

Excerpt from By-law 2025-129
Fees and Charges By-law
Schedule “E” – Planning Application Fees

The attached document is Schedule “E” from By-law 2025-129, Township of Oro-Medonte Fees and Charges By-law pertaining to Planning Application Fees.

The extract contained therein has been prepared for reference purposes only. The original by-law and any amendments thereto are available for consultation under the by-law link on the Township’s website home page. For legal purposes, certified copies of the by-laws may be obtained from the Township’s Clerks Office.

If you have any questions about planning fees, please e-mail planning@oro-medonte.ca.

**Schedule "E" to By-Law No. 2025-129
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 Unassumed/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		

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	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			\$156.00 / 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 for 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		

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.