

The Corporation of the Township of Oro-Medonte

By-law No. 2025-048

A By-law to Amend By-law 2024-134, “A By-law of The Corporation of the Township of Oro-Medonte to Provide for the Imposition of Fees or Charges” (Fees and Charges By-law)

And Whereas Part XII, Section 391(1) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, authorizes a municipality to impose fees or charges on persons, for services or activities provided or done by or on behalf of it; for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and for the use of its property including property under its control;

And Whereas Section 391(2) of the *Municipal Act*, 2001, S.O. 2001 c.25, as amended, provides that a fee or charge for capital costs related to services or activities may be imposed on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time;

And Whereas subsection 391(3) of the *Municipal Act*, 2001, S.O. 2001, c. 25, provides that the costs included in a fee or charge may include costs incurred by a municipality related to administration, enforcement and the establishment, acquisition and replacement of capital assets;

And Whereas Section 110 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, provides that a municipality may enter into agreements for the provision of municipal capital facilities by any person and may pass by-laws to enter into agreements relating thereto;

And Whereas Council of the Township of Oro-Medonte did, on the 11th day of December, 2024, enact By-law 2024-134 to provide for the imposition of fees and charges;

And Whereas Section 69(1) of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, provides that a municipality may establish a tariff of fees for the processing of applications;

And Whereas Section 7(1) of the *Building Code Act*, 1992, S.O. 1992, c.23, as amended, authorizes the Council of a municipality to pass by-laws requiring the payment of fees on applications for and on the issuance of permits, requiring the payment of fees for maintenance inspections, and prescribing the amounts of the fees;

And Whereas a public meeting was held on April 23, 2025 under the authority of the *Building Code Act*, Section 7(6), S.O. 1992, c.23 as amended, to obtain public comments with respect to the proposed amendments to the Fees and Charges by-law;

And Whereas Council deems it necessary, per Motion No. C250528-9, to amend Schedule “B” to By-law No. 2024-134 – Building;

And Whereas Council deems it necessary, per Motion No. C250528-9, to amend Schedule “E” to By-law No. 2024-134 – Planning;

Now Therefore the Council of the Township of Oro-Medonte hereby enacts as follows:

1. That Schedule “B” to By-law No. 2024-134 – Building be deleted in its entirety and replaced with Schedule “A” attached hereto and forming part of this By-law.
2. That Schedule “E” to By-law No. 2024-134 – Planning be deleted in its entirety and replaced with Schedule “B” attached hereto and forming part of this By-law.

3. And that this by-law and the following schedules shall come into force and take effect on June 2nd, 2025.

Passed in Open Council this 28th day of May, 2025.

The Corporation of the Township of Oro-Medonte


Mayor, Randy Greenlaw

Clerk, Yvonne Aubichon

By signing this by-law on May 28, 2025, Mayor Greenlaw will not exercise the power to veto this by-law.

Schedule “A” to By-law No. 2025-048

Schedule "B" to By-Law No. 2024-134
Building

1. Calculation of Permit Fees

Permit fees shall be calculated based on the formula given below, unless otherwise specified in the schedule.

The minimum fee for a permit shall be in accordance with the specified rate for the current year **unless specifically stated as a flat rate.**

Any fee not determined in the following is determined at the discretion of the Chief Building Official.

Permit Fee = Service Index (SI) x Total gross floor area (A)

Note: Gross floor area (A) calculated in square feet and is measured to the outer face of exterior walls and to the centre of fire walls.

2. Permit Fees

Building Classification & Construction Table 2.1	Service Index (SI) \$ / ft ²
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3. Refund of Permit Fees

3.1 Pursuant to this by-law, the portion of the total calculated permit fees that may be refunded shall be a percentage of the total fees payable under this by-law, calculated as follows in regard to functions undertaken by the municipality:

- a) 75% if only administrative functions have been performed;
- b) 50% if administrative and plans examination functions have been performed;
- c) 25% if the permit has been issued and no field inspections have been performed subsequent to permit issuance; or
- d) 0% if any field inspections have been performed subsequent to permit issuance.

However, in all cases a minimum permit fee will be retained.

3.2 The permit fee shall be returned to the person named on the fee receipt, unless such person advises the Chief Building Official, in writing and prior to release of the refund, of a change in name, in which case the refund shall be returned to the person then authorized to receive it. When only the minimum fee, or less has been collected/submitted, no refund will be processed.

