



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: October 7, 2025
Report Number: PBS.25.066
Title: Follow up to the Public Meeting – Planning and Development Engineering Fees
Prepared by: Shawn Postma, Manager of Community Planning
Brian Worsley, Manager of Development Engineering

A. Recommendations

THAT Council receive Staff Report PBS.25.066, entitled “Follow up to the Public Meeting – Planning and Development Engineering Fees”;

AND THAT Council approve the amendments to By-law 2022-14 Being a By-law for Fees related to Planning Matters and Engineering Services including a multi-year phase in of Planning Services Fees and an immediate implementation of Engineering Services Fees.

B. Overview

The Planning, Development Engineering and Building Fees have been under review by Town Staff and Watson and Associates since 2024. A Public Meeting was held on March 11, 2025 and a follow up Recommendation Report and Updated Draft Fees By-law presented on June 30, 2025. Council supported minor revisions to the Draft By-law and implemented the Building Services Fees portion for January 1, 2026. Council requested a review of options to phase in the Planning and Development Engineering Fees and also for future projections on expected applications in the next two years.

C. Background

Staff presented [Staff Report ADM.25.040](#) on June 30, 2025 to Committee of the Whole. The report provides a general summary of the Fees By-law Review process, the basis of the proposed Fee Changes, and a Draft Fees By-law that was presented to Council for enactment. The Fees By-law proposed updated fees for each the Planning, Development Engineering and Building divisions. Council supported the enactment of updated fees for the Building Division to take effect on January 1, 2026, and requested additional information on implementation options for the Planning and Development Engineering portion as well as future applications estimates for the next two years.

Phase in of Fees

Municipalities have used a phase-in approach to increase application fees in the past. Generally these have been intended as a short term temporary measure to limit the impact of fee increases where fees are changed in-year, proceeded then by the full recommended fee as of January 1st of the following year. Longer phase in periods (such as 2-3+ years) are not common except in cases for phased-in fees related to Development Charges.

Financial impacts to the Town as a result of using phased-in fees would be lower application fee revenue over the phase-in period and thereby increasing the burden on the tax base. It is also noted with the draft Fees By-law is that annual indexing aligned with CPI annual increases need to be incorporated as part of the phase in periods.

Planning Services

Staff has identified three phase-in options for the Fees By-law as presented on June 30, 2025 including the following:

1. Proceed with the full Fees By-law with no phase-in.
2. Proceed with a phase in to the full Fees By-law to start on January 1, 2026
3. Proceed with a phase-in to the full Fees By-law to occur over the next 2+ years as follows:
 - a. Step 1 Fee Increase:
80% of full fee on January 1, 2026 +CPI
 - b. Step 2 Fee Increase:
90% of full fee on January 1, 2027 +CPI
 - c. Step 3 Fee Increase:
100% of full fee on January 1, 2028 +CPI

Sample Planning Application Fee Changes Based on Phase-in Option 3:

| Planning Application | Current Fee By-law 2022-14 | 80% of Full Fee January 1, 2026 | 90% of Full Fee January 1, 2027 | 100% of Full Fee January 1, 2028 |
|-----------------------------------|----------------------------|---------------------------------|---------------------------------|----------------------------------|
| Mid Scale Official Plan Amendment | \$24,780 | \$29,159 | \$32,804 | \$36,449 |
| Mid Scale Zoning By-law Amendment | \$18,432 | \$19,955 | \$22,449 | \$24,944 |
| Mid Scale Site Plan Review | \$17,081 | \$29,555 | \$33,249 | \$36,944 |
| Minor Variance | \$1,970 | \$2,363 | \$2,658 | \$2,954 |

| | | | | |
|--|---------|------------|---------|---------|
| Consent (Lot Creation) | \$3,358 | \$5,296 | \$5,958 | \$6,620 |
| Telecommunication Tower | \$2,506 | \$6,204 | \$6,980 | \$7,756 |
| Request for Draft Plan Extension | \$206 | \$1,704.00 | \$1,917 | \$2,130 |
| Request to Purchase Town Owned Lands | \$1,193 | \$5,568 | \$6,264 | \$6,960 |

The Draft Fees By-law found under Attachment #1 includes the Option 3 Phase in schedule identified above.

Engineering Services

Engineering Works fees are collected through the approved construction stages of development. Engineering Works fees from our comparator Municipalities (King, Caledon and Innisfil) are at 6%, while Collingwood is at 5%, and NOTL uses a flat fee (that with current infrastructure prices would generate much less).

