

The Corporation of the Municipality of Meaford

By-law Number 2026-09

Schedule B – Planning Services

Planning Applications

	2026
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 - Other	
Remove Holding Symbol (H1) (including related site plan agreement & legal fees for agreement registration)	\$1,800.00
Remove Holding Symbol – all other (H2-H8)	\$1,630.00
Temporary Use Extension	\$1,160.00
Part Lot Control By-law	\$5,262.00
Deeming By-law	\$1,400.00
Pre-consultation – Site Plan, Subdivision, Official Plan Amendment, Zoning Amendment	\$3,010.00
Site Plan Application or Draft Plan of Subdivision Review – Major (Max 2 Submission Reviews)	\$21,490.00
Site Plan Application or Draft Plan of Subdivision Review – Minor (Max 2	\$12,540.00

Submission Reviews)	
Site Plan Application or Draft Plan of Subdivision Review – Additional Submission Review	\$4,540.00
Final Subdivision Review Fee (Major) - Max 2 Submission Reviews	\$7,185.00
Final Subdivision Review Fee (Minor) - Max 2 Submission Reviews	\$4,070.00
Master Development Agreement	\$15,740.00
Subdivision/Development Agreement	\$7,870.00
Pre-Servicing Agreement	\$5,000.00
Site Plan Agreement –Major	\$8,060.00
Site Plan Agreement – Minor	\$5,520.00
Other Minor Agreements (Including Consent, Encroachment Agreement)	\$2,530.00
Committee of Adjustment	
Consent to Sever	\$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
Certificate of Cancellation	\$1,730.00
Cash-in-lieu of parkland dedication – residential lands	Consents (new lot): \$1500 per lot flat rate
Draft Plan Approval Extension	\$1,630.00
Draft Plan Clearance Letter	\$470.00
Planning Information Report (zoning compliance, agreement compliance etc.)	\$250

Telecommunications Tower	\$2,800.00 + external fee
Supplementary Planning Act Circulation	\$95.00/Hour
Ontario Land Tribunal Municipal Processing Fee	\$500

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. This includes Engineering, Legal and other consultant services, such as peer reviews.

B) Where all or part of a fee or charge imposed by this By-law remains unpaid, such fee or charge, including interest and any other eligible recovery, **may be added to the tax roll after ninety (90) days**, with applicable interest being charged, for the following property and collected in the same manner as municipal taxes:

(a) in the case of a fee or charge for the supply of a service or thing to a property, the property to which the service or thing was supplied;

(b) in all other cases, any property for which all of the owners are responsible for payment of the fee or charge.

C) Where an application is withdrawn prior to completion, the Director of Development Services may authorize refund of fees based on work and costs completed by the Municipality:

- a. Up to 100% of Planning fees where no activity has been undertaken beyond an initial review.
- b. Up to 50% of the Planning fees, prior to the preparation of a Planning Staff Report related to the matter.

E) 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, or Subdivision 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):

- Fewer 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:
 - Fewer than 80 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
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Security Deposits (for Engineering and other costs)

	2026
Official Plan Amendment or Secondary Plan – Major	\$10,000.00
Official Plan amendment – Minor	\$5,000.00
Subdivision Review – draft or final	\$10,000
Zoning By-law Amendment - Major	\$5,000
Site Plan Approval Review - Major	\$10,000
Site Plan Approval Review - Minor	\$5,000
Subdivision/Development Agreement	\$5,000.00
Pre-Service Agreement	\$2,500.00
Major Agreement Modification	\$5,000
Site Plan Agreement –Major	\$5,000.00
Sit Plan Agreement – Minor	\$1,000.00
Site Plan Agreement Amendment – Major	\$1,000.00

Note: The Security Deposit is payable at the time of application. Security Deposits are held in full by the Municipality for the duration of the application. As invoices are received from municipal consultants for External Reviews, they will be billed to the applicant for repayment. Upon file completion, the applicant may make a written request for return of the Security Deposit.