

Town of East Gwillimbury
Fees for Development Services
Schedule A to By-law 2015-078, Indexed January 1, 2026

	Service Provided	Fee	Unit of Measure	HST Applicable
Official Plan Amendment				
1	Major Application (see Note 1)	\$35,143.90	Per application	No
2	Minor Application (see Note 1)	\$21,590.10	Per application	No
Zoning By-law Amendment				
3	Major Application (see Note 2)	\$24,962.30	Per application	No
4	Minor Application (see Note 2)	\$14,234.50	Per application	No
5	Removal of Holding Symbol	\$7,395.20	Per application	No
6	Temporary Use By-law	\$9,350.30	Per application	No
Draft Plan of Subdivision (see Note 3)				
7	Residential	\$23,612.30	Per application	No
	Plus:			
	Single Detached & Multi Residential, and	\$541.40	Per lot or unit	No
	Per hectare for all other lands (see Note 4)	\$910.50	Per hectare for all other lands	No
	Part Lot/Block	50% of the per lot or unit fee		No
8	Non-Residential	\$23,612.30	Per application	No
	Plus: Commercial / Industrial / Institutional (see Note 4)	\$5,631.65	Per hectare	No
Draft Plan of Condominium				
9	Draft Plan of Condominium	\$26,802.50	Per application	No
Agreements for Draft Plan of Subdivision / Condominium				
10	Agreement Preparation	\$8,957.30	Per application	No
11	Registration of Each Phase	\$3,962.90	Per registration	No
12	Amendments to an executed Agreement	50% of agreement preparation		No
Other fees for Draft Plan of Subdivision / Condominium				
13	Revisions to a Draft Approved Plan of Subdivision/Condominium or Conditions	\$5,331.10	Per request	No
14	Revision Fees (where Applicants fail to address comments and require re-circulation beyond the 3rd submission)	\$5,331.10	Per submission	No
15	Request of Extension of Draft Approval	\$5,331.10	Per request	No
Exemption to Part Lot Control				
16	Part Lot Control	\$10,119.30	Per application	No
	Plus: Per lot or unit fee	\$201.30	Per lot or unit	No
Site Plan Approval (Council Approval) (see Note 5)				
17	Major - Council Approval	\$7,238.15	Per application	No
	Plus:			
	Residential	\$434.90	Per lot or unit	No
	Multiple Residential	\$322.30	Per lot or unit	No
	Commercial / Industrial / Institutional uses	\$3.15	Per square metre of GFA	No
18	Minor - Council Approval	\$4,384.60	Per application	No
	Plus:			
	Residential	\$434.90	Per lot or unit	No
	Multiple Residential	\$322.30	Per lot or unit	No
	Commercial / Industrial / Institutional uses	\$3.15	Per square metre of GFA	No