As the proposed By-law increase to 9.72% is recognized much higher compared to our comparator Municipalities, and the recommended Fee schedules from the Association of Consulting Engineers Canada (ACEC) who suggest in the range of 10% for the entirety of the Consultants involvement; it is recommended that Town Development Engineering fees be capped at 6.1% of infrastructure cost, with 3.56% of infrastructure cost required at Pre-servicing agreements, and a further 2.54% of infrastructure cost at Subdivision agreements for a total fee of 6.1% of infrastructure cost, the result is an overall decrease to the Town Engineering Works Fee and it is proposed that internal process enhancements being implemented to reduce staff time & costs for the Town and applicants and better align with Provincial and Federal initiatives to reduce red-tape and build housing.

Based on the overall decrease in Fees, it is recommended that the Development Engineering Fees be phased in at the 100% rate on January 1, 2026.

| | | |
|--|-------------------------------|--|
| Revised Development Engineering Fees | Current Fee By-law 2022-14 | 100% of Full Fee January 1, 2026 |
| Works Fee: Subdivision, | 5.64% | 6.1% total, 2.54% if after Pre-Servicing |

| | | |
|-----------------------------|-------|-------|
| Condominium, Site Plan | | |
| Works Fee: Pre-Servicing | 0.70% | 3.56% |
| Total Fee: | 6.34% | 6.10% |

Future Projections

Planning Staff has been tracking the number of applications that are received each year. Revenue generated from Planning Applications are collected at time the application is submitted. Generally small scale Planning Applications are typically opened and closed within 3-6 months. Larger scale Planning Applications can take multiple years to complete. The following table assessed the total number of applications received since 2015 identifying the annual applications received during slow growth and high growth years, as well as the 10 year annual average (2015-2024) which includes a general average including those years between slow and high growth periods. The rolling 10 year average has been relied on for budget and expected workload estimates. It is noted that current market conditions have presented uncertainty leading to increased hesitation in filing new Planning Application submissions since the start of January 2025.

| Application Type | Low | High | 10 Year Average |
|---|-----|------|-----------------|
| Site Plan | 6 | 15 | 10 |
| Official Plan Amendment | 0 | 2 | 1 |
| Zoning By-law Amendment | 5 | 28 | 12 |
| Minor Variance | 0 | 58 | 31 |
| Subdivision / Condominium Review | 0 | 5 | 3 |
| Request for Redline Revision | 0 | 2 | 1 |
| Part Lot Control/Deeming By-law | 0 | 3 | 1 |
| Consent / Severance | 4 | 19 | 10 |
| Removal of Holding Symbol | 1 | 11 | 6 |
| Request for Condominium Exemption | 0 | 2 | 1 |
| Request for Telecommunication Tower | 0 | 4 | 1 |
| Redline Revision to Site Plan | 1 | 3 | 2 |
| Red Line Revision Comments to County | 0 | 2 | 1 |
| Draft Plan Extension Comments to County | 2 | 4 | 3 |
| Draft Plan Approval Clearance Letter to County | 1 | 5 | 3 |
| Change to Condition of Consent | 0 | 1 | 0 |
| Development Control Permits (NEC Review) | 5 | 22 | 13 |
| Application for Pre-Consultation | 18 | 41 | 27 |

Development Engineering

With respect to projected Fees; for 2025 we have to date brought in approximately \$550,000, and anticipate that Eden Oak Trailhead (194 units), and Brophy's Lane, (16 units) will also have Subdivision agreements signed this year, which should bring 2025 revenues to over \$1 Million.

For 2026 we anticipate Subdivision Agreements will be in place for: Homefarm (215 units), Hillside (20 units), Alta 2 (57 units), Lora Bay Phase 4b (58 units), which should bring in over \$1Million in fees

While in 2027 (and beyond) Aquaville West (142 units), Manorwood (42 units), 150/160 King (48 units), Lora Greens (38 units),Blue Meadows (191 units) are all possible (pending completion of Mill St SPS related works) which should collectively bring in over \$2 Million in Fees.

Accordingly, it is envisaged that the Development Engineering section should be self-financing for the foreseeable future, provided that process enhancements are implemented, and that market conditions remain as they currently are.

D. Strategic Priorities

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

E. Environmental Impacts

Staff do not anticipate any adverse environmental impacts as a result of this By-law.

