



**Township of Georgian Bluffs
2026 Fees and Services Charges**

Schedule H – Planning Fees

Taxes Not Applicable

Service	Application Fee	Deposit
Property Inquiry	\$155	
Planning Opinion / Zoning Certification Letter	\$155	
Formal Pre-Consultation	\$510	
Minor Agreement Preparation (encroachment agreement, private road agreement, no demand for service agreement, development agreement)	\$305	
Ontario Land Tribunal Attendance	\$980 per day	
Official Plan and Zoning By-law Amendments		
Official Plan Amendment (major)	\$6,630	\$6,000
Official Plan Amendment (minor)	\$3,875	\$4,000
Zoning By-law Amendment (major)	\$3,975	\$6,000
Zoning By-law Amendment (minor)	\$2,960	
Zoning By-law Amendment (small scale)	\$1,940	
Temporary Use By-law	\$1,125	
Lift of Hold By-law	\$530	
Deeming By-law	\$870	
Part Lot Control by-law	\$870	
Plans of Subdivision and Condominium		
Subdivision (major)	\$8,160	\$10,000
Subdivision (minor)	\$3,060	\$10,000
Extension of Draft Plan Approval of Subdivision	\$510	
Draft Plan Amendments / Red-Lined Revisions	\$870	
Condominium (major)	\$8,160	\$10,000
Condominium (minor)	\$3,060	\$10,000
Condominium Conversion	\$510	
Extension of Draft Plan Approval of Condominium	\$510	
Pre-Servicing Agreement	\$870	
Site Plan Approval (Section 41 of the Planning Act)		
Site Plan Approval (major)	\$6,630	\$6,000
Site Plan Approval (minor)	\$3,875	\$4,000
Site Plan Approval (small scale)	\$1,225	
Amendment To Site Plan Agreement	\$510	
Committee of Adjustment		
Severance (Consent) Application	\$1,940	
Minor Variance Application	\$1,125	
Request for a Change of Conditions	\$510	
Consent Certification	\$360	
Consent Cancellation Certificate	\$510	
Validation of Title Certificate	\$510	
Parkland Dedication and Parking Cash-in-Lieu		
Parkland Dedication Fee- For land proposed for development or redevelopment for commercial or industrial use.	As per the Ontario Planning Act	
Parkland Dedication Fee- For Residential Plans of Subdivision and Condominium	As per the Ontario Planning Act	
Parkland Dedication Fee- For Severance (Consent) Applications	\$1,200 per lot created	
Cash-in-lieu of Parking	\$715	
Renewable Energy Proposals		
Municipal Consultation for Renewable Energy Projects	\$5,100	



Definitions

“Floor Area, Gross (Building)” means the aggregate of the floor area measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, and in the case of a dwelling unit, excluding any porches, verandas or unenclosed sunrooms, any floor below the first storey, cellar, or detached garage.

“Major” means a proposal that contains more than 20 units or a proposal that contains a gross floor area of more than 3,000 square metres.

“Minor” means a proposal that contains between 5 units and 20 units or a gross floor area between 1000 and 3000 square metres.

“Small” means a proposal that contains 4 or fewer units or a gross floor area of less than 1000 square metres.

“Unit” means a residential dwelling unit, commercial unit and/or any similar type of unit but does not include a unit within a nursing home or similar institutional facility.

Planning Notes

- 1) Fees will not be collected until application has been deemed complete by the Municipal Planner and/or designate.
- 2) Additional technical review fees may also apply.
- 3) Some planning applications may be subject to review by Grey Sauble Conservation Authority and/or Grey County, the fees associated with these reviews are set by that governing body.
- 4) Fees for multiple applications made at the same time for the same parcel and for the same development proposal for Official Plan Amendments, Zoning By-law Amendments, Minor Variances and Consent applications will be discounted as follows:
 - a) 1st application – full fee.
 - b) Subsequent applications (of equal or lesser value) – 50% of full application fee
- 5) The Pre-consultation fee shall be credited against the subsequent planning application fee.

Refunds

- 1) Applications withdrawn by applicant prior to circulation will receive a refund of 75% of fee.
- 2) Applications withdrawn by applicant after circulation will receive a refund of 25% of fee.