4. Conditional Permits

Conditional permit application requests to be reviewed in accordance with the OBC and the current procedure.

4.1 Securities

As requested and issued by the Chief Building Official, to be paid in addition to applicable permit fees in accordance with the fees specified in Table 2.1.

The amount deemed shall be the amount of the security deposit required in the form of a letter of credit.

For all projects subject to a conditional permit agreement, if the Chief Building Official determines that the subject construction has not been removed or the lands have not been restored to its original state in accordance with the agreement, the securities may be drawn upon in full or in part to restore the

lands. Should the Township incur additional costs, the Township shall have a lien on the lands for such amount.

5. Notes

- 5.1 Total fee is payable upon receipt of completed application and invoice.
- 5.2 Where a person is found to have commenced construction or demolition of a building without a permit having been issued, the permit fee listed in Table 2.1 shall be doubled, minimum fee of Minimum Permit Fee in accordance with Table 2.1 in addition to required fees will be applied.
- 5.3 Indexing - Table 2.1 prescribes a 2.5% annual increase to permit fees without amendment to this By-law, effective January 1st each year, commencing as of the date of passing of this by-law.

6. Cost Recovery

Where an Order is issued under the Building Code Act, the property owner or any other person responsible for the action, shall pay fees in accordance with Table 2.1. Where an Order is issued under the Act and where the named achieved eventual compliance with the Order, the Township may choose not to prosecute the named, if satisfactory settlement is reached.

7. Additional Costs

When the Township, or another municipal, provincial, or federal agency/entity on the Township's behalf, takes actions or pays money to rectify failures, by-law infractions or situations created by, or on behalf of a person, including but not limited to non-compliance with the terms of any agreement, or permit, or license, such person shall be responsible for all costs paid or payable by the Township including the cost of staff time, equipment expenses and other expenses incurred by the Township. The person shall be invoiced for all costs. The minimum invoice shall not be for less than three (3) hours of time or \$ 1,000.00.

Building Permit Fees Table 2.1	2025 Fees		2026 Fees		2027 Fees		2028 Fees		2029 Fees		2030 Fees		2031 Fees	
	Flat	Per Sq. ft.	Flat	Per Sq. ft.	Flat	Per Sq. ft.	Flat	Per Sq. ft.	Flat	Per Sq. ft.	Flat	Per Sq. ft.	Flat	Per Sq. ft.
2.1 Non Residential Occupancies														
Group A, B, D & E														
a)New Construction		2.25	-	2.31	-	2.37	-	2.43	-	2.49	-	2.55	-	2.61
b)Renovation / Alteration to the above		1.01	-	1.04	-	1.06	-	1.09	-	1.11	-	1.14	-	1.17
c)Accessory Buildings to the above		0.79	-	0.81	-	0.83	-	0.85	-	0.88	-	0.90	-	0.92
Group F														
a)New Construction		1.60	-	1.64	-	1.68	-	1.73	-	1.77	-	1.81	-	1.86
b)Renovation / Alteration to the above		1.01	-	1.04	-	1.06	-	1.09	-	1.11	-	1.14	-	1.17
c)Accessory Buildings to the above		0.79	-	0.81	-	0.83	-	0.85	-	0.88	-	0.90	-	0.92
d)Fire Code Retrofit as a result of Fire Department inspection		-	-	-	-	-	-	-	-	-	-	-	-	-
Minor – as determined by CBO	Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee	
Major – as determined by CBO		1.01	-	1.04	-	1.06	-	1.09	-	1.11	-	1.14	-	1.17
Group G														
Storage Buildings - Pole barn, Coverall, Manure etc.		0.54	-	0.55	-	0.57	-	0.58	-	0.60	-	0.61	-	0.63
Barns, Riding Arenas, Agricultural Processing Buildings (viewing areas - see Group A)		1.01	-	1.04	-	1.06	-	1.09	-	1.11	-	1.14	-	1.17

