



**Township of Georgian Bluffs
2024 Fees and Services Charges**

Schedule H – Planning Fees

Taxes Not Applicable

Service	Application Fee	Deposit
Property Inquiry	\$150	
Planning Opinion / Zoning Certification Letter	\$150	
Formal Pre-Consultation	\$500	
Minor Agreement Preparation (encroachment agreement, private road agreement, no demand for service agreement, development agreement)	\$300	
Ontario Land Tribunal Attendance	\$960 per day	
Official Plan and Zoning By-law Amendments		
Official Plan Amendment (major)	\$6,500	\$6,000
Official Plan Amendment (minor)	\$3,800	\$4,000
Zoning By-law Amendment (major)	\$3,900	\$6,000
Zoning By-law Amendment (minor)	\$2,900	
Zoning By-law Amendment (small scale)	\$1,900	
Temporary Use By-law	\$1,100	
Lift of Hold By-law	\$520	
Deeming By-law	\$850	
Part Lot Control by-law	\$850	
Plans of Subdivision and Condominium		
Subdivision (major)	\$8,000	\$10,000
Subdivision (minor)	\$3,000	\$10,000
Extension of Draft Plan Approval of Subdivision	\$500	
Draft Plan Amendments / Red-Lined Revisions	\$850	
Condominium (major)	\$8,000	\$10,000
Condominium (minor)	\$3,000	\$10,000
Condominium Conversion	\$500	
Extension of Draft Plan Approval of Condominium	\$500	
Pre-Servicing Agreement	\$850	
Site Plan Approval (Section 41 of the Planning Act)		
Site Plan Approval (major)	\$6,500	\$6,000
Site Plan Approval (minor)	\$3,800	\$4,000
Site Plan Approval (small scale)	\$1,200	
Amendment To Site Plan Agreement	\$500	
Committee of Adjustment		
Severance (Consent) Application	\$1,900	
Minor Variance Application	\$1,100	
Request for a Change of Conditions	\$500	
Consent Certification	\$350	
Consent Cancellation Certificate	\$500	
Validation of Title Certificate	\$500	
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	\$700	
Renewable Energy Proposals		
Municipal Consultation for Renewable Energy Projects	\$5,000	



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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.