

PLANNING FEES COMPARISON

Application Type	Blue Mountains			Caledon	Innisfil	King	Niagara-on-the-Lake
	Current Planning Fee	Current Engineering Fee	Calculated Full Cost Fee				
1. Official Plan Amendment							
Large Scale	\$15,350	\$3,000	\$13,663	Minor - \$16,325	Minor - \$2,700	Initial application - \$20,260	\$7,500
Mid Scale	\$8,300	\$2,000	\$11,731				
Small Scale	\$5,535	\$1,000	\$10,827	Major - \$31,530	Major - \$2,700	Additional public meeting - \$2,112	
Individual Scale	\$2,220	\$0	\$9,791				
2. Zoning By-law Amendment							
Large Scale	\$4,400	\$1,000	\$9,143	Minor - \$12,500	Minor - \$2,160	Initial - \$9,441	\$7,000
Mid Scale	\$3,330	\$750	\$6,922				
Small Scale	\$3,330	\$500	\$6,501	Major - \$16,650	Major - \$2,160	Additional public meeting - \$2,112	
Individual Scale	\$1,640	\$0	\$2,816			Minor - \$2,200	
Temporary Use	\$1,640		\$2,816	\$12,500	\$2,160	\$5,572	\$2,200
3. Draft Plan of Subdivision/Condominium							
Large Scale	\$13,730	\$5,000	\$16,740	Plan of Condominium - \$20,950 + \$50 / unit	Condominium - \$1,150 + \$21 per unit fee	Plan of Subdivision: Base fee - \$27,351 +: 1st 25 lots/blks - \$250 Units/ blks 26 -50 - \$150	\$7,800 + \$120 per lot beyond the first 10 lots (max \$12,000)
Mid Scale	\$8,300	\$3,000	\$11,621	Plan of Subdivision: \$25,700 + \$595 / unit			
Small Scale	\$5,535	\$1,000	\$8,337	Palgrave Estates - \$51,325 + 595 / unit	Subdivision - \$6,500	Units/ blks above 50 - \$100	
				Industrial/ Commercial - \$25,700 + \$5,125 / gross hectare		Plan of condominium - \$14,182	
4. Site Plan Review							
Large Scale	\$13,730		\$10,076	Full Stream Site Plan Application - \$14,685 + \$1.18 / sq. m. GFA to maximum \$28,410	Residential - \$725 + \$21 per unit	Residential base - \$5,065 + \$34.50 per unit	\$6,800 + \$215 per unit or 90 m ² if non-residential floor area is over the minimum
Mid Scale	\$8,300		\$8,882	Full Stream (Complex) - \$31,445 + \$5,125/gross hectare	Residential Subdivision lots in South Shore Woods - \$725 / unit	Non-Residential base - \$5,065 + \$0.50 per sq. m.	\$6,800 (<40 dwelling units or developments with less than 90m ² of non-residential floor area)
Small Scale	\$3,300		\$7,782	Scoped Stream - \$2,965	Industrial, Commercial, Institutional \$1,340	Model Home Application and Agreement - \$7,230.50 + \$34.50 per unit	
Individual Scale	\$260		\$7,114	Fast Track Stream - \$177			

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5. Minor Variance (including applications pursuant to Sections 45(1), (2) & (3) of the Planning Act)							
Minor Variance	\$990		\$2,278	Industrial / Commercial - \$1,850 All other types - \$1,050	\$1,020	\$1,140	\$1,500

6. Consent							
Lot Addition (Boundary Adjustment)	\$1,610			\$4,100	\$1,950	Consent - Planning Act - \$4,158 Administrative Fee - \$368	\$2,200
Validation of Title	\$1,610		\$97			\$2,242	
Lot Creation	\$2,575 + \$560 for each additional lot		\$4,448	\$4,100		\$1,104	\$2,200
Easement	\$1,610			\$1,400		\$540.50 plus legal costs	

7. Part Lot Control/Deeming By-law							
Large Scale	\$1,930		\$592	\$5,300 plus \$50 / unit	\$1,650	Deeming By-law - \$2,000	\$1,600
Mid Scale	\$1,100		\$600				
Small Scale	\$535		\$605				
Individual Scale	\$535		\$605			Part Lot Control by-law - \$2,026 per block	

Scale Definitions (Town of The Blue Mountains):

Individual Scale - a proposal that contains less than or equal to 2 units

Small Scale - a proposal that contains more than 2 units and less than or equal to 10 units or, a proposal that contains a non-residential gross floor area less than or equal to 1,000 square metres or, a proposal that contains a mixture of units and non-residential uses less than or equal to 1,000 square metres of gross floor area and includes Short Term Accommodation premise as defined by the applicable Zoning By-law (2013-13)

Mid Scale - a proposal that contains more than 10 units and less than or equal to 50 units or, a proposal that contains a non-residential gross floor area exceeding 1,000 square metres and less than or equal to 2,000 square metres or, a proposal that contains a mixture of units and non-residential uses exceeding 1,000 square metres of gross floor area and less than or equal to 2,000 square metres of gross floor area

Large Scale - a proposal that contains more than 50 units or, a proposal that contains a non-residential gross floor area exceeding 2,000 square metres or, a proposal that contains a mixture of units and non-residential uses exceeding 2,000 square metres of gross floor area