Building Permit Fees Table 2.1	2025 Fees	Per Sq. ft.	2026 Fees	Per Sq. ft.	2027 Fees	Per Sq. ft.	2028 Fees	Per Sq. ft.	2029 Fees	Per Sq. ft.	2030 Fees	Per Sq. ft.	2031 Fees	Per Sq. ft.
Greenhouse														
Greenhouse Subject to Site Plan Control		1.01	-	1.04	-	1.06	-	1.09	-	1.11	-	1.14	-	1.17
2.2 Residential Occupancies														
Group C														
a) New Construction - gross floor area above grade		2.25	-	2.31	-	2.37	-	2.43	-	2.49	-	2.55	-	2.61
b) New Construction – basement/crawl space		0.66	-	0.67	-	0.69	-	0.71	-	0.73	-	0.74	-	0.76
c) Renovation/Alteration/finishing basement		0.66	-	0.67	-	0.69	-	0.71	-	0.73	-	0.74	-	0.76
d) Accessory Building / Garage		0.66	-	0.67	-	0.69	-	0.71	-	0.73	-	0.74	-	0.76
e) Decks, covered porches, balconies		-	-	-	-	-	-	-	-	-	-	-	-	-
i) As part of the original dwelling permit – Less than 108 sq.ft.	Included /W Dwelling		Included /W Dwelling	-	Included /W Dwelling		Included /W Dwelling	-	Included /W Dwelling	-	Included /W Dwelling	-	Included /W Dwelling	-
ii) As part of the original dwelling permit – Over 108 sq.ft.	350.00		359.38	-	368.36	-	377.57	-	387.01	-	396.69	-	406.61	-
iii) Separate permit (not part of original dwelling permit)	350.00		359.38	-	368.36	-	377.57	-	387.01	-	396.69	-	406.61	-
f) Solid fuel burning appliance (woodstove, fireplace, etc.)	350.00		359.38	-	368.36	-	377.57	-	387.01	-	396.69	-	406.61	-

Building Permit Fees Table 2.1	2025 Fees	Per Sq. ft.	2026 Fees	Per Sq. ft.	2027 Fees	Per Sq. ft.	2028 Fees	Per Sq. ft.	2029 Fees	Per Sq. ft.	2030 Fees	Per Sq. ft.	2031 Fees	Per Sq. ft.
2.3 Other Permits														
Portable Buildings (School, sales office, etc.)	400.00		410.72	-	420.99	-	431.51	-	442.30	-	453.36	-	464.69	-
Tents (short term for special events or a summer season)	-		-	-	-	-	-	-	-	-	-	-	-	-
Up to 2,420 ft2 aggregate area	Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee	
Over 2,420 ft2 aggregate area	400.00		410.72	-	420.99	-	431.51	-	442.30	-	453.36	-	464.69	-
Demolition	250.00		256.70	-	263.12	-	269.70	-	276.44	-	283.35	-	290.43	-
Demolition - Engineered	400.00		410.72	-	420.99	-	431.51	-	442.30	-	453.36	-	464.69	-
Change of Use (No construction proposed)	Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee	
Designated structures under Div A 1.3.1.1.	400.00		410.72	-	420.99	-	431.51	-	442.30	-	453.36	-	464.69	-
Retaining walls			-	-	-	-	-	-	-	-	-	-	-	-
Signs under Div B 3.15			-	-	-	-	-	-	-	-	-	-	-	-
Solar Collector on a building >5m2 total area			-	-	-	-	-	-	-	-	-	-	-	-
Wind Turbine >3kW			-	-	-	-	-	-	-	-	-	-	-	-
Outdoor pool, public spa under Div B 3.11 & 3.12 etc.			-	-	-	-	-	-	-	-	-	-	-	-
Plumbing, over 6 Fixtures	Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee		Minimum Fee	
Plumbing, 0-6 Fixtures	105.29		108.11	-	110.82	-	113.59	-	116.43	-	119.34	-	122.32	-

