

Town of Wasaga Beach By-law 2024-89
Consolidated Schedule of Fees and Charges Effective January 1, 2025

**SCHEDULE J
PLANNING DEPARTMENT**

<u>PLANNING MATTERS (SEE NOTES AT END OF SCHEDULE)</u>	<u>FEE</u>
1. PRECONSULTATION	
Pre-Consultation for Site Plan and Minor Zoning Relief	\$750.00
Pre-Consultation for OPA, Subdivision and Major Zoning Relief	\$1,500.00
2. OFFICIAL PLAN AMENDMENT	
Official Plan Amendment	
Major (substantive matters such as changes to land use designations, boundaries, use permissions & new policy guidance)	\$12,750.00*
*plus the prescribed fee as noted below in Section 7	
Minor (less substantive matters such as policy changes within existing designations & exceptions for use permissions/standards)	\$6,750.00*
* plus the prescribed fee as noted below in Section 7	
3. ZONING BY-LAW AMENDMENT	
Zoning Bylaw Amendment	
Major (changes to zone classifications, boundaries and/or use permissions)	\$6,750.00
Minor (changes to general provisions, and/or lot characteristics and performance standards)	\$3,000.00
Temporary Use Bylaw	\$2,400.00
Removal of Holding Provision	\$1,500.00
4. PLAN OF SUBDIVISION	
Draft Plan of Subdivision	
Major (more than 20 lots)	\$21,000.00
*plus the prescribed fee per as noted below in Section 7	
Minor (up to 20 lots)	\$12,000.00
*plus the prescribed fee per as noted below in Section 7	
Draft Plan Approval to Plan Registration	\$6,000.00

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Draft Plan Approval to Plan Registration for each Phase after the 1st Phase (if a multi-phased Plan)	\$3,000.00
Revision to Draft Plan drawing after Draft Plan Approval	\$3,000.00
Revisions to Conditions of Draft Plan Approval after Draft Plan Approval	\$3,000.00
Revisions to both Draft Plan drawing and Conditions of Draft Plan Approval after Draft Plan Approval	\$4,500.00
Extension of Draft Plan Approval	\$3,000.00
5. PLAN OF CONDOMINIUM	
Draft Plan of Condominium (standard) *plus the prescribed fee per as noted below in Section 7	\$12,000.00*
Draft Plan of Condominium (common element) *plus the prescribed fee per as noted below in Section 7	\$6,000.00*
Draft Plan of Condominium (vacant land) Major (more than 20 lots/units) *plus the prescribed fee per as noted below in Section 7	\$21,000.00*
Minor (up to 20 lots/units) *plus the prescribed fee per as noted below in Section 7	\$12,000.00*
Draft Plan Approval to Plan Registration	\$6,000.00
Revision to Draft Plan drawing after Draft Plan Approval	\$3,000.00
Revisions to Conditions of Draft Plan Approval after Draft Plan Approval	\$3,000.00
Revisions to both Draft Plan drawing and Conditions of Draft Plan Approval after Draft Plan Approval	\$4,500.00
Extension of Draft Plan Approval	\$3,000.00
Exemption to Plan of Condominium	\$6,000.00
Phased Condominium Approval (either plan or exemption)	\$750.00

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6. SITE PLAN CONTROL	
Site Plan Approval (new development)	
Major (greater than 500 sq.m. of building area)	\$6,000.00
*plus the prescribed fee as noted below in Section 7	
Minor (up to 500 sq.m. of building area)	\$3,000.00
*plus the prescribed fee as noted below in Section 7	
Site Plan Approval (amendment)	\$1,800.00
*plus the prescribed as noted below in Section 7	
Site Plan Approval (minor adjustment)	\$1,125.00
Model Home / Sales Trailer Application	\$3,000.00
Submission Drawings beyond Third Review for any of the above	\$600.00 per submission
7. ADDITIONAL PRESCRIBED FEES	
Official Plan Amendment / Plan of Subdivision / Plan of Condominium	
Residential	
Ground Oriented Residential Units	
(single detached, semi-detached, townhouse & stacked townhouse)	
First 50 lots/units, plus,	\$375.00 per lot/unit
From 51 lots/units to 100 lots/units, plus,	\$300.00 per lot/unit
From 101 lots/units to 150 lots/units, plus,	\$225.00 per lot/unit
From 151 lots/units to end count of lots/units remaining	\$150.00 per lot/unit
Non-Ground Oriented Units (apartment buildings)	
	a) \$187.50 per lot/unit,
	b) \$3,750.00 per ha site area
Commercial / Industrial / Institutional	\$3,750.00 per ha site area

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FEE

Site Plan Control

Residential

Ground Oriented Residential Units

(single detached, semi-detached, townhouse & stacked townhouse)

First 50 lots/units, plus,	\$375.00 per lot/unit
From 51 lots/units to 100 lots/units, plus,	\$300.00 per lot/unit
From 101 lots/units to 150 lots/units, plus,	\$225.00 per lot/unit
From 151 lots/units to end count of lots/units remaining	\$150.00 per lot/unit