F. Financial Impacts

Staff anticipate that the proposed fee structure will increase the reliance on user fees to fund development review and decrease the need for subsidization via the tax levy.

G. In Consultation With

Tim Murawsky, Chief Building Official / Acting Director of Planning and Building Services
Adam Smith, Director of Planning and Building Services / Acting CAO

H. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on March 11, 2025. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to the Planning and Development Services Department at planning@thebluemountains.ca and developmentengineering@thebluemountains.ca

I. Attached

1. By-law 2025-___ Planning and Engineering Fees Final Draft

Respectfully submitted,

Shawn Postma
Manager of Community Planning

Brian Worsley
Manager of Development Engineering

For more information, please contact:

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Report Approval Details

| | |
|----------------------|--|
| Document Title: | PBS.25.066 Follow up to the Public Meeting - Planning and Development Engineering Fees.docx |
| Attachments: | - By-law 2025- - Being a By-law for Fees related to Planning Matters and Engineering Services FINAL DRAFT.docx |
| Final Approval Date: | Sep 26, 2025 |

This report and all of its attachments were approved and signed as outlined below:

Tim Murawsky - Sep 26, 2025 - 8:04 AM

The Corporation of The Town of The Blue Mountains

By-law Number 2025 –

Being a By-law for Fees related to Planning Matters and Engineering Services

Whereas in accordance with Section 69(1) of the Planning Act, the Council of The Corporation of the Town of The Blue Mountains considers it necessary to establish a tariff of fees made in respect of planning matters, with such tariff designed to meet only the anticipated cost to the municipality, or to a committee of adjustment, the cost of processing of each type of application provided for in the tariff;

Whereas in accordance with Section 391 of the Municipal Act, 2001, S.O. 2001, c. 25, the Council of The Corporation of the Town of The Blue Mountains considers it necessary to impose fees or charges on persons for services or activities rendered under these Acts;

And Whereas the Council of The Corporation of the Town of The Blue Mountains has held a Public Meeting before passing this By-law and has provided notice of the Public Meeting and its intention to pass this By-law and made available to members of the public information with respect to the Fees related to Planning Matters and Engineering Services;

And Whereas the Council of The Corporation of the Town of The Blue Mountains will phase in the full rate of Planning Fees and immediately implement the Engineering Fees;

Now therefore the Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

- 1. That the Planning Fees and Other Planning Fees identified under Schedule “A” and Schedule “B” shall be phased in accordance with the following:

| Phase | Fee | Fee Schedule | Effective Date |
|--------|------------------------|------------------------------|-----------------|
| Step 1 | 80% of Full Fee + CPI | Schedule A-1 Schedule B-1 | January 1, 2026 |
| Step 2 | 90% of Full Fee + CPI | Schedule A-2 Schedule B-2 | January 1, 2027 |
| Step 3 | 100% of Full Fee + CPI | Schedule A-3 Schedule B-3 | January 1, 2028 |

*CPI = Consumer Price Index

- 2. That Schedule “A” Planning Fees attached hereto which is hereby declared to form part of this By-law.
- 3. That Schedule “B” Other Planning Fees attached hereto which is hereby declared to form part this By-law.
- 4. That Schedule “C” Engineering Fees attached hereto which is hereby declared to form part of this By-law.
- 5. That By-law 2022-14, being a By-law for Fees related to Planning Matters and Engineering Services all other By-laws is hereby repealed.

And Further, that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this____ day of _____, 2025.

Andrea Matrosovs, Mayor

Corrina Giles, Town Clerk

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule A – Planning Fees

Administration, Refunding, Other Fees, and Lapsing/Closing of Planning Applications

- A. Application Fees are phased in at 80%, 90% and 100% of the full rate, plus the cumulative increase of the Consumer Price Index (CPI) calculated annually, and effective as of the dates contained in this By-law.
- B. Application Fees are cumulative save and except where noted otherwise.
- C. 50% of the Planning Fee may be refunded at the sole discretion of the Director of Planning and Building Services if Public Notice, if applicable, has been provided and/or prior to the preparation of a Planning Staff Report related to the matter.
- D. The Director of Planning and Building Services may assign fees other than noted, provided s/he has regard to the services and related costs provided by the Town of The Blue Mountains.
- E. An application, save for one that has received Draft Plan Approval, that has not been acted on in 12 months may, at the sole determination of the Director of Planning and Building Services, be deemed to be abandoned and lapsed/closed.