Building Permit Fees Table 2.1	2025 Fees	Per Sq. ft.	2026 Fees	Per Sq. ft.	2027 Fees	Per Sq. ft.	2028 Fees	Per Sq. ft.	2029 Fees	Per Sq. ft.	2030 Fees	Per Sq. ft.	2031 Fees	Per Sq. ft.
Service Trench Inspection, Water or Sewer - Each	125.00		128.35	-	131.56	-	134.85	-	138.22	-	141.67	-	145.22	-
Conditional Permit	2 x permit fees Min 1,500 Max 10,000		2 x permit fees Min 1,540 Max 10,268	-	2 x permit fees Min 1,579 Max 10,525	-	2 x permit fees Min 1,618 Max 10,788	-	2 x permit fees Min 1,659 Max 11,058	-	2 x permit fees Min 1,700 Max 11,334	-	2 x permit fees Min 1,743 Max 11,617	-
Conditional Permit - Securities (refundable)	Residential - \$50,000 Non-Res - \$150,000		Residential - \$51,340 Non-Res - \$154,020	-	Residential - \$52,624 Non-Res - \$157,871	-	Residential - \$53,939 Non-Res - \$161,817	-	Residential - \$55,288 Non-Res - \$165,863	-	Residential - \$56,670 Non-Res - \$170,009	-	Residential - \$58,086 Non-Res - \$174,259	-
2.4 Sewage System														
Septic Size Verification	450.00		462.06	-	473.61	-	485.45	-	497.59	-	510.03	-	522.78	-
Sewage System Permit/New or Replacement (Class 2, 3, or 4)	1,000.00		1,026.80	-	1,052.47	-	1,078.78	-	1,105.75	-	1,133.40	-	1,161.73	-
Septic Tank Replacement/Holding Tank Replacement	550.00		564.74	-	578.86	-	593.33	-	608.16	-	623.37	-	638.95	-
2.5 Miscellaneous														
Transfer Permit (to new owner)	105.29		108.11	-	110.82	-	113.59	-	116.43	-	119.34	-	122.32	-
Re-inspection Fee	105.29		108.11	-	110.82	-	113.59	-	116.43	-	119.34	-	122.32	-
Certified Model Home Review (Non-refundable)	750.00		770.10	-	789.35	-	809.09	-	829.31	-	850.05	-	871.30	-
L.L.B.O. inspection & letters for occupant loads	300.00		308.04	-	315.74	-	323.63	-	331.73	-	340.02	-	348.52	-
Permit Revision (in addition to applicable permit fees and review rate)	100.00		102.68	-	105.25	-	107.88	-	110.58	-	113.34	-	116.17	-
Review rate (Building Officials) –for review of revisions to plans, administration and enforcement	125.25		128.61	-	131.82	-	135.12	-	138.50	-	141.96	-	145.51	-

Building Permit Fees Table 2.1	2025 Fees	Per Sq. ft.	2026 Fees	Per Sq. ft.	2027 Fees	Per Sq. ft.	2028 Fees	Per Sq. ft.	2029 Fees	Per Sq. ft.	2030 Fees	Per Sq. ft.	2031 Fees	Per Sq. ft.
File Search - electronic documents	50.00		51.34	-	52.62	-	53.94	-	55.29	-	56.67	-	58.09	-
File Search - physical and scanned documents	100.00		102.68	-	105.25	-	107.88	-	110.58	-	113.34	-	116.17	-
Annual file maintenance fee (change effective Jan 1, 2026) Note: Applicable on all permits not closed after three (3) years on Building subsequent to issuance.	250.00		256.70	-	263.12	-	269.70	-	276.44	-	283.35	-	290.43	-
Lot Grading:														
Initial & Final Review - Assumed subdivisions/ Infill Lots	500.00		513.40	-	526.24	-	539.39	-	552.88	-	566.70	-	580.86	-
Initial & Final Review - Unassumed subdivisions/ ICI projects	1,000.00		1,026.80		1,052.47		1,078.78		1,105.75		1,133.40		1,161.73	
Each Subsequent review	150.00		154.02	-	157.87	-	161.82	-	165.86	-	170.01	-	174.26	-
Alternative Solutions:														
Alternative Solutions Examination Fee:			-	-	-	-	-	-	-	-	-	-	-	-
Base fee	600.00		616.08	-	631.48	-	647.27	-	663.45	-	680.04	-	697.04	-
plus per hour of review time	125.25		128.61	-	131.82	-	135.12	-	138.50	-	141.96	-	145.51	-

Building Permit Fees Table 2.1	2025 Fees	Per Sq. ft.	2026 Fees	Per Sq. ft.	2027 Fees	Per Sq. ft.	2028 Fees	Per Sq. ft.	2029 Fees	Per Sq. ft.	2030 Fees	Per Sq. ft.	2031 Fees	Per Sq. ft.
2.6 Septic Maintenance Program														
On-Site Sewage System Maintenance Program (O. Reg 315/10)			-	-	-	-	-	-	-	-	-	-	-	-
Administration/Inspection Fee: (change effective upon commencement of next cycle in accordance with Ontario Building Code)			-	-	-	-	-	-	-	-	-	-	-	-
One time/ 5 year cycle	450.00		450.00	-	450.00	-	450.00	-	450.00	-	450.00	-	450.00	-
Annually/5 year cycle	90.00		90.00	-	90.00	-	90.00	-	90.00	-	90.00	-	90.00	-
Minimum Permit Fee	350.00		359.38	-	368.36	-	377.57	-	387.01	-	396.69	-	406.61	-

Schedule “B” to By-law No. 2025-048

**Schedule "E" to By-Law No. 2024-134
Planning**

1. Planning Application Fees

Planning Application Fees shall be in accordance with the specified rate for the current year outlined in Table 1.1.

