

THE CORPORATION OF THE TOWNSHIP OF OTONABEE-SOUTH MONAGAN

BY-LAW NUMBER 2017-08

Schedule "D"

Planning Applications and Planning-related Fees

Building and/or Planning Department	Fee Charged
Letters	
a) Building/Work Order Compliance Letter	\$ 40.00
b) Zoning Compliance Letter	\$ 40.00 for Zoning Information, \$3 per additional question
c) Zoning Clearance (i.e.- propane facility, MTO license)	\$ 40.00
d) Review of Survey for Compliance	\$ 100.00
e) Site Plan Compliance Review	\$ 100.00
f) Subdivision Compliance Review	\$ 100.00
Documents	
OSM Comprehensive Zoning By-law Text, as amended	Alternative method of access provided as Office Consolidation is available Online via Township website at no charge
OSM Comprehensive Zoning By-law Maps, as amended	Alternative method of access provided online via County GIS at no charge***
OSM Comprehensive Zoning By-law and Maps as at passage of By-law No. 2010-65 and/or any Amendments thereto	20 cents per page for photocopying (Black and White only) PLUS \$7.50 for every 15 minutes of search time to identify and/or retrieve any requested Zoning By-law Amendments
Zoning By-law Amendments to OSM Zoning By-law No. 2010-65	Alternative Method of Access provided as OSM By-laws are available online through CivicWeb at no charge.
OSM Official Plan Consolidation (2015 Text including OPAs)	Alternative method of access provided as Office Consolidation is available online via Township website at no charge
OSM Official Plan (2015) Mapping	Alternative method of access provided as Official Plan maps are available online via Township website at no charge
OSM Official Plan (2015) including OMB modifications at time of approval	\$75.00 CD ROM or Key
OPAs to OSM Official Plan (2015) as at adoption by Council	Alternative Method of Access provided as OSM By-laws are available online through CivicWeb at no charge
OPAs to OSM Official Plan (2015) as approved by County	20 cents per page for photocopying (Black and White only) PLUS \$7.50 for every 15 minutes of

	search time to identify and/or retrieve any requested Official Plan Amendments	
Applications under the Planning Act		
Consent Application	Fee*	Deposit**
Preconsultation	No Charge	
Application Review including Report to Council and County Land Division – with preconsultation	\$200.	
Application Review including Report to Council and County Land Division – without preconsultation	\$500.	
Minor Variance	Fee*	Deposit**
Minor Variance Preconsultation	No Charge	
Minor Variance- with preconsultation	\$1,000.	\$ Not required at time of application
Minor Variance - without preconsultation	\$1,000.	\$500. initial Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Official Plan Amendment	Fee*	Deposit**
OPA Application – stand alone with no ZBA (preconsultation mandatory)	\$2,000.	\$3,000. initial Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Combined OPA/ZBA Application (preconsultation mandatory)	\$3,000.	\$7,000. initial Any subsequent Deposit amounts to be determined by CAO based on file
Zoning By-law Amendment Applications	Fee*	Deposit**
Minor/Technical Zoning By-law including a ZBA as a condition of a provisionally approved consent or to address an existing technical variance (e.g. setback)	\$1,000.	\$500. initial Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Intermediate Zoning By-law including a ZBA that introduces a new use or temporary use on a property OR changes the land use to a new zoning category. Preconsultation will determine whether a new variance would be a minor variance, minor/technical or intermediate ZBA depending upon the site-specific circumstances.	\$1,500.	\$2,500. initial Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Major Zoning By-law including a ZBA in conjunction with an OPA or other type of use considered to be a Major	\$2,000. Standalone	\$5,000. Standalone initial Any subsequent Deposit and/or

Development under the Official Plan (s.3.18). Where an OPA is not required, preconsultation will determine whether an application would be considered an intermediate or major ZBA depending upon the site-specific circumstances.	See OPA above for combined fee.	Payment amounts to be determined by CAO based on file activity See OPA above for combined fee.
Lift Hold By-law	Fee*	Deposit**
LHB Administrative & Processing Fee	\$500	Not applicable

Site Plan Approval	Fee*	Deposit**
Site-specific Site Plan Control By-law (if required)	\$1,000.	\$ 500. Initial Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Site Plan Application Fee – Minor/Amendment (preconsultation is mandatory)	\$2,500.	\$2,500.
Site Plan Application Fee – Intermediate (preconsultation is mandatory)	\$2,500.	\$5,000.
Site Plan Application Fee – Major (preconsultation is mandatory)	\$2,500.	\$10,000.
SPA Securities	In general, SPA securities will not be less than \$10,000. Amount will vary determined by the CBO/SPCO in consultation with the CAO, Township Solicitor and/or Township Engineer based on engineering and/or landscape architect cost estimates for site specific works in the SP Plans and set out in the Site Plan Agreement.	
Lot Grading Fees	Fee*	Deposit**
Single Detached Lot	\$ 500/lot Due at Building Permit	\$1,000/ lot Due at Building Permit
Lots or Blocks subject to Site Plan	Included in Site Plan Fee	Included in Site Plan deposit and securities
Development Fees	Fee*	Deposit**
Cash-in-lieu of Parkland	\$1,000 per lot at time of approval	
Agreements	Fee*	Deposit**
Pre-Development Agreements (at proposal stage) For Plans of Subdivision, Plans of Condominium,	\$ 500.	\$5,000. to \$15,000. Initial deposit to be determined by scale of

Development Agreements for Consents and/or other major developments (aka Preliminary Development) including pre-servicing agreements.		application. Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Development Agreements (at approval stage) For Plans of Subdivision, Plans of Condominium, Development Agreements for Consents and/or other major developments including clearance of Draft Plan Conditions	\$1000.	\$25,000. minimum Initial deposit to be determined by scale of application. Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Easement and/or Encroachment Agreement NOTE: Survey to be provided by Applicant	\$250.	\$1,750. Initial Any subsequent Deposit and/or Payment amounts to be determined by CAO based on file activity
Merger Agreement Generally required as a condition of consent	\$250.	Not Applicable NOTE: Applicant's Solicitor to provide Agreement and handle Registration on title
Mitigation Measures Agreement Generally required as a condition of consent	\$250.	Not Applicable NOTE: Applicant's Solicitor to provide Agreement and to handle Registration on title

*** Note: All application fees are intended to cover internal administrative and processing costs. Application fees and deposits are required prior to processing of an application and must be paid in full.**

**** Note: All deposits are initial deposits towards legal, planning, engineering and/or other external costs. The applicant is responsible for all external costs and Development Accounts will be set up to track all file related costs. The Applicant will be invoiced accordingly for any costs that exceed the deposit on account and/or will receive a refund of any unspent deposit when the Development Account file is closed. The Township reserves the right to suspend all internal and/or external activity on a planning application when a Development Account is in arrears and an Applicant (or Owner) fails to top up the account within 30 days of a written request by the Township.**

***** Note: Zoning maps will be available online, on or before March 1st, 2017**