Definitions

“Gross Floor Area” means the total floor area of a building or structure, including floor levels located above and below grade, measured to the outside face of all exterior walls;

“Individual Scale” means a proposal that contains less than or equal to 2 units;

“Large Scale” means 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;

“Mid-Scale” means 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;

“Mixed-use Building” means a building containing a mixture of units and non-residential uses;

“Non-residential Gross Floor Area” means the total floor area of a non-residential building or structure, including floor levels located above and below grade, measured to the outside face of all exterior walls;

“Small Scale” means 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);

“Unit” means a residential dwelling unit, commercial resort unit, a short term accommodation unit and/or any similar type of unit but does not include a unit within a nursing home or similar institutional facility.

See Schedule “B” for other planning fees.

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule A-1 – Planning Fees (continued)
Effective Date January 1, 2026

| Item | Application Type | Fee | Security Deposit |
|------|---------------------------------------|----------------------|------------------|
| 1. | Official Plan Amendment | | |
| | Large Scale | \$31,982 | \$5,000 |
| | Mid-Scale | \$29,159 | \$5,000 |
| | Small Scale | \$27,336 | \$2,500 |
| | Individual Scale | \$25,252 | \$0 |
| 2. | Zoning By-law Amendment | | |
| | Large Scale | \$22,129 | \$5,000 |
| | Mid-Scale | \$19,955 | \$5,000 |
| | Small Scale | \$19,102 | \$2,500 |
| | Individual Scale | \$13,821 | \$0 |
| | Temporary Use | \$15,559 | \$2,500 |
| 3. | Draft Plan of Subdivision/Condominium | | |
| | Large Scale | \$47,139 | \$5,000 |
| | Mid-Scale | \$35,906 | \$5,000 |
| | Small Scale | \$28,693 | \$2,500 |
| 4. | Site Plan Review | | |
| | Large Scale | \$33,714 | \$5,000 |
| | Mid-Scale | \$29,555 | \$5,000 |
| | Small Scale | \$14,560 | \$2,500 |
| | Individual Scale | \$5,817 | \$0 |
| 5. | Minor Variance ¹ | | |
| | Minor Variance | \$2,363 | \$0 |
| | Minor Variance Incidental | \$839 | \$0 |
| 6. | Consent | | |
| | Lot Addition (Boundary Adjustment) | \$3,313 per property | \$0 |
| | Validation of Title | \$1,764 | \$0 |
| | Lot Creation | \$5,296 | \$0 |
| | Easement | \$3,313 | \$0 |
| 7. | Part Lot Control/Deeming By-law | | |
| | Large Scale | \$2,924 | \$0 |
| | Mid-Scale | \$2,924 | \$0 |
| | Small Scale | \$2,278 | \$0 |
| | Individual Scale | \$2,278 | \$0 |

1 Including applications pursuant to Sections 45(1), (2) & (3) of the Planning Act.

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule A-2 – Planning Fees (continued)
Effective Date January 1, 2027

| Item | Application Type | Fee | Security Deposit |
|------|---------------------------------------|----------------------|------------------|
| 1. | Official Plan Amendment | | |
| | Large Scale | \$35,980 | \$5,000 |
| | Mid-Scale | \$32,804 | \$5,000 |
| | Small Scale | \$30,753 | \$2,500 |
| | Individual Scale | \$28,408 | \$0 |
| 2. | Zoning By-law Amendment | | |
| | Large Scale | \$24,895 | \$5,000 |
| | Mid-Scale | \$22,449 | \$5,000 |
| | Small Scale | \$21,490 | \$2,500 |
| | Individual Scale | \$15,549 | \$0 |
| | Temporary Use | \$17,504 | \$2,500 |
| 3. | Draft Plan of Subdivision/Condominium | | |
| | Large Scale | \$53,031 | \$5,000 |
| | Mid-Scale | \$40,394 | \$5,000 |
| | Small Scale | \$32,280 | \$2,500 |
| 4. | Site Plan Review | | |
| | Large Scale | \$37,928 | \$5,000 |
| | Mid-Scale | \$33,249 | \$5,000 |
| | Small Scale | \$16,380 | \$2,500 |
| | Individual Scale | \$6,544 | \$0 |
| 5. | Minor Variance ¹ | | |
| | Minor Variance | \$2,658 | \$0 |
| | Minor Variance Incidental | \$944 | \$0 |
| 6. | Consent | | |
| | Lot Addition (Boundary Adjustment) | \$3,727 per property | \$0 |
| | Validation of Title | \$1,985 | \$0 |
| | Lot Creation | \$5,958 | \$0 |
| | Easement | \$3,727 | \$0 |
| 7. | Part Lot Control/Deeming By-law | | |
| | Large Scale | \$3,289 | \$0 |
| | Mid-Scale | \$3,289 | \$0 |
| | Small Scale | \$2,563 | \$0 |
| | Individual Scale | \$2,563 | \$0 |