Table 1.2 identifies resubmission fees that would be applicable by application type and the number of application submissions that would be included in the base application fee before the resubmission fees would apply.

Table 1.3 summarizes the refundable deposits for minor, major, and combined applications.

Planning Application Fees Table 1.1	2025 Fees			2026 Fees			2027 Fees			2028 Fees			2029 Fees			2030 Fees			2031 Fees		
	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.
1. Pre-Consultation Application																					
1.1 Non Refundable Application Fee ¹	\$750.00			\$770.00			\$789.00			\$809.00			\$829.00			\$850.00			\$871.00		
2. Development Application																					
Official Plan Amendment																					
2.1 Official Plan Amendment - Major	\$9,306.00			\$9,555.00			\$9,794.00			\$10,039.00			\$10,290.00			\$10,547.00			\$10,811.00		
2.2 Official Plan Amendment - Minor	\$5,230.00			\$5,370.00			\$5,504.00			\$5,642.00			\$5,783.00			\$5,928.00			\$6,076.00		
Zoning By-law Amendment																					
2.3 Zoning By-law Amendment - Major	\$7,263.00			\$7,458.00			\$7,644.00			\$7,835.00			\$8,031.00			\$8,232.00			\$8,438.00		
2.4 Zoning By-law Amendment - Minor	\$4,000.00			\$4,107.00			\$4,210.00			\$4,315.00			\$4,423.00			\$4,534.00			\$4,647.00		
2.5 No Zoning By-law Amendment application fee is required to adjust the boundary of the Environmental Protection Zone on a parcel of land where the adjustments are supported by the Conservation Authority and/or the Ministry of Natural Resources and Forestry	No Fee			No Fee			No Fee			No Fee			No Fee			No Fee			No Fee		
2.6 Temporary Use By-law	\$4,500.00			\$4,621.00			\$4,736.00			\$4,855.00			\$4,976.00			\$5,100.00			\$5,228.00		
2.7 Removal of Holding Provision	\$1,500.00			\$1,540.00			\$1,579.00			\$1,618.00			\$1,659.00			\$1,700.00			\$1,743.00		
2.8 Combined Official Plan Amendment and Zoning By-law Amendment	\$15,322.00			\$15,732.00			\$16,126.00			\$16,529.00			\$16,942.00			\$17,366.00			\$17,800.00		
2.9 Zoning By-law Amendment – Condition of Provisional Consent	\$600.00			\$615.00			\$630.00			\$646.00			\$662.00			\$678.00			\$695.00		

¹ Pre-consultation fee to be credited to the applicant if the applicant moves forward with a full application

