

**Town of East Gwillimbury
Fees for Development Services
Schedule A to By-law 2015-078, Effective January 1, 2021**

	Service Provided	Fee	Unit of Measure
Official Plan Amendment			
1	Major Application (see Note 1)	\$29,400	Per application
2	Minor Application (see Note 1)	\$18,022	Per application
Zoning By-law Amendment			
3	Major Application (see Note 2)	\$20,837	Per application
4	Minor Application (see Note 2)	\$11,882	Per application
5	Removal of Holding Symbol	\$6,173	Per application
6	Temporary Use By-law	\$7,805	Per application
Draft Plan of Subdivision (see Note 3)			
	Residential	\$19,710	Per application
	Plus:		
7	Single Detached & Multi Residential, and	\$452	Per lot or unit
	Per hectare for all other lands (see Note 4)	\$760	Per hectare for all other lands
	Part Lot/Block	50% of the per lot or unit fee	
	Non-Residential	\$19,710	Per application
8	Plus: Commercial / Industrial / Institutional (see Note 4)	\$4,701	Per hectare
Draft Plan of Condominium			
9	Draft Plan of Condominium	\$22,373	Per application
Agreements for Draft Plan of Subdivision / Condominium			
10	Agreement Preparation	\$7,477	Per application
11	Registration of Each Phase	\$3,308	Per registration
12	Amendments to an executed Agreement	50% of Agreement Preparation fee	
Other fees for Draft Plan of Subdivision / Condominium			
13	Revisions to a Draft Approved Plan of Subdivision/Condominium or Conditions	\$4,450	Per request
14	Revision Fees (where Applicants fail to address comments and require re-circulation beyond the 3rd submission)	\$4,450	Per submission
15	Request of Extension of Draft Approval	\$4,450	Per request
Exemption to Part Lot Control			
16	Part Lot Control	\$8,447	Per application
	Plus: Per lot or unit fee	\$168	Per lot or unit

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	Service Provided	Fee	Unit of Measure
Site Plan Approval (Council Approval) (see Note 5)			
17	Major - Council Approval	\$6,042	Per application
	Plus: Residential	\$363	Per lot or unit
	Multiple Residential	\$269	Per lot or unit
	Commercial / Industrial / Institutional uses	\$2.60	Per square metre of GFA
18	Minor - Council Approval	\$3,660	Per application
	Plus: Residential	\$363	Per lot or unit
	Multiple Residential	\$269	Per lot or unit
	Commercial / Industrial / Institutional uses	\$2.60	Per square metre of GFA
Site Plan Approval (Staff Delegated Approval) (see Note 6)			
19	Level 3 - Standard	\$3,021	Per application
20	Level 2 - Basic	\$2,518	Per application
21	Level 1 - Exemption	\$504	Per application
Agreements for Site Plan Approval			
22	Site Plan Agreement Preparation (Council Approval)	\$2,014	Per application
23	Amendments to an executed Site Plan Agreement	\$1,152	Per request
24	Revision Fees (where Applicants fail to address comments and require re-circulation beyond the 3rd submission)	\$1,264	Per submission
Committee of Adjustment Application			
25	Minor Variance / Permission	\$1,748	Per application
26	Re-circulation for Minor Variance / Permission	\$1,127	Per request
27	Change of Condition for Minor Variance / Permission	\$806	Per request
28	Consent Application	\$3,575	Per application
	Plus: Per new lot created	\$1,611	Per new lot created
29	Re-circulation for Consent Application	\$2,518	Per request
30	Change of Condition for Consent Application	\$1,511	Per request
31	Validation of Title	\$3,353	Per application
Community Design Plan			
32	Community Design Plan	\$11,334	Per application
	Plus: Per hectare	\$760	Per hectare

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	Service Provided	Fee	Unit of Measure
Telecommunication Tower Application			
33	Level 3 - Standard	\$3,877	Per application
34	Level 2 - Basic	\$1,208	Per application
35	Level 1 - Exemption	\$453	Per application
Administrative Fees			
General Fees			
36	Zoning Confirmation Letter (see Note 7)	\$131	Per request
37	Report to Council (see Note 8)	\$1,208	Per request
38	Digital GIS File Request (Hourly rate)	\$50.40	Per hour
39	File Maintenance Fee (Annual Fee)	\$735	Per application
LPAT (Local Planning Appeal Tribunal) Reference Fee			
40	Plan of Subdivision / Condominium	\$623	Per application
41	Official Plan and Zoning By-law Amendment	\$623	Per application
42	Site Plan Approval	\$623	Per application
43	Consent Application	\$322	Per application
44	Minor Variance Application	\$322	Per application
Other Applications			
45	Heritage Application - Removal Request	\$504	Per request

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.