1 Including applications pursuant to Sections 45(1), (2) & (3) of the Planning Act.

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule A-3 – Planning Fees (continued)
Effective Date January 1, 2028

| Item | Application Type | Fee | Security Deposit |
|------|---------------------------------------|----------------------|------------------|
| 1. | Official Plan Amendment | | |
| | Large Scale | \$39,978 | \$5,000 |
| | Mid-Scale | \$36,449 | \$5,000 |
| | Small Scale | \$34,171 | \$2,500 |
| | Individual Scale | \$31,565 | \$0 |
| 2. | Zoning By-law Amendment | | |
| | Large Scale | \$27,662 | \$5,000 |
| | Mid-Scale | \$24,944 | \$5,000 |
| | Small Scale | \$23,878 | \$2,500 |
| | Individual Scale | \$17,277 | \$0 |
| | Temporary Use | \$19,449 | \$2,500 |
| 3. | Draft Plan of Subdivision/Condominium | | |
| | Large Scale | \$58,924 | \$5,000 |
| | Mid-Scale | \$44,883 | \$5,000 |
| | Small Scale | \$35,867 | \$2,500 |
| 4. | Site Plan Review | | |
| | Large Scale | \$42,143 | \$5,000 |
| | Mid-Scale | \$36,944 | \$5,000 |
| | Small Scale | \$18,201 | \$2,500 |
| | Individual Scale | \$7,272 | \$0 |
| 5. | Minor Variance ¹ | | |
| | Minor Variance | \$2,954 | \$0 |
| | Minor Variance Incidental | \$1,049 | \$0 |
| 6. | Consent | | |
| | Lot Addition (Boundary Adjustment) | \$4,142 per property | \$0 |
| | Validation of Title | \$2,206 | \$0 |
| | Lot Creation | \$6,620 | \$0 |
| | Easement | \$4,142 | \$0 |
| 7. | Part Lot Control/Deeming By-law | | |
| | Large Scale | \$3,655 | \$0 |
| | Mid-Scale | \$3,655 | \$0 |
| | Small Scale | \$2,848 | \$0 |
| | Individual Scale | \$2,848 | \$0 |

1 Including applications pursuant to Sections 45(1), (2) & (3) of the Planning Act.

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule A – Planning Fees (continued)

Notes:

1. Application fees are cumulative except where noted otherwise.
2. The Security Deposit is a deposit which is for specialized peer review and/or legal services deemed required by the Town and for any other extraordinary expenses incurred by the Town as a result of the process. Such Security Deposit is to be maintained by the applicant at the rate required. For multiple applications only one security fee shall be required. In some instances, due to the complexity of a proposal, an additional Security Deposit may be determined to be required by the Director of Planning and Building Services.
3. Where a Zoning By-law Amendment proceeds in conjunction with an Official Plan Amendment, a 25% reduction in the Zoning By-law Amendment Fee applies.
4. Where a Site Plan Application proceeds in conjunction with another type of planning application, a 25% reduction in the Site Plan Review Fee applies.
5. In the instance of a Draft Plan of Condominium which is proceeding by way of a Site Plan Application, the greater fee found in Sections 3 or 4 above will apply.
6. If the proposal has received approval from the approval authority for more than 24 months and an agreement has not yet been executed, an additional fee of \$500 shall apply.
7. 50% of the Planning Fee may be refunded at the sole discretion of the Director of Planning and Building Services if Public Notice, if applicable, has been provided and/or prior to the preparation of a Planning Staff Report related to the matter.
8. An application, save for one that has received Draft Plan Approval, that has not been acted on in 12 months may, at the sole determination of the Director of Planning and Building Services, be deemed to be abandoned and lapsed/closed.
9. In the instance of an amendment or modification to an existing Agreement, including amendments so as to change the terms and/or conditions of the Agreement, 50% of the Standard Agreement Fee shall apply (see Schedule B).
10. The Director of Planning and Development Services may assign fees other than noted provided s/he has regard to the services and related costs provided by the Town of The Blue Mountains. This may include assignment of review to external parties in circumstances deemed unique, special or priority by the Director of Planning and Building Services and the Chief Administrative Officer, and in accordance with the appropriate Town purchasing policies.
11. The proponent must make a written request to the Director of Planning and Building Services for refunds and/or the release of securities held by the Town.
12. Interest is not paid on fees and/or security deposits.
13. All fees may be adjusted annually by an amount equal to the consumer price index (CPI) for Canada, as determined by Statistics Canada averaged over the preceding 12 months.