Planning Application Fees Table 1.1	2025 Fees			2026 Fees			2027 Fees			2028 Fees			2029 Fees			2030 Fees			2031 Fees		
	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.
Subdivision and Condominium																					
2.10 Draft Plan of Subdivision	\$25,000.00	\$385.00		\$25,670.00	\$395.00		\$26,312.00	\$405.00		\$26,970.00	\$415.00		\$27,644.00	\$425.00		\$28,335.00	\$436.00		\$29,043.00	\$447	
2.11 Subdivision Engineering Review and Inspection Coordination	\$20,000.00	\$539.00		\$20,536.00	\$554.00		\$21,049.00	\$568.00		\$21,576.00	\$582.00		\$22,115.00	\$596.00		\$22,668.00	\$611.00		\$23,235.00	\$626.00	
2.12 Redline Revision	\$7,989.00			\$8,203.00			\$8,408.00			\$8,618.00			\$8,834.00			\$9,054.00			\$9,281.00		
2.13 Draft Plan Extension	\$3,445.00			\$3,537.00			\$3,626.00			\$3,716.00			\$3,809.00			\$3,905.00			\$4,002.00		
2.14 Subdivision and Condominium Agreement Revision - Major	\$2,510.00			\$2,577.00			\$2,641.00			\$2,707.00			\$2,775.00			\$2,844.00			\$2,915.00		
2.15 Subdivision and Condominium Agreement Revision - Minor	\$1,207.00			\$1,240.00			\$1,271.00			\$1,303.00			\$1,335.00			\$1,368.00			\$1,403.00		
2.16 Pre-Servicing Agreement	\$3,323.00			\$3,412.00			\$3,498.00			\$3,585.00			\$3,675.00			\$3,767.00			\$3,861.00		
2.17 Part Lot Control	\$2,595.00			\$2,664.00			\$2,731.00			\$2,799.00			\$2,869.00			\$2,941.00			\$3,014.00		
Site Plan Approval																					
2.18 Site Plan Approval ²	\$5,000.00		\$1.32	\$5,134.00		\$1.36	\$5,262.00		\$1.39	\$5,394.00		\$1.42	\$5,529.00		\$1.46	\$5,667.00		\$1.49	\$5,809.00		\$1.53
2.19 Site Plan Revisions	\$2,000.00			\$2,054.00			\$2,105.00			\$2,158.00			\$2,212.00			\$2,267.00			\$2,323.00		
2.20 Site Plan Agreement on Jnassumed/Private road or for a Residential Dwelling or for a Bed and Breakfast Establishment	\$2,000.00			\$2,054.00			\$2,105.00			\$2,158.00			\$2,212.00			\$2,267.00			\$2,323.00		
2.21 Site Alteration Permit for Residential Applications with less than 10 Units	\$3,355.00			\$3,445.00			\$3,531.00			\$3,619.00			\$3,710.00			\$3,803.00			\$3,898.00		

² Applications that are 500.0 sq. m. or less are subject to the base fee only. Building area above 500.0 sq.m. of Gross Floor Area (GFA) as defined in the Township Zoning By-law will be subject to the fee per sq.m. of GFA.

Planning Application Fees Table 1.1	2025 Fees			2026 Fees			2027 Fees			2028 Fees			2029 Fees			2030 Fees			2031 Fees		
	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.
Committee of Adjustment																					
2.22 Provisional Consent - Application Fee	\$2,500.00			\$2,567.00			\$2,631.00			\$2,697.00			\$2,764.00			\$2,833.00			\$2,904.00		
2.23 Provisional Consent - Validation of Title	\$1,000.00			\$1,027.00			\$1,052.00			\$1,079.00			\$1,106.00			\$1,133.00			\$1,162.00		
2.24 Provisional Consent - Re-Circulation/Deferral Fee	\$500.00			\$513.00			\$526.00			\$539.00			\$553.00			\$567.00			\$581.00		
2.25 Provisional Consent - Amendment to Conditions of Provisional Consent	\$1,000.00			\$1,027.00			\$1,052.00			\$1,079.00			\$1,106.00			\$1,133.00			\$1,162.00		
2.26 Certificate of Consent Retained Lands or Certificate of Cancellation	\$250.00			\$257.00			\$263.00			\$270.00			\$276.00			\$283.00			\$290.00		
2.27 Minor Variance - Application Fee - Major	\$2,500.00			\$2,567.00			\$2,631.00			\$2,697.00			\$2,764.00			\$2,833.00			\$2,904.00		
2.28 Minor Variance - Application Fee - Minor	\$1,000.00			\$1,027.00			\$1,052.00			\$1,079.00			\$1,106.00			\$1,133.00			\$1,162.00		
2.29 Minor Variance - Re-Circulation/Deferral Fee	\$500.00			\$513.00			\$526.00			\$539.00			\$553.00			\$567.00			\$581.00		
2.30 Development Agreement	\$2,000.00			\$2,050.00			\$2,101.25			\$2,154.00			\$2,208.00			\$2,263.00			\$2,319.00		
Other Planning Costing Categories																					
2.31 Model Home Agreement	\$2,799.00			\$2,874.00			\$2,946.00			\$3,019.00			\$3,095.00			\$3,172.00			\$3,252.00		
2.32 Deeming By-law	\$2,110.00			\$2,167.00			\$2,221.00			\$2,277.00			\$2,334.00			\$2,392.00			\$2,452.00		
2.33 Zoning Certificate	\$250.00			\$257.00			\$263.00			\$270.00			\$276.00			\$283.00			\$290.00		
2.34 Zoning Certificate - Revision	\$125.00			\$128.00			\$132.00			\$135.00			\$138.00			\$142.00			\$145.00		
2.35 Solar Project – Micro Fit	\$250.00			\$256.00			\$263.00			\$269.00			\$276.00			\$283.00			\$290.00		

