

The Corporation of the Municipality of Meaford

By-law Number 2024-02

Schedule C – Planning Services

Planning Application

	2024
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 – 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 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	\$7,870.00
Pre-Service Agreement	\$5,000.00
Miscellaneous Legal Consultation, Reviews, Planning Consultation on proposals, Title Registration, Agreements	\$130/hour

Telecommunications Towers Consultation	\$2,800.00 + external fee
Subdivision Review Fee (Major)	\$7,185.00
Subdivision Review Fee (Minor)	\$4,070.00
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 of Title	\$1,730.00
Application Resubmittal and Process Reinstatement	\$180.00
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	\$400.00
Preconsultation - Minor	\$3,010.00

Preconsultation - Major	\$9,070.00
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) Review	\$470.00

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. Proposed development includes site remediation of contaminated soils,
 - c. characteristics of proposed developments in terms of urban infill, adaptive reuse, or new development;
 - d. characteristics of public infrastructure design and complexity;
 - e. necessity for coordination with outside or governmental agencies;
 - f. projects on properties with shoreline;
 - g. contains facilities and/or infrastructure for power generation or distribution
- C) The Director of Development Services, or their designate, has discretion to waive fees and/or portions of fees, and / or refund portions of fees when any of the following are present in a proposal:
 - a. Proposed development includes site remediation of contaminated soils;
 - b. Proposed development includes site naturalization of riparian habitat, forested areas, habitat attributed to a specific at risk or endangered species, or wetlands that is not part of a

remediation plan or otherwise required as a condition of approval;

- c. Proposal includes urban infill development, adaptive reuse of existing buildings;
 - d. Proposed development includes rehabilitation and / or restoration of a historic building as defined in a heritage preservation plan acceptable to the Municipality;
 - e. Proposed development has a majority of residential units that are purpose-built rental units;
 - f. Proposed development contains affordable housing units as defined by the Canadian Mortgage and Housing Corporation and includes measures that restrict the costs of the units that are deemed acceptable to the Municipality;
 - g. Proposed development contains affordable and / or attainable housing units as defined by the Ministry of Municipal Affairs and Housing and includes measures that restrict the costs of the units that are deemed acceptable to the Municipality;
 - h. An application is withdrawn by the applicant prior to the conclusion of the approvals process (decision), based on the work completed to-date.
- D) Application resubmittal and process reinstatement fee is:
- a. Applicable to Official Plan Amendments, Zoning By-law Amendments, Site Plan Control Applications that have previously been withdrawn by the applicant; and,
 - b. Applicable to applications withdrawal no more than 18 months prior to resubmittal request and withdrawal of initial application was made prior to:
 - i. Lapsing of Planning Act deadlines specific to the type of application and/or,
 - ii. Public filing of Council reports for final consideration / decision of application and/or,
 - iii. Final decision made by the Municipality of Meaford through delegated authority.
- E) 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:
 - 160 or more residential units
 - 4,500 square meters or more of non-residential gross floor area
 - Mix of residential and non-residential uses with a gross floor area over 8,000 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:
 - 80 or more residential units; or;
 - A mix of residential and non-residential uses with 7,000 square metres or more of gross floor area
- Requires service extensions across neighbouring properties and for a length over 200 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
- Zoning Amendment that involves any one of the following:
 - Reducing density limit
 - Includes lands with Official Plan designations
 - Institutional
 - Shoreline

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 159 residential units
- Less than 4,499 square meters of non-residential gross floor area
- Zoning By-law Amendments, Site Plan, Subdivision, Pre-consultation for sites located in the Meaford Heritage Conservation District with:
 - 79 or Less residential units; or;
 - A mix of uses with less than 6,999 square metres of gross floor area

- Zoning Amendment that involves:
 - Changing the list of permitted uses
 - Temporary use
- F) Subdivision/Development Agreement fees apply for Minor or Major Scale Subdivision application unless a Site Plan Agreement is required.