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule B-1

Effective Date January 1, 2026

Other Planning Fees

| Item | Application Type | Fee |
|-------------|--|--|
| 1. | Standard Agreement Fee (for agreements not included in other processes outlined in Schedule A) | \$7,748 |
| 2. | Reactivating an application that has not been acted on in 12 months ⁴ | 50% of the current applicable fee(s) |
| 3. | Re-notification Fee ⁵ | 50% of the application fee |
| 4. | Information Meeting Request Form | \$200 |
| 5. | Pre-Consultation Fee | \$400 |
| 6. | Telecommunication Towers | \$6,204 |
| 7. | Minor Red Line Revision comments to the County of Grey or Local Planning Appeals Tribunal – Red Line Revision or Minor Change to Conditions | \$4,860 |
| 8. | Changes to Draft Plan/Draft Plan Conditions | 50% of the current applicable fee(s) \$4,860 |
| 9. | Draft Plan Extension comments to the County of Grey or Local Planning Appeals Tribunal – Extension of Draft Plan Approval | \$1,704 |
| 10. | Removal of the Holding “-h” symbol | \$2,748 |
| 11. | Local Planning Appeals Tribunal Attendance ⁶ | \$1,476 for the first day or portion thereof + \$704 for each additional day or portion thereof ⁷ |
| 12. | Draft Plan Approval Clearance Letter to the County of Grey or Local Planning Appeals Tribunal | \$2,276 |
| 13. | Red Line Revision to a Site Plan Agreement | \$4,225 |
| 14. | Change to a Condition of Consent | \$1,305 |
| 15. | Condominium Exemption comments to the County of Grey | \$4,223 |
| 16. | Renewable Energy Projects ⁸ | \$1,476 |
| 17. | Provision of comments to the Niagara Escarpment Commission on Development Control Permits | \$486 |
| 18. | Provision of comments to the Niagara Escarpment Commission on Niagara Escarpment Commission Amendments or to the County of Grey on County Official Plan Amendments | \$933 |
| 19. | Processing of inquiries related to acquisition of Town owned land | \$5,568 |

In addition to the payment of any application fee and security deposits, all costs incurred by the municipality to advertise a Notice of Public Meeting regarding an application in a local newspaper shall also be borne by the applicant.

4 An application, save for one that has received Draft Plan Approval, that has not been acted on in 12 months may, at the sole determination of the Director of Planning and Building Services, be deemed to be abandoned and subsequently lapsed/closed.

5 In the instance where an advertised Public Open House/Meeting is deferred and/or rescheduled at the request of the proponent.

6 For each Town employee where same attends a Local Planning Appeals Tribunal Hearing in support of an application that has been “approved” by the Council of the Town of The Blue Mountains.