Non-Ground Oriented Units (apartment buildings)

a) \$187.50 per lot/unit
b) \$3,750.00 per ha site area if combined with mixed-use commercial

Non-Residential

Site area up to 2.5 hectares	\$1.50 /sq.m of lot area
Site area in excess of 2.5 ha up to 10 ha	\$0.49 /sq.m of lot area
Site area in excess of 10 ha	\$0.15/sq.m of lot area

Site Plan (amendment)

a) \$187.50 per additional lot/unit for residential
b) \$2.10/sq.m of additional building area for non- residential

8. AGREEMENTS (flat fees for preparation and process administration)

Plan of Subdivision	\$6,000.00
Plan of Condominium	\$6,000.00
Front Ending	\$6,000.00
Conservation Easement	\$3,000.00
Pre-Servicing	\$4,500.00
Site Preparation	\$3,000.00
Site Development	\$3,000.00
External Servicing	\$4,500.00
Model Home/Sales Trailer	\$3,000.00

Amendments to existing Agreements 50% of applicable fee as set out above

Legal services - title search/registration of Subdivision Agreements	\$10,000.00
Legal services - title search/registration of all other Agreements	\$1,500.00

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9. COMMITTEE OF ADJUSTMENT / COMMITTEE OF CONSENT	
Minor Variance (full review)	\$1,350.00
Incidental Minor Variance (scoped review) (minor relief from lot performance standards as noted in Section K)	\$675.00
Consent to Sever (one lot created)	\$2,550.00
Consent to Sever (multiple lots created)	\$2,550.00 per first lot, plus \$650.00 additional lot
Boundary Adjustment/Lot Addition	\$2,100.00
Consent – Easement	\$1,950.00
Consent to Mortgage	\$2,250.00
Consent to Discharge Mortgage	\$2,250.00
Validation of Title	\$1,500.00
Certificate of Cancellation	\$1,500.00
Committee of Adjustment Recirculation (resulting from applicant's request for a deferral or change)	\$435.00 per application
10. MISCELLANEOUS	
Cash In Lieu of Parkland Dedication	
Residential	5%
Industrial/Commercial	2%
Zoning/Building Compliance Letters	\$187.50
Deeming Bylaw	\$1,275.00
(plus \$700.00 legal fee for registration of by-law by Town, or alternatively nil if applicant responsible for registration at their expense)	

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Lifting of Part Lot Control (plus \$75.00 for each lot being created) (plus \$700.00 legal fee for registration of by-law by Town, or alternatively nil if applicant is responsible for registration at their expense)	\$4,500.00
Extension of Lifting of Part Lot Control	\$1,200.00
Tree Cutting Permit	
Properties up to 2 hectares	\$915.00
Properties greater than 2 hectares	\$1,245.00
Consultation process for Wireless Telecommunication Facilities	\$1,500.00
Request for Site Plan Control Compliance	\$187.50
Emergency 911 Re-addressing	\$160.00 per address
Parking Exemption	\$1,275.00

PLANNING FEES NOTES

- Note 1: Application Fees are cumulative in respect of flat fees for applications, prescribed fees and instances where multiple matters are being considered as noted above.
- Note 2: Determination of application fees, in terms of major, minor, incidental, revision, adjustment, etc. categories, is at the discretion of the Director of Planning in consideration of the scope, scale and complexity of the application, the extent of service being provided and in consideration of the guidance provided above.
- Note 3: Refunds are not available for approved applications if lower yield of lots, residential units, or gross floor area are later proposed or developed than what had been originally submitted, reviewed and approved.
- Note 4: Despite Note 1 above the payment of prescribed fees is not to be charged more than once on a single development when multiple applications are submitted simultaneously.
- Note 5: Payment of application fees does not include any cost associated with staff attendance at an OLT hearing in support of an applicant's proposal.
- Note 6: Additional costs incurred by the Town in the review and process of an application are charged back to the applicant. Such costs include, but are not be limited to, agreement preparation, peer review of reports and studies, required legal advice, etc.

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- Note 7: The Director of Planning may waive fees at their discretion, and applicants, if not satisfied, may address the Council or the Committee of Adjustment as the case may be.
- Note 8: In the case where a Draft Plan Approval lapses, new application fees are required and a new application submitted.
- Note 9: In the case of a Site Plan Control application and a resubmission by a person other than the original applicant, new application fees are required and a new application submitted.
- Note 10: The determination of what qualifies as an incidental Minor Variance application is at the discretion of the Director of Planning; but shall generally be limited to the following:
- a. Additions and alterations to existing single detached, semi-detached, street townhouse, townhouse, duplex or link dwelling units.
 - b. Recognizing non-conforming setbacks, lot coverage, height, etc. for “as-constructed” dwelling unit types as described in Note 10 (a) above.
 - c. New or additions and alterations to buildings, structures or uses that are accessory to the dwelling unit types as described in Note 10 (a) above.

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