

Town of Wasaga Beach By-law 2022-95
Consolidated Schedule of Fees and Charges Effective January 1, 2023

**SCHEDULE “J”
PLANNING DEPARTMENT**

PLANNING MATTERS	<u>FEE</u>
Cash In Lieu of Parkland Dedication	
Residential	5.00%
Industrial/Commercial	2.00%
Official Plan Amendment	
Major * plus prescribed fee per as noted below *plus deposit for consulting fees	\$12,750.00
Minor * plus prescribed fee as noted below *plus deposit for consulting fees	\$6,750.00
Zoning Bylaw Amendment	
Major	\$6,750.00
Minor	\$3,000.00
Temporary Use Bylaw	\$2,400.00
Removal of Holding Provision	\$1,500.00
Plan of Subdivision/Condominium (vacant land)	
Major (more than 20 lots) *plus prescribed fee per as noted below *plus deposit for consulting fees	\$21,000.00
Minor (less than 20 lots) *plus prescribed fee per as noted below *plus deposit for consulting fees	\$12,000.00
Revision of Draft Plan after Draft Plan Approval	\$4,500.00
Revisions to Conditions of Draft Plan Approval	\$3,000.00
Extension of Draft Plan Approval	\$6,000.00
Registration of Each Phase of Draft Plan Approval Beyond 1 st Phase	\$3,000.00

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	<u>FEE</u>
AGREEMENTS	
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 Agreement	\$4,500.00
Amendments to Existing Agreements	50% applicable fee
 PRESCRIBED FEES	
Plan of Subdivision / Plan of Condominium	
Official Plan Amendment / Zoning Bylaw Amendment	
Residential	
Ground Oriented Residential Units (single detached, semi-detached, townhouse & stacked townhouse)	
First 50 lots/units	\$375.00 per lot/unit
In excess of 50 lots/units & less than 100	\$300.00 per lot/unit
In excess of 100 lots/units & less than 150	\$225.00 per lot/unit
In excess of 150 lots/units	\$150.00 per lot/unit
Non-Ground Oriented Units	
	a) \$187.50 per lot/unit
	b) \$3,750.00 /net hectare
Commercial / Industrial / Institutional	\$3,750.00 /net hectare
 Site Plan Control	
Residential	
Ground Oriented Residential Units (single detached, semi-detached, townhouse & stacked townhouse)	
First 50 lots/units	\$375.00 per lot/unit
In excess of 50 lots/units & less than 100	\$300.00 per lot/unit
In excess of 100 lots/units & less than 150	\$225.00 per lot/unit
In excess of 150 lots/units	\$150.00 per lot/unit
Non-Ground Oriented Units	
	a) \$187.50 per lot/unit
	b) \$3,750.00 /net hectare
Non-Residential – new development	
Site area up to 2.5 hectares	\$1.50 /sq. metre
Site area in excess of 2.5 hectares up to 10 hectares	\$0.49 /sq. metre

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Site Plan Control (cont'd)	<u>FEE</u>
Site area in excess of 10 hectares <i>For all other units – See Residential above</i>	\$0.15 /sq. metre
If it is an addition or alternation	\$2.10 /sq. metre of building
 PLAN OF CONDOMINIUM	
Plan of Condominium *plus prescribed fee per as noted above	\$12,000.00
Exemption to Plan of Condominium	\$6,000.00
Phased Condominium Approval (either plan or exemption)	\$ 750.00
Common Element Plan of Condominium *plus prescribed fee per as noted above	\$6,000.00
 SITE PLAN CONTROL	
Site Plan Approval (new development)	
Major	\$6,000.00
*plus a fee per dwelling unit or per square metre of site area	
*plus deposit for site plan consulting fees	
Minor	\$3,000.00
*plus a fee per dwelling unit or per square metre of site area	
*plus deposit for site plan consulting fees	
Site Plan Approval (revision) *plus a fee per dwelling unit or per square metre of floor area	\$1,800.00
Site Plan Approval (minor revision)	\$1,125.00
 COMMITTEE OF ADJUSTMENT / COMMITTEE OF CONSENT	
Minor Variance	\$1,350.00
Consent to Sever	\$2,550.00
Boundary Adjustment/Lot Addition	\$2,100.00
Consent – Easement	\$1,950.00

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COMMITTEE OF ADJUSTMENT / COMMITTEE OF CONSENT (Cont'd) FEE

Consent to Mortgage	\$2,250.00
Consent to Discharge Mortgage	\$2,250.00
MISCELLANEOUS	
Validation of Title	\$1,500.00
Zoning/Building Compliance Letters	\$187.50
Deeming Bylaw	\$1,275.00
Lifting of Part Lot Control (plus \$75.00 for each additional lot)	\$4,500.00
Extension of Lifting of Part Lot Control	\$1,200.00
Tree Cutting Permit	\$187.50
Consultation process for Wireless Telecommunication Facilities	\$1,500.00
Pre-Consultation for Site Plan and Minor Zoning Relief	\$750.00
Pre-Consultation for OPA, Subdivision and Major Zoning Relief	\$1,500.00
Legal services for title search and registration of Agreements	\$1,500.00
Legal services for title search and registration of Subdivision Agreements	\$10,000.00
Model Home Application	\$3,000.00
NVCA Zoning Clearance Certificate	\$50.00
Request for Site Plan Control Compliance	\$125.00

Refunds are not available for approved applications with lower yield of lots, residential units, or gross floor area, than as originally submitted.

Payment of the prescribed fees for the number of lots or units is not intended to be charged more than once for a single development although if additional lots/units are requested or changes to the building/site area are made beyond the initial submission an additional unit/lot or building/site charge is applicable.

Payment of the prescribed application fees does not include any cost associated with staff attendance at an OMB Hearing.

Legal service fees for registration of subdivision agreements comprises title search, inhibiting orders, postponements, transfer and registration of deeds/easements, registration of agreement.

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COMMITTEE OF ADJUSTMENT / COMMITTEE OF CONSENT (Cont'd) FEE

Resubmissions

In the case where draft plan approval lapses, new fees will be required and a new application must be submitted.

For site plan applications, a resubmission by a person other than the original application shall be deemed a new application with the requisite fees.