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Site Plan Approval (Staff Delegated Approval) (see Note 6)				
19	Level 3 - Standard	\$3,619.10	Per application	No
20	Level 2 - Basic	\$3,016.60	Per application	No
21	Level 1 - Exemption	\$603.80	Per application	No
Agreements for Site Plan Approval				
22	Site Plan Agreement Preparation (Council Approval)	\$2,412.65	Per application	No
23	Amendments to an executed Site Plan Agreement	\$1,380.05	Per request	No
24	Revision Fees (where Applicants fail to address comments and require re-circulation beyond the 3rd submission)	\$1,514.30	Per submission	No
Committee of Adjustment Application				
25	Minor Variance / Permission	\$2,094.20	Per application	No
26	Re-circulation for Minor Variance / Permission	\$1,350.20	Per request	No
27	Change of Condition for Minor Variance / Permission	\$965.60	Per request	No
28	Consent Application	\$4,282.80	Per application	No
	Plus: Per new lot created	\$1,930.00	Per new lot created	No
29	Re-circulation for Consent Application	\$3,016.60	Per request	No
30	Change of Condition for Consent Application	\$1,810.15	Per request	No
31	Validation of Title	\$4,016.70	Per application	No
Community Design Plan				
32	Community Design Plan	\$13,578.00	Per application	No
	Plus: Per hectare	\$910.50	Per hectare	No
Telecommunication Tower Application				
33	Level 3 - Standard	\$4,644.65	Per application	No
34	Level 2 - Basic	\$1,447.10	Per application	No
35	Level 1 - Exemption	\$542.70	Per application	No
Administrative Fees				
General Fees				
36	Preliminary Zoning Review - Simple	\$149.00	Per request	No
37	Preliminary Zoning Review - Complex	\$298.00	Per request	No
38	Zoning Confirmation Letter (see Note 7)	\$156.90	Per request	No
39	Report to Council (see Note 8)	\$1,447.10	Per request	No
40	Digital GIS File Request (Hourly rate)	\$60.45	Per hour	Yes
41	File Maintenance Fee (Annual Fee)	\$880.55	Per application	No
42	Building Compliance Letter	\$152.70	Per application	No
OLT (Ontario Land Tribunal) Reference Fees				
43	Plan of Subdivision / Condominium	\$746.40	Per application	No
44	Official Plan and Zoning By-law Amendment	\$746.40	Per application	No
45	Site Plan Approval	\$746.40	Per application	No
46	Consent Application	\$385.70	Per application	No
47	Minor Variance Application	\$385.70	Per application	No
Pre-Consultation Fees				
48	Standard Application	\$916.00	Per request	No
49	Simple Application	\$610.60	Per request	No
Other Applications				
50	Heritage Application - Removal Request	\$603.80	Per request	No
51	Request for Change of Municipal Addressing	\$838.60	Each	Yes

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

Note 1: Official Plan Amendments

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

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.

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.

Note 2: Zoning By-law Amendments

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

Major: An application that is significant in scale and scope which may have greater impact beyond the subject lands. Such application may include:

- If the proposal represents a large scale development
- Significant change in use, zoning category or development standards

Minor: An application that is small scale and have no significant impact on adjoining lands. Such application may include:

- Only site-specific
- Request for permitted use within an existing building with no significant changes to development standards
- The development is considered as minor in nature

Note 3: Draft Plan of Subdivision Applications

Draft Plan of Subdivision Applications submitted before January 1, 2021 will be subject to the Fees for Development Services in Schedule A to By-law 2015-078, indexed to January 1, 2020. Any applications submitted on or after January 1, 2021 will be subject to the latest Fee By-law.

Note 4: Per hectare of all other lands

All other lands within the draft plan excluding roads, road widenings and environmental protection lands.

Note 5: Council Approval for Site Plan Applications

These site plan applications are significant in scale and scope and may have greater impact beyond the subject lands, requiring approval from Town Council. A number of studies, plans, reports and agreements will be required as part of these applications.

A Peer Reviewer may be required to review the application. The cost of the Peer Reviewer will be determined at the time of application at the expense of the Applicant.

Note 6: Staff Delegated Approval for Site Plan Applications

These site plan applications are generally smaller in scale and have less to no significant impact on adjoining lands and the lands themselves.

Level 3 - Standard application is an application that is minor in nature but requires studies and agreements.

Level 2 - Basic application is an application that generally has less impact to the area but requires additional technical information with minor agreements.

Level 1 - Exemption application is an application that has no to minimal impact and does not require an agreement.

The type of site plan application that a proposed development will be subject to will be determined at the pre-consultation stage of the application process.

A Peer Reviewer may be required to review the application. The cost of the Peer Reviewer will be determined at the time of application at the expense of the Applicant.

Note 7: Zoning Confirmation Letters

These letters are provided to confirm the land use zoning permission on the subject property.

Other requests included but not limited to: residential driveway or parking area review, including proposed driveway widenings, or confirmation of legal non-conforming use is subject to this fee.

If the Zoning Confirmation Letter is related to another application, permit, or process within the Town, then the set fee will be reduced by 50%.

Note 8: Report to Council

This fee is for Reports that require Council decision that is not tied to a specific development application.

Examples include, but are not limited to, the following: Municipal Zoning Orders, Servicing Requests outside of the Engineering Standards or Requests to change approved Municipal Street Names.