	2025 Fees			2026 Fees			2027 Fees			2028 Fees			2029 Fees			2030 Fees			2031 Fees		
Planning Application Fees Table 1.1	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.	Base	Per Unit	Per Sq. M.
2.36 Solar Project – Fit																					
Between 11-50 KW	\$350.00			\$359.00			\$368.00			\$377.00			\$386.00			\$396.00			\$406.00		
Between 51-100 KW	\$500.00			\$513.00			\$525.00			\$538.00			\$552.00			\$566.00			\$580.00		
Over 100 KW	\$5,000.00			\$5,125.00			\$5,253.00			\$5,384.00			\$5,519.00			\$5,657.00			\$5,798.00		
2.37 Telecommunications Tower Project	\$2,245.00			\$2,305.00			\$2,363.00			\$2,422.00			\$2,483.00			\$2,545.00			\$2,608.00		
2.38 Risk Management Official or Risk Management Inspector Services																					
a)Duties of the Risk Management Official or Risk Management Inspector regarding a residential use or home based occupation as defined by the Zoning By-law and pursuant to the Clean Water Act	\$135.00 / hour \$270.00 deposit			\$139.00 / hour \$277.00 deposit			\$142.00 / hour \$284.00 deposit			\$146.00 / hour \$291.00 deposit			\$149.00 / hour \$299.00 deposit			\$153.00 / hour \$306.00 deposit			\$156/hour \$314 deposit		
b)Duties of the Risk Management Official or Risk Management Inspector regarding a use other than residential use or home based occupation and pursuant to the Clean Water Act	\$135.00 / hour \$1,350.00 deposit			\$139.00 / hour \$1,386.00 deposit			\$142.00 / hour \$1,421.00 deposit			\$146.00 / hour \$1,456.00 deposit			\$149.00 / hour \$1,493.00 deposit			\$153.00 / hour \$1,530.00 deposit			\$156.00 / hour \$1,568.00 deposit		
2.39 Municipal Information Letter or Agency	\$201.00			\$206.00			\$211.00			\$216.00			\$222.00			\$227.00			\$233.00		
2.40 Temporary Secondary Dwelling or Trailer	\$809.00			\$831.00			\$851.00			\$873.00			\$894.00			\$917.00			\$940.00		
2.41 Compliance Reports - Subdivision Information	\$367.00			\$377.00			\$386.00			\$396.00			\$406.00			\$416.00			\$426.00		
2.42 Ontario Land Tribunal Appeal Application Processing	\$875.00			\$897.00			\$919.00			\$942.00			\$966.00			\$990.00			\$1,015.00		
2.43 Tree Security Where securities are required to be collected in accordance with a	\$5,000.00			\$5,000.00			\$5,000.00			\$5,000.00			\$5,000.00			\$5,000.00			\$5,000.00		

Development Agreement, Subdivision Agreement, Site Plan Agreement or resolution of Council																					
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Note: Fees and charges identified in this Schedule include all applicable taxes, unless otherwise specified.

Table 1.2
Planning Application Fees – Resubmission Fees

Application Type	% of Initial Application	No. of Submissions Included in Initial Application
Official Plan Amendment - Major	25%	2
Official Plan Amendment - Minor	25%	2
Zoning By-law Amendment - Major	25%	2
Zoning By-law Amendment - Minor	25%	1
Draft Plan of Subdivision	25%	2
Site Plan Approval	25%	2

Table 1.3
Planning Application Fees – Refundable Deposits

Required Refundable Deposits	Amount
Minor	\$2,500.00
Major	\$10,000.00
Combined Applications*	\$25,000.00

*Combined Applications include 3 major applications, any additional applications will require additional deposits

