

The Corporation of the Municipality of Meaford

By-law Number 2023-10

Schedule C – Planning Services

Planning Application

	2023
Official Plan Amendment – Major/Secondary Plan	\$37,080.00
Official Plan amendment – Minor	\$17,880.00
Zoning By-law amendment – Major	\$23,170.00
Zoning By-law amendment – Midscale	\$17,380.00
Zoning By-law amendment – Minor	\$8,440.00
Zoning By-law amendment – Temporary Use	\$4,390.00
Zoning By-law amendment	
Remove Holding Symbol (H1) (including related site plan agreement)	\$1,630.00
Remove Holding Symbol (H2-H7)	\$1,630.00
Remove Holding Symbol (H3)	\$2,560.00
Temporary Use	\$2,660.00
Temporary Use Extension	\$1,160.00
Part Lot Control By-law – Development	\$5,262.00
Deeming By-law	\$1,400.00
Master Development Agreement	\$15,740.00
Subdivision/Development Agreement	\$15,740.00
Pre-Service Agreement	\$5,000.00
Miscellaneous Legal Consultation, Reviews, Title Registration, Agreements	\$130/hour
Telecommunications Towers	\$2,800.00 +

Consultation	external fee
Subdivision Review Fee(Major)	\$14,370.00
Subdivision Review Fee(Minor)	\$8,141.00
Site Plan Application and Development Review – Major(Max 2 Submission Reviews)	\$21,490.00
Site Plan Application and Development Review – Additional Submission Review	\$4,540.00
Site Plan Application and Development Review – Minor(Max 2 Submission Reviews)	\$12,540.00
Site Plan Agreement –Major	\$8,060.00
Site Plan Agreement – Minor	\$5,520.00
Consent Agreement	\$2,530.00
Other Minor Agreements	\$2,530.00
Encroachment Agreement	\$2,530.00
Committee of Adjustment	
Consent to Severance	\$5,790.00
Severance Deed Stamp	\$930.00
Consent – Change of Condition	\$1,600.00
Minor Variance	\$2,800.00
Validation	\$1,730.00
Development Review (Infrastructure and Engineering) – Planning Concurrency	\$50 (per residential unit and/or per 500 square metres gross floor area non-residential uses with a Maximum fee of \$1,500)
Draft Plan Approval Extension	\$1,630.00
Draft Plan Clearance Letter	\$470.00
Major Planning Opinion Letter	\$2,060.00

Minor Planning Opinion Letter	\$1,130.00
NEC Comment Letter	\$1,600.00
Property Purchase Request	\$5,180.00
Property Purchase Finalization	\$1,130.00
Preconsultation - Minor	\$3,010.00
Preconsultation - Major	\$9,070.00
Planning Information Request/Meeting (vs. Self Service)	\$230.00
Supplementary Planning Act Circulation	\$95.00/Hour
OLT Attendance	\$1,680.00 /day for the first day \$1,330.00/day for additional days
Minimum Distance Separation 1 (MDS 1) Calculation	\$470.00
Sign Permit – Temporary (includes sandwich boards on municipal property)	\$5.00/month (\$10.00 minimum)
Sign Permit – Mobile Sign	\$50.00
Sign Permit – Permanent	\$100.00
Sign Variance Request	\$200.00
Sign Permit – Not for Profit Organization	Free
Sign on Municipal Property	\$2,000.00/year
Commercial patio fixed fee new application administrative review	\$200.00
Commercial patio monthly lease rate	\$4.50/square metre

Notes on Planning Services Fees:

- A) All fees for services, products, and application review that are required to be completed by third parties external to the Corporation of the Municipality of Meaford and are required to complete the work

associated with an application and/or review must be paid by the Applicant.

- B) The Director of Development Services, or their designate, has discretion over the final determination of application size for fee calculation based on any of the following:
- a. site characteristics related to built form features, topography, or environmental features;
 - b. characteristics of public infrastructure design and complexity;
 - c. necessity for coordination with outside or governmental agencies;
 - d. projects on properties with shoreline;
 - e. contains facilities and/or infrastructure for power generation or distribution
- C) The following criteria will be used to determine the size of an application for the purposes of identifying the appropriate fee. The criteria may be amended from time to time to refine the applicability and charging of fees to better align with application characteristics and provision of planning services.

An application with one or more of the following characteristics will be charged fees at the **Major Scale** project rate (applicable to Official Plan Amendments, Zoning By-law Amendments, Site Plan, Subdivision, Pre-consultation):

- For Site Plan, Subdivision, Pre-consultation:
 - 80 or more residential units
 - 3,500 square meters or more of non-residential gross floor area
 - Mix of residential and non-residential uses with a gross floor area over 4,000 square metres
- Official Plan Amendment for sites located in the Meaford Heritage Conservation District
- Zoning By-law Amendments, Site Plan, Subdivision, Pre-consultation for sites located in the Meaford Heritage Conservation District with:
 - 40 or more residential units; or;
 - A mix of uses with 3,000 square metres or more of gross floor area

- Requires service extensions across neighbouring properties and for a length over 100 metres
- Is identified as either of the following in the Official Plan of the Municipality of Meaford:
 - Located in a Special Policy Area
 - Located in a Secondary Plan Area
- Includes the development of a public park and/or a municipal road
- Zoning Amendment that involves any one of the following:
 - Changing from non-residential to residential
 - Reducing density limit
 - Includes lands with Official Plan designations
 - Institutional
 - Environmental Protection
 - Shoreline

An application with one or more of the following characteristics will be charged fees at the **Mid Scale** project rate (applicable to Zoning By-law Amendments):

- Zoning Amendment that involves any one of the following:
 - Changing height limit
 - Includes lands with Official Plan designations
 - Downtown Core Commercial
 - Downtown Core Transitional
 - Urban Area Waterfront

An application with one or more of the following characteristics will be charged fees at the **Minor Scale** project rate (applicable to Official Plan Amendments, Zoning By-law Amendments, Site Plan, Subdivision, Pre-consultation):

- Less than 80 residential units
- Less than 3,500 square meters of non-residential gross floor area
- Mix of residential and non-residential uses with a gross floor area of less than 4,000 square metres
- Zoning By-law Amendments, Site Plan, Subdivision, Pre-consultation for sites located in the Meaford Heritage Conservation District with:
 - Less than 40 residential units; or;
 - A mix of uses with less than 3,000 square metres of gross floor area

- Zoning Amendment that involves:
 - Changing the list of permitted uses
 - Temporary use

D) Subdivision/Development Agreement fees apply for Minor or Major Scale Subdivision application unless a Site Plan Agreement is required.

Deposits

	2023
Official Plan amendment- Major/Mid-Scale	\$10,000.00
Official Plan amendment – Minor	\$5,000.00
Subdivision/Development Agreement	\$5,000.00
Pre-Development Agreement	\$2,500.00
Pre-Service Agreement	\$2,500.00
Major Agreement Modification	50% of initial fee + security deposit
Site Plan Agreement –Major	\$5,000.00
Sit Plan Agreement – Minor	\$1,000.00
Site Plan Agreement Amendment – Major	\$1,000.00
Engineering Review Deposit – Major/Mid-scale	\$10,000.00
Engineering Review Deposit – Minor	\$5,000.00
Green Energy Act Consultation (EA Approval)	\$10,000.00

Note: The Engineering Review Deposit is payable at the time of application for an Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval or Preconsultation. Where projects require significant engineering review, additional payments may be required to ensure adequate funds are available for payment of expenses incurred. The balance on-hand will be debited for payment of review-related invoices as they are received by the Municipality, with a top-up payment generally being required when the deposit balance falls below \$1,000.