7 Plus \$880 for each additional day or portion thereof.

8 Including those within the Niagara Escarpment Development Control Area.

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule B-2

Effective Date January 1, 2027

Other Planning Fees

| Item | Application Type | Fee |
|-------------|--|--|
| 1. | Standard Agreement Fee (for agreements not included in other processes outlined in Schedule A) | \$8,716 |
| 2. | Reactivating an application that has not been acted on in 12 months ⁴ | 50% of the current applicable fee(s) |
| 3. | Re-notification Fee ⁵ | 50% of the application fee |
| 4. | Information Meeting Request Form | \$225 |
| 5. | Pre-Consultation Fee | \$450 |
| 6. | Telecommunication Towers | \$6,980 |
| 7. | Minor Red Line Revision comments to the County of Grey or Local Planning Appeals Tribunal – Red Line Revision or Minor Change to Conditions | \$5,468 |
| 8. | Changes to Draft Plan/Draft Plan Conditions | 50% of the current applicable fee(s) \$5,468 |
| 9. | Draft Plan Extension comments to the County of Grey or Local Planning Appeals Tribunal – Extension of Draft Plan Approval | \$1,917 |
| 10. | Removal of the Holding “-h” symbol | \$3,091 |
| 11. | Local Planning Appeals Tribunal Attendance ⁶ | \$1,660 for the first day or portion thereof + \$792 for each additional day or portion thereof ⁷ |
| 12. | Draft Plan Approval Clearance Letter to the County of Grey or Local Planning Appeals Tribunal | \$2,561 |
| 13. | Red Line Revision to a Site Plan Agreement | \$4,753 |
| 14. | Change to a Condition of Consent | \$1,468 |
| 15. | Condominium Exemption comments to the County of Grey | \$4,751 |
| 16. | Renewable Energy Projects ⁸ | \$1,660 |
| 17. | Provision of comments to the Niagara Escarpment Commission on Development Control Permits | \$547 |
| 18. | Provision of comments to the Niagara Escarpment Commission on Niagara Escarpment Commission Amendments or to the County of Grey on County Official Plan Amendments | \$1,050 |
| 19. | Processing of inquiries related to acquisition of Town owned land | \$6,264 |

In addition to the payment of any application fee and security deposits, all costs incurred by the municipality to advertise a Notice of Public Meeting regarding an application in a local newspaper shall also be borne by the applicant.

4 An application, save for one that has received Draft Plan Approval, that has not been acted on in 12 months may, at the sole determination of the Director of Planning and Building Services, be deemed to be abandoned and subsequently lapsed/closed.

5 In the instance where an advertised Public Open House/Meeting is deferred and/or rescheduled at the request of the proponent.

6 For each Town employee where same attends a Local Planning Appeals Tribunal Hearing in support of an application that has been “approved” by the Council of the Town of The Blue Mountains.

7 Plus \$880 for each additional day or portion thereof.

8 Including those within the Niagara Escarpment Development Control Area.

The Corporation of The Town of The Blue Mountains

By-law No. 2025 -

Schedule B-3

Effective Date January 1, 2028

Other Planning Fees

| Item | Application Type | Fee |
|-------------|--|--|
| 1. | Standard Agreement Fee (for agreements not included in other processes outlined in Schedule A) | \$9,685 |
| 2. | Reactivating an application that has not been acted on in 12 months ⁴ | 50% of the current applicable fee(s) |
| 3. | Re-notification Fee ⁵ | 50% of the application fee |
| 4. | Information Meeting Request Form | \$250 |
| 5. | Pre-Consultation Fee | \$500 |
| 6. | Telecommunication Towers | \$7,756 |
| 7. | Minor Red Line Revision comments to the County of Grey or Local Planning Appeals Tribunal – Red Line Revision or Minor Change to Conditions | \$6,076 |
| 8. | Changes to Draft Plan/Draft Plan Conditions | 50% of the current applicable fee(s) \$6,076 |
| 9. | Draft Plan Extension comments to the County of Grey or Local Planning Appeals Tribunal – Extension of Draft Plan Approval | \$2,130 |
| 10. | Removal of the Holding “-h” symbol | \$3,435 |
| 11. | Local Planning Appeals Tribunal Attendance ⁶ | \$1,845 for the first day or portion thereof + \$880 for each additional day or portion thereof ⁷ |
| 12. | Draft Plan Approval Clearance Letter to the County of Grey or Local Planning Appeals Tribunal | \$2,846 |
| 13. | Red Line Revision to a Site Plan Agreement | \$5,282 |
| 14. | Change to a Condition of Consent | \$1,632 |
| 15. | Condominium Exemption comments to the County of Grey | \$5,279 |
| 16. | Renewable Energy Projects ⁸ | \$1,845 |
| 17. | Provision of comments to the Niagara Escarpment Commission on Development Control Permits | \$608 |
| 18. | Provision of comments to the Niagara Escarpment Commission on Niagara Escarpment Commission Amendments or to the County of Grey on County Official Plan Amendments | \$1,167 |
| 19. | Processing of inquiries related to acquisition of Town owned land | \$6,960 |

In addition to the payment of any application fee and security deposits, all costs incurred by the municipality to advertise a Notice of Public Meeting regarding an application in a local newspaper shall also be borne by the applicant.

4 An application, save for one that has received Draft Plan Approval, that has not been acted on in 12 months may, at the sole determination of the Director of Planning and Building Services, be deemed to be abandoned and subsequently lapsed/closed.

5 In the instance where an advertised Public Open House/Meeting is deferred and/or rescheduled at the request of the proponent.