2. Payment of Fees, Expenses and Actual Costs

- 2.1 The total amount payable is payable upon receipt of a completed application form and prior to formal presentation to Council or its advisory bodies. Application fees are **non-refundable** and are applicable on a per lot basis.
- 2.2 The applicant is liable for any direct costs incurred by the Township during the processing of planning applications including legal, engineering, and other consultant fees. These costs shall be invoiced to the applicant on a monthly basis. In the event there is a security deposit on file with the Township, these fees shall be dedicated from said deposit and where a minimum balance is required throughout the processing of an application as set out in the Schedule of Planning Fees, the applicant shall be invoiced an amount to maintain the balance required for the security deposit.
- 2.3 Expenses incurred by staff associated with an application in excess of Planning Act requirements and actual costs incurred for such items as advertising, consulting (Planning, Development Engineering, and other) and legal will be charged directly to the applicant and deducted from the refundable deposit. As expenses and actual costs are incurred on behalf of the application, they will be submitted to the applicant for reimbursement so that the initial refundable deposit will be replenished to enable the Township to pay further costs as they are incurred. In the event that the applicant does not maintain the application fee and applicable deposits with the Finance Department then the application will be considered not complete with respect to the payment of fees under the Planning Act.
- 2.4 Any person making application to the Ontario Land Tribunal shall pay the applicable fees outlined by the Ontario Land Tribunal and/or the Planning Act, as amended. All fees for such applications are to be paid online through the Ontario Land Tribunal e-file service or by certified cheque/money order to the Minister of Finance, Province of Ontario.
- 2.5 The applicant shall pay all costs associated with a planning development application including Ontario Land Tribunal Hearings and pre-hearing consultation costs and appeal fees.
- 2.6 Where a Development Application in respect of a Planning Matter is referred to appeals to the Ontario Land Tribunal and the Township and the applicant jointly support the application either as a decision by Development Services Committee prior to the filing of said appeal, or by way of settlement, the applicant shall be responsible for all costs to the Municipality associated therewith. Such costs shall include legal, expert testimony, and administrative and overhead costs.

To secure payment of such costs, the applicant will provide the Township upon notice and/or acknowledgement of an appeal to the Ontario Land Tribunal, with an initial deposit of \$ 5,000.00 such amount to be increased by an amount determined by the Township in the event the Township determines the nature of the application indicates that \$ 5,000.00 may be inadequate.

Where a Development Services Committee decision(s) has been appealed and the Committee does not adopt the position recommended by Township staff, then the following provision shall apply in the event the applicant obtains a summons compelling Township staff to attend the hearing of the Ontario Land Tribunal. Staff shall undertake such preparations as required for the hearing and the costs of such preparation and attendance at the hearing, including any legal costs not otherwise associated with the hearing, shall be paid by the applicant who has obtained the summons. In this instance, the fee is \$5,000.00 and shall be paid to the Township not later than the day before the Ontario Land Tribunal hearing.

Any costs to the Township in excess of the deposit shall be paid to the Township by the applicant upon submission of an invoice thereof.

- 2.7 The tariff of fees described in Schedule "E" shall not include the processing of objections to amendments, the attendance of the Municipality at Ontario Land Tribunal hearings, the attendance of the Municipality at any public meetings other than those formally required by the Planning Act, the preparation of Subdivision Agreements or the review and approval of engineering drawings relating to subdivisions by the Municipality. The applicant agrees that, should the above become necessary, the applicant will provide the Township with a deposit which shall be determined by the Treasurer on an individual basis, and the applicant will provide a written agreement to pay further deposits as required, and to reimburse any costs not covered by the deposits.
- 2.8 Refund of Fees: If an application is withdrawn prior to circulation, 75% of the application fee may be refunded. If an application is withdrawn after circulation but prior to a staff report being prepared, 25% of the application fee may be refunded. Applicants that participated in pre-consultation and pay the fee as per Schedule 'E' and apply for applications under the Planning Act shall have the pre-consultation fee deducted from the required application fee(s) needed to facilitate the development proposal.
- 2.9 Reactivation: Any application which has been withdrawn or which has been inactive for 12 months shall be considered abandoned and a full application fee at the current rate shall be required to activate a new application.
- 2.10 Consulting Services: Where any application requires the Township to hire a consultant to review supporting technical studies on behalf of the Township, the applicant shall be responsible for all costs, and those costs shall be payable upon submission of an invoice from the Township. In the event the invoice is not paid in full, the application will be placed on hold and no further work will be completed until payment is received.
- 2.11 All applicants, in addition to the fees as set out in Schedule "E" attached hereto and forming part of this By-law, shall also be responsible for all legal expenses that may be incurred by the Municipality in connection with their application and those costs shall be payable upon submission of an invoice from the Township.
- 2.12 That notwithstanding the tariff of fees prescribed in Schedule "E" attached hereto and forming part of this By-law, the Council of the Corporation of the Township of Oro-Medonte may, by resolution, reduce the amount of or waive the requirements for the payment of the fee in respect of the application where the Council is satisfied that it would be unreasonable to require payment in accordance with the tariff.