application Fee per lot/unit/parcel created.....	\$2,058
Additional COA Meeting.....	\$565

Additional Public and/or Agency Circulation (after initial).....	\$102
Additional Planning Report (after first report).....	\$411
Change of Consent Conditions.....	\$1,183
Additional COA Meeting.....	\$205
Additional Public and/or Agency Circulation (after initial)...	\$102
Additional Planning Report (after first report).....	\$411
Consent Agreement.....	\$926
<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.....	\$514
Additional COA Meeting.....	\$205
Additional Public and/or Agency Circulation (after initial).....	\$102
Additional Planning Report (after first report).....	\$102
Minor Variance, Non-Conforming Uses, Other Permissions	
Application Fee.....	\$514
Additional COA Meeting.....	\$205
Additional Public and/or Agency Circulation (after initial).....	\$102
Additional Planning Report (after first report).....	\$102
Minor Variance Agreement.....	\$205

SITE PLAN CONTROL APPLICATIONS

Major Application Fee (see note below).....	\$11,319
Additional Site Plan Meeting (after first mtg).....	\$823
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first rpt).....	\$565

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 Dir. of EPW

Graduated Site Plan Control Fee (see note below).....	\$6,174
Additional Site Plan Meeting (after first mtg).....	\$823
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first rpt).....	\$565

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Note: Base Fee Plus additional fees as follows:

- \$20/m² for any new ICI use or mixed use development exceeding 250 m² and up to 500 m² in gross floor area
- \$257/residential unit/lot for any development exceeding 5 lots/units up to 25

Minor Application Fee (see note below).....	\$6,174
Additional Site Plan Meeting (after first mtg).....	\$823
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first rpt).....	\$565

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 Dir. of EPW

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

Application Fee.....	\$4,116
Additional Site Plan Meeting (after first mtg).....	\$823
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first rpt).....	\$565

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

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

Application Fee.....	\$2,058
Additional Site Plan Meeting (after first mtg).....	\$823
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first rpt).....	\$565

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 EPW

PLAN OF SUBDIVISION AND/OR CONDOMINIUM

Draft Plan of Subdivision or Condominium

Application Fee.....	\$17,235
Plus: \$257 per residential unit/lot for first 25 units/lots	
\$154 per residential unit/lot for 26-50 units/lots	
\$102 per residential unit/lot for 51+ units/lots	
\$720 per Institutional/Commercial/Industrial unit/lot/block	
\$720 per Mixed Use unit/lot/block	

Additional Public Meeting (after first two).....	\$1,543
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first two).....	\$823

Extension of Draft Plan Approval

Application Fee.....	\$3,087
Additional Public Meeting (after first one).....	\$1,543
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first one).....	\$823

Revise or Alter an Approved Draft Plan Requiring Council Approval

Application Fee.....	\$3,087
Additional Public Meeting (after first two).....	\$1,543
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first two).....	\$823

Request to Change to Conditions.....\$2,109

(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.....	\$6,174
Additional Public Meeting (after first one).....	\$1,543
Additional Public and/or Agency Circulation (after initial).....	\$205
Additional Planning Report (after first one).....	\$823

Preparation of Subdivision / Condominium Agreement.....\$6,328

Amendment or Revisions to Agreement for Each Phase
Subsequent to 1st Phase

Application Fee.....\$4,218

Additional Public and/or Agency Circulation (after initial).....\$360

Additional Planning Report (after first one).....\$823

Amendment to Agreement\$2,109

(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.....\$2,109/phase

DEEMING BY-LAW OR REPEAL OF DEEMING BY-LAW

Application Fee.....\$874

Plus: \$102 per lot

PROPERTY INFORMATION REPORTS

Application Fee.....\$123/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.

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

Schedule 'A' to By-law 2011 – 0015 (PL-7)
Planning Applications and Services Fee By-law
Town of Georgina

- Administrative Referral Fee.....\$154
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 the deposit as required may result in the Town's refusal to provide services in support of the application at the Ontario Municipal Board.