

**Town of Wasaga Beach By-law 2025-66, as amended**  
**Consolidated Schedule of Fees and Charges - Planning Fees Effective March 26, 2026**

**SCHEDULE I PLANNING DIVISION**

'See Notes at end of Schedule'

DESCRIPTION	CALCULATED FEE
<b>1. PRECONSULTATION</b>	
Pre-Consultation for Site Plan and Minor Zoning Relief	\$1,560
Pre-Consultation for OPA, Subdivision and Major Zoning Relief	\$3,100
<b>2. OFFICIAL PLAN AMENDMENT</b>	
Major (substantive matters such as changes to land use designations, boundaries, use permissions & new policy guidance) *plus the prescribed fee as noted below in Section 7	\$27,400
Minor (less substantive matters such as policy changes within existing designations & exceptions for use permissions/standards) *plus the prescribed fee as noted below in Section 7	\$14,500
<b>3. ZONING BY-LAW AMENDMENT</b>	
Major (changes to zone classifications, boundaries and/or use permissions)	\$14,100
Minor (changes to general provisions, and/or lot characteristics and performance standards)	\$6,300
Temporary Use Bylaw	\$5,000
Removal of Holding Provision	\$3,100
<b>4. PLAN OF SUBDIVISION</b>	
Draft Plan of Subdivision Major (more than 20 lots) *plus the prescribed fee as noted below in Section 7	\$18,900
Minor (up to 20 lots) *plus the prescribed fee as noted below in Section 7	\$10,800
Draft Plan Approval to Plan Registration	\$5,400
Draft Plan Approval to Plan Registration for each Phase after the 1st Phase (if a multi-phased Plan)	\$2,700
Revision to Draft Plan drawing after Draft Plan Approval	\$2,700
Revisions to Conditions of Draft Plan Approval after Draft Plan Approval	\$2,700
Revisions to both Draft Plan drawing and Conditions of Draft Plan Approval after Draft Plan Approval	\$4,100
Extension of Draft Plan Approval	\$2,700
<b>5. PLAN OF CONDOMINIUM</b>	
Draft Plan of Condominium (standard) *plus the prescribed fee as noted below in Section 7	\$10,800
Draft Plan of Condominium (common element) *plus the prescribed fee as noted below in Section 7	\$5,400
Draft Plan of Condominium (vacant land) Major (more than 20 lots/units) *plus the prescribed fee as noted below in Section 7	\$18,900
Minor (up to 20 lots/units) *plus the prescribed fee as noted below in Section 7	\$10,800
Draft Plan Approval to Plan Registration	\$5,400
Revision to Draft Plan drawing after Draft Plan Approval	\$2,700
Revisions to Conditions of Draft Plan Approval after Draft Plan Approval	\$2,700
Revisions to both Draft Plan drawing and Conditions of Draft Plan Approval after Draft Plan Approval	\$4,100
Extension of Draft Plan Approval	\$2,700
Exemption to Plan of Condominium	\$5,400
Phased Condominium Approval (either plan or exemption)	\$680

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DESCRIPTION	CALCULATED FEE
<b>6. SITE PLAN CONTROL</b>	
Site Plan Approval (new development, Major >500 sq.m. of building area) *plus the prescribed fee as noted below in Section 7	\$4,100
Site Plan Approval (new development, Minor ≤500 sq.m. of building area) *plus the prescribed fee as noted below in Section 7	\$2,000
Site Plan Approval (amendment) *plus the prescribed fee as noted below in Section 7	\$1,200
Site Plan Approval (minor adjustment)	\$800
Model Home / Sales Trailer Application	\$2,000
Submission Drawings beyond Third Review for any of the above (per submission)	\$410
Extension to Site Plan Approval	\$410
<b>7. ADDITIONAL PRESCRIBED FEES</b>	
<b>Official Plan Amendment   Plan of Subdivision   Plan of Condominium</b>	
Residential Ground Oriented Residential Units (single detached, semi-detached, townhouse & stacked or back-to-back townhouse) per lot/unit	
First 50 lots/units, plus,	\$340
From 51 lots/units to 100 lots/units, plus,	\$270
From 101 lots/units to 150 lots/units, plus,	\$200
From 151 lots/units to end count of lots/units remaining	\$140
Non-Ground Oriented Units (apartment buildings)	
A) per lot/unit,	\$170
B) per ha site area	\$3,400
Commercial/Industrial/Institutional per ha site area	\$3,400
<b>Site Plan Control</b>	
Residential Ground Oriented Residential Units (single detached, semi-detached, townhouse & stacked or back-to-back townhouse) per lot/unit	
First 50 lots/units, plus,	\$260
From 51 lots/units to 100 lots/units, plus,	\$200
From 101 lots/units to 150 lots/units, plus,	\$150
From 151 lots/units to end count of lots/units remaining	\$100
Non-Ground Oriented Units (apartment buildings)	
A) per lot/unit,	\$130
B) per ha site area if combined with mixed use commercial	\$2,600
Non-Residential	
Site area up to 2.5 hectares per sq.m of lot area	\$1.02
Site area in excess of 2.5 ha up to 10 ha per sq.m of lot area	\$0.33
Site area in excess of 10 ha per sq.m of lot area	\$0.10
Site Plan (amendment)	
per additional lot/unit for residential	\$130
per sq.m of additional building area for non-residential	\$1.43

