

Disclaimer: This is a consolidation of the Township's By-Laws prescribing a tariff of fees for planning matters being By-Law 17-2015, as amended, by By-Law 19-2021, By-Law 37-2021 and By-Law 36-2022, which has been prepared for reference and information purposes only. The following consolidation is a reproduction made available for information only. It is not an official version of the By-Laws. Official versions of all By-Laws can be obtained by contacting the Township office. If there are any discrepancies between this consolidation and By-Laws 17-2015, 19-2021, 37-2021 and 36-2022, those By-Laws shall prevail.

**THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA  
BY-LAW NUMBER 17-2015, AS AMENDED,  
BEING A BY-LAW TO PRESCRIBE A TARIFF OF FEES FOR PLANNING MATTERS  
(Office Consolidation Including Amending By-Laws 19-2021, 37-2021 and 36-2022)**

**WHEREAS** the provisions of Section 69 (1) of the Planning Act, 1990, as amended, provides that the Council of a Municipality may, by by-law, prescribe a tariff of fees for the processing of applications made in respect of planning matters:

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA ENACTS AS FOLLOWS:**

1. The amounts as set out in Schedule A to this By-Law, Columns 2 & 3, shall be paid to the Treasurer of the Township of East Garafraxa with any application made in respect of the Planning Matters listed in Column 1.
2. The fees listed in Schedule A to this By-Law, Column 2 are required for the purposes of the administrative processing of applications listed in Column 1, by the Township of East Garafraxa including the use of office equipment, supplies, postage and advertising. The fees listed in Columns 2 and 3 must accompany application.
3. The fees listed in Schedule A to this by-law, Column 2, are not intended to cover costs of consultation with a Solicitor, Professional Engineer, Planning Consultant or any outside consultants, which may be deemed necessary by the Township of East Garafraxa in the processing of an application listed in Column 1, which additional costs or charges, if any, shall be taken from funds listed in Column 3 (deposits), which must be immediately replenished to the full deposit amount by the applicant in order to keep the application(s) active. **(By-Law 19-2021)**
4. The fees listed in Schedule A to this by-law, Column 2, are not intended to cover the fees of the attendance at Local Planning Appeal Tribunal (LPAT) or the actual expenses incurred by the Township of East Garafraxa in the processing of an application or an appeal of a decision of Council to LPAT, or the preparation or giving of evidence at an LPAT hearing on the applicant's behalf. Additional costs or charges, if any, shall be taken from funds listed in Column 3 (deposits), which must be immediately replenished to the full deposit amount by the applicant upon request. **(By-Law 19-2021)**
5. Upon completion of project/development, and all fees and charges have been paid to the satisfaction of the Treasurer of the Township of East Garafraxa, the remaining unused deposit(s) will be returned to the applicant without interest. **(By-Law 19-2021)**
6. Any provisions of this By-Law which may be determined by a competent court to be beyond the jurisdiction of Council to enact, shall be considered to be severable and shall not affect the validity of the remainder of the by-law.
7. Any required amount not paid to the Township of East Garafraxa which is recoverable from the Applicant and for which payment remains outstanding for greater than 60 days may be added to the tax roll for the property subject to the Application and shall be collected in the same manner as municipal taxes by the Township under the provisions of the Municipal Act. **(By-Law 19-2021)**
8. That By-Law 38-2007 is hereby repealed.
9. That By-Law 16-2016 is hereby repealed. **(By-Law 19-2021)**
10. That Schedule "A" of By-law 17-2015, as amended by By-Law 19-2021 be replaced by Schedule "A" attached hereto comprising part of this By-Law. **(By-Law 37-2021)**
11. In all other respects, the provisions of By-law 17-2015 shall apply. **(19-2021)**

This By-Law shall come into full force and effect as of the date of passage. **(By-Law 37-2021)**

This by-law shall take effect from the date of final passing thereof. **(By-Law 36-2022)**

Susan Stone (Originals Signed)  
CLERK

Guy Gardhouse (Originals Signed)  
HEAD OF COUNCIL

**SCHEDULE 'A' TO BY-LAW 17-2015 AS FURTHER AMENDED BY  
BY-LAW 37-2021 AND BY-LAW 36-2022  
TARIFF OF FEES FOR PLANNING MATTERS  
(By-Law 37-2021 and By-Law 36-2022)**

<b>COLUMN 1 APPLICATIONS</b>	<b>COLUMN 2 FEES</b>	<b>COLUMN 3 DEPOSITS</b>
Draft Plan of Subdivision Application	<b>\$10,000</b>	<b>\$20,000</b>
Administration Charge per Subdivision Lot / Condominium Unit	<b>\$500</b>	<b>Not applicable</b>
Subdivision Agreement	<b>\$5,000</b>	<b>\$10,000</b>
Draft Plan of Condominium Application	<b>\$10,000</b>	<b>\$20,000</b>
Condominium Agreement	<b>\$5,000</b>	<b>\$10,000</b>
Extension of Draft Approval	<b>\$2,000</b>	<b>\$5,000</b>
Development Agreement	<b>\$5,000</b>	<b>\$10,000</b>
Official Plan Amendment (Minor)	<b>\$3,000</b>	<b>\$5,000</b>
Official Plan Amendment (Major)	<b>\$5,000</b>	<b>\$10,000</b>
Zoning Bylaw Amendment (Minor)	<b>\$2,000</b>	<b>\$3,000</b>
Zoning Bylaw Amendment (Major)	<b>\$5,000</b>	<b>\$5,000</b>
Holding Zone Removal	<b>\$2,000</b>	<b>\$3,000</b>
Temporary Use Bylaw	<b>\$2,000</b>	<b>\$3,000</b>
Site Plan Application – (Minor/Residential Uses)	<b>\$3,000</b>	<b>\$5,000</b>
Site Plan Application – (Major/Commercial Industrial and Institutional Uses)	<b>\$5,000</b>	<b>\$10,000</b>
Site Plan Agreement Amendment Application	<b>\$2,000</b>	<b>\$3,000</b>
Consent Application	<b>\$2,000</b>	<b>\$3,000</b>
Parkland Dedication for consent applications	<b>\$1,500</b>	<b>Not applicable</b>
Municipal Approval for a Building/Demolition Permit Application	<b>\$200</b>	<b>Not applicable</b>
All other Planning Act Applications	<b>\$1,000</b>	<b>\$1,000</b>
Validation of Title	<b>\$800</b>	<b>Not applicable</b>
Pre-Consultation (Minor) <i>Note: Includes Minor Site Plan Applications (By-Law 36-2022)</i>	<b>\$1,000 (By-Law 36-2022)</b>	<b>\$2000 (By-Law 36-2022)</b>
Pre-Consultation (Major)	<b>\$2,000 (By-Law 36-2022)</b>	<b>\$5,000</b>
Pre-Consultation (Plan of Subdivision and Major Site Plan Approvals)	<b>\$2,000</b>	<b>\$25,000</b>
Revised Application requiring recirculation	<b>50% of current fee</b>	<b>50% of current deposit</b>

- **Minor:** an application is determined to be “Minor” where no technical studies are required for review, or only a scoped technical study is required.
- **Major:** an application is determined to be “Major” where several technical studies and /or significant work to review are required.