

Town of East Gwillimbury
Fees for Development Services
Schedule A to By-law 2015-078, indexed to January 1, 2019

	Service Provided	Fee	Unit of Measure
Community Design Plan			
1	Development Area Plan	\$2,201	Per hectare
Master Servicing Plan			
2	Master Servicing Plan Review	\$1,100	Per hectare
Official Plan Amendment			
3	Major Application (see notes below)	\$43,982	Per application
4	Minor Application (see notes below)	\$17,594	Per application
Zoning By-law Amendment			
5	Major Application (see notes below)	\$20,342	Per application
6	Minor Application (see notes below)	\$11,600	Per application
7	Ontario Municipal Board Fee	\$145	Per application
8	Removal of Holding Symbol	\$6,026	Per application
Temporary Use By-law			
9	Temporary Use By-law Application	\$7,620	Per application
Site Plan Application			
10	Oak Ridges Moraine – Simple	\$989	Per application
11	Oak Ridges Moraine – Complex	\$2,201	Per application
12	Submission Fee (including amendments)	\$4,398	Per application
	Plus: Commercial/Industrial/Institutional (new building construction), or	\$1.74	Per square metre
	Multiple Residential (new building construction)	\$193	Per unit
	Plus: Commercial/Industrial/Institutional/Multiple Residential (new parking area construction) (maximum of \$2,000)	\$0.78	Per square metre
13	Agreement Preparation Fee	\$1,018	Per application
	Plus: Commercial/Industrial/Institutional (new building construction), or	\$0.69	Per square metre
	Multiple Residential (new building construction)	\$0.78	Per square metre
	Plus: Commercial/Industrial/Institutional/Multiple Residential (new parking area construction) (maximum of \$770)	\$0.32	Per square metre
14	Agreement Registration Deposit	\$1,908	Per application
15	Exemption Request Fee	\$149	Per application
Subdivision and Condominium Plan Review			
16	Subdivision Application	\$0.00	Per application
	Plus:		
	Single Detached & Multi Residential, or Commercial/Industrial/Institutional (maximum of \$77,000 for ICI)	\$164 \$742	Per lot or unit Per hectare
17	Extension of Draft Proposal	\$4,344	Per application
18	Revise or Alter an Approval of a Draft Plan of Subdivision (includes modifications to draft approval plans and applications to change conditions of draft plan approval)	\$4,344	Per application
	Plus: Single Detached & Multi Residential, or	\$110	Per lot or unit
	Commercial/Industrial/Institutional (maximum of \$33,000 for ICI)	\$79.95	Per hectare

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	Service Provided	Fee	Unit of Measure
19	At Request for Subdivision Agreement	\$19,242	Per application
	Plus: Single Detached & Multi Residential: 0 – 50 units	\$441	Per lot or unit
	51 – 400 units	\$374	Per lot or unit
	400+ units, or	\$352	Per lot or unit
	Commercial/Industrial/Institutional	\$242	Per hectare
20	At Agreement Completion	\$0	Per application
	Plus: Single Detached & Multi Residential: 0 – 50 units	\$441	Per lot or unit
	51 – 400 units	\$374	Per lot or unit
	400+ units, or	\$352	Per lot or unit
	Commercial/Industrial/Institutional	\$242	Per hectare
21	Agreement Administration Deposit	\$15,240	Per application
Committee of Adjustment Application			
22	Minor Variance	\$1,100	Per application
23	Consent	\$3,298	Per application
24	Certificate of Validation	\$2,201	Per application
25	Foreclosure of or Exercise of a Power of Sale in a Mortgage or Charge	\$2,201	Per application
26	Easements (Leases, etc. > 21 years)	\$2,201	Per application
27	Change of Consent Conditions and/or Re-circulation of Notice	\$1,100	Per application
Part Lot Control Application			
28	Part Lot Control	\$8,246	Per application
	Plus: Per lot or unit fee	\$164	Per lot or unit
File Maintenance			
29	Official Plan Amendment (Files open for 2 years or more and applicant requests not to close file)	\$5,705	Per request
30	Zoning By-law Amendment (Files open for 2 years or more and applicant requests not to close file)	\$5,705	Per request
31	Minor Variance (Files open for 2 years or more and applicant requests not to close file)	\$5,705	Per request
32	Plan of Subdivision (Files open for 2 years or more and applicant requests not to close file and/or draft plan approval remains in effect)	\$5,705	Per request
33	Site Plan (Files open for 2 years or more and applicant requests not to close file)	\$5,705	Per request
34	Part Lot Control (Files open for 2 years or more and applicant requests not to close file)	\$5,705	Per request
35	Consent (Files open for 2 years or more and applicant requests not to close file)	\$5,705	Per request

Town of East Gwillimbury
Notes to Schedule A of By-law 2015-078

Official Plan Amendments

For purposes of this By-law as it pertains to Official Plan Amendments, the following shall apply:

Minor: An application for a minor, site specific and small scale amendment or exception to Official Plan policies having limited impact or policy implications beyond the subject lands. An application is deemed to be minor if it proposes a modification to an existing policy but does not propose the re-designation of the lands to which the application applies.

Major: An application to amend the Official Plan that is more significant in scale and scope than minor official plan amendments and which may have a greater impact or policy implications beyond the subject lands. A site specific application could also fall in this category, if considered to represent large scale redevelopment or significant change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category.

Zoning By-law Amendments

For the purposes of this By-law as it pertains to Zoning By-law Amendments, the following shall apply:

Minor: An application for a minor and small scale zoning amendment having no significant impact on adjoining lands.

Major: An application for a Zoning By-law Amendment that is more significant in scale and scope than a minor zoning amendment and which may have greater impact beyond the subject lands.

Site Plan Applications

For the purposes of this By-law as it pertains to Site Plan Applications, the following shall apply:

Allocation of development to the simple and complex site plan development approval procedures		
Area / Development Class	Column 1 Simple Site Plan Development Approval Procedure (Designate Approval)	Column 2 Complex Site Plan Development Approval Procedure (Council Approval)
1. Protected Areas in the Town of East Gwillimbury Zoning By-law		
Lands within the Oak Ridges Moraine Core (ORMC) and Oak Ridges Moraine Core Buffer (ORMCB) zones and the Wellhead Protection Area Zone, in the Town of East Gwillimbury Zoning By-law 97-50, as amended		X
Oak Ridges Moraine Landform Conservation Areas Categories 1 and 2 as indicated in Schedule "B" of Town of East Gwillimbury Zoning By-law 97-50, as amended		X
2. Classes of Development Specified in the Oak Ridges Moraine Conservation Plan		
The construction of a building or buildings with a ground floor area of 500 m ² or more		X
Major recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to golf courses, serviced playing fields and ski hills		X
Institutional uses in the Hamlet of Holt	X	
3. Specific Classes of Development		
Agricultural		
Mushroom growing houses, specialized farm uses as defined by Zoning By-law 97-50, as amended	X	
Commercial riding facilities		X
Commercial		
All commercial development		X
Industrial		
All industrial development		X
Institutional		
Institutional uses comprising schools, places of worship, day care centre, hospitals, nursing homes, clinics, colleges and universities, religious retreats, conference centres and meeting halls		X
Recreational		
Privately operated recreational facilities		X
Residential		
Home occupations, temporary dwellings, expansions whether access is from a public or private road or right-of-way, or single family residential	X	
Multiple residential or senior citizens' accommodation		X
Additions		
Notwithstanding the above provisions of Schedule B, minor additions to buildings legally existing on November 15, 2001 comprising a maximum 10% of existing gross floor area or 90 m ² , whichever is the lesser	X	