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DESCRIPTION	CALCULATED FEE
<b>8. AGREEMENTS</b>	
Plan of Subdivision	\$6,600
Plan of Condominium	\$6,600
Front Ending	\$6,600
Conservation Easement	\$3,300
Pre-Servicing	\$4,900
Site Preparation	\$3,300
Site Plan Control	\$3,300
External Servicing	\$4,900
Model Home/Sales Trailer	\$3,300
Amendments to existing Agreements	50% of applicable fee above
Legal services - title search/registration of Subdivision Agreements	\$11,000
Legal - title search/registration of all Other Agreements	\$1,600
<b>9. COMMITTEE OF ADJUSTMENT/COMMITTEE OF CONSENT</b>	
Minor Variance (full review)	\$2,500
Incidental Minor Variance (scoped review) (minor relief from lot performance standards as noted in Section K)	\$1,260
Consent to Sever (one lot created)	\$2,600
Consent to Sever the first lot, plus (multiple lots created)	\$2,600
Consent to Sever each additional lot thereafter (multiple lots)	\$650
Boundary Adjustment / Lot Addition	\$2,100
Consent - Easement	\$2,000
Consent to Mortgage / Discharge Mortgage	\$2,300
Validation of Title	\$1,500
Certificate of Cancellation	\$1,500
Committee Recirculation per application (resulting from applicant's request for a deferral or change)	\$630
<b>10. MISCELLANEOUS</b>	
Cash in Lieu of Parkland (Residential)	5%
Cash in Lieu of Parkland (Industrial/Commercial)	2%
Zoning/Building Compliance Letters	\$250
Deeming Bylaw (plus \$700.00 legal fee for registration of by-law by Town, or alternatively nil if applicant responsible for registration at their expense)	\$2,700
Lifting of Part Lot Control (plus \$700 .00 legal fee for registration of by-law by Town, or alternatively nil if applicant responsible for registration at their expense)	\$4,500
Lifting of Part Lot Control (per lot fee)	\$75
Extension of Lifting of Part Lot Control	\$1,200
Tree Cutting Permit	
Properties up to 2 hectares	\$1,200
Properties greater than 2 hectares	\$1,600
Consultation process for Wireless Telecommunication Facilities	\$2,000

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DESCRIPTION	CALCULATED FEE
Request for Site Plan Control Compliance	\$250
Emergency 911 Re-addressing (per address)	\$210
Parking Exemption (see Note 11)	\$1,700
Street Naming Fee (Developer Application)	\$500
Street Renaming Fee	\$1,000
General Inquiry	\$250 per hour

**PLANNING FEE NOTES**

Note 1: Application Fees are cumulative in respect of flat fees for applications, prescribed fees and instances where multiple matters are being considered as noted above.
Note 2: Determination of application fees, in terms of major, minor, incidental, revision, adjustment, categories, etc. is at the discretion of the Director of Planning in consideration of the scope, scale and complexity of the application, the extent of service being provided and in consideration of the guidance provided above.
Note 3: Refunds are not available for approved applications if lower yield of lots, residential units, or gross floor area are later proposed or developed than what had been originally submitted, reviewed and approved.
Note 4: Despite Note 1 above the payment of prescribed fees is not to be charged more than once on a single development when multiple applications are submitted simultaneously.
Note 5: Payment of application fees does not include any cost associated with staff attendance at an OLT hearing in support of an applicant's proposal.
Note 6: Additional costs incurred by the Town in the review and process of an application are charged back to the applicant. Such costs include, but are not be limited to, agreement preparation, peer review of reports and studies, required legal advice, etc.
Note 7: The Director of Planning may waive fees at their discretion, and applicants, if not satisfied, may address the Council or the Committee of Adjustment as the case may be.
Note 8: In the case where a Draft Plan Approval lapses, new application fees are required and a new application submitted.
Note 9: In the case of a Site Plan Control application and a resubmission by a person other than the original applicant, new application fees are required and a new application submitted.
Note 10: The determination of what qualifies as an incidental Minor Variance application is at the discretion of the Director of Planning; but shall generally be limited to the following : a) Additions and alterations to existing single detached, semi-detached, street townhouse, townhouse, duplex or link dwelling units. b) Recognizing non-conforming setbacks, lot coverage, height, etc. for "as- constructed" dwelling unit types as described in Note 10 (a) above . c) New or additions and alterations to buildings, structures or uses that are accessory to the dwelling unit types as described in Note 10 (a) above.
Note 11: Parking Exemption applicants must review the Town of Wasaga Beach Cash-in-Lieu of Parking Policy.

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