6 For each Town employee where same attends a Local Planning Appeals Tribunal Hearing in support of an application that has been “approved” by the Council of the Town of The Blue Mountains.

7 Plus \$880 for each additional day or portion thereof.

8 Including those within the Niagara Escarpment Development Control Area.

Schedule C

Engineering Fees

| Item | Application Type | Fee | Minimum Fee |
|------|---|-------------------------|-------------|
| 1. | Technical Review Fee - Plan of Subdivision/ Condominium/Site Plan Submissions^{9,10,11,12} | | |
| | Large Scale | \$16,395 | \$0 |
| | Mid-Scale | \$8,200 | \$0 |
| | Small Scale | \$3,825 | \$0 |
| | Individual Scale | \$2,185 | \$0 |
| | Additional Submission (4 th Submission or more) | \$50 per lot/block/unit | |
| 2. | Work Fees for Subdivision/Condominium/ Site Plan¹³ | | |
| | Large Scale | 6.10% | \$5,630 |
| | Mid-Scale | 6.10% | \$3,900 |
| | Small Scale | 6.10% | \$2,785 |
| | Individual Scale | 6.10% | \$1,115 |
| | Pre-Servicing ¹⁴ | 3.56% | \$2,225 |
| 3. | Re-Inspection^{7 15 15} | | |
| | Large Scale | \$3,380 | \$0 |
| | Mid-Scale | \$1,685 | \$0 |
| | Small Scale | \$1,015 | \$0 |

Where an Official Plan Amendment and/or Zoning By-law Amendment and/or Draft Plan are processed concurrently, the greatest single fee shall apply.

Interest is not paid on fees and/or prepayment deposits.

The Director of Planning and Building Services may assign certain matters to external parties in circumstances jointly deemed unique, special or priority by the Director of Planning and Building Services and the Chief Administrative Officer, and in accordance with the appropriate Town purchasing policies.

9 The Technical Review Fee is a one-time non-refundable payment and is intended as a partial payment of the technical review, Agreement administration and/or similar expenses incurred by the Town prior to execution of an Agreement. This fee is required upon 1st submission of required Engineering & Technical information and prior to provision of comments by the Town.

10 The Technical Review Fee is a portion of the Works Fees. The remainder of Works Fees are paid. If the proponent elects not to proceed with the project and the Town has NOT commenced a review, the Technical Review Fee may be returned upon request and at the discretion of the Director of Planning and Building Services. If the proponent elects not to proceed with the project and the Town has commenced a review, but no comments have been provided in writing, 50% of the Technical Review Fee may be returned upon request. If the proponent elects not to proceed with the project and the Town has both reviewed the submission and provided comments, no amount of the Technical Review Fee will be returned.

11 In the instance of a fourth or subsequent engineering/technical submission, an additional fee of \$50 per lot and/or block for within the Plan of Subdivision or Condominium will apply as determined by the Director of Planning and Building Services and is not refundable.

12 In the instance of a fourth or subsequent engineering/technical submission, an additional fee of \$50 per equivalent unit within a Site Plan will apply as determined by the Director of Planning and Building Services and is not refundable. The Works Fee is due at the time of execution of the applicable Agreement. Should the Technical Review Fee exceed the required Works Fee, the Technical Review Fee will be refunded to the greater of the required Works Fee or the minimum fee amount. In the event that the project does not proceed by cancellation of the Agreement, the Works Fee may be refunded to an amount determined by the Director of Planning and Building Services.

13 The Works Fee is due at the time of execution of the applicable Agreement. Should the Technical Review Fee exceed the required Works Fee, the Technical Review Fee will be refunded to the greater of the required Works Fee or the minimum fee amount. In the event that the project does not proceed by cancellation of the Agreement, the Works Fee may be refunded to an amount determined by the Director of Planning and Development Services.

14 The Pre-Servicing Fee is a 3.56% charge that is to be credited against the Works Fee. In the event that the project does not proceed by cancellation of the Agreement, the Pre-Servicing Fee may be refunded to an amount determined by the Director of Planning and Building Services.

15 In the event that a second or subsequent site inspection is required by the Town in response to a request for a Certificate of Preliminary Acceptance of Basic Services, Completion, or Final Acceptance, an additional site re-inspection fee will be required prior to the re-inspection taking place.

15 In the event that a site inspection is required for the purpose of enforcing an order under the terms of the applicable Agreement an additional site re-inspection fee will be required.