

The seal of the Town of The Blue Mountains is a circular emblem. It features a dark blue outer ring with the words "TOWN OF" at the top and "THE BLUE MOUNTAINS" at the bottom in white, serif, uppercase letters. The center of the seal depicts a landscape with a green field in the foreground, a body of water in the middle ground, and a range of blue mountains in the background under a light blue sky.

Ph. (519)599-3131
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info@town.thebluemountains.on.ca

SUBDIVISION / CONDOMINIUM		SITE PLAN APPROVAL	
REVIEW FEE		REVIEW FEE	
AGREEMENT FEE		AGREEMENT FEE	
AGREEMENT SECURITY		AGREEMENT SECURITY	
MASTER DEVELOPMENT AGREEMENT			

- < **Please complete Parts A, B, C and D for all applications.**
- < **Please complete applicable Schedules for the relevant applications.**
- < **Applicants are encouraged to pre-consult with Municipal Staff concerning any other additional requirements or standards.**
- < **Minor Site Plan consists of additions not exceeding the lesser of 50% or 1,500 square metres**
- < **Additional Fees or conditions may apply. Please refer to Town Fees and Charges By-law.**
- < **Security Deposits - The Developer agrees to pay to the Town the cost of the Town consultants involved in processing and professional review of this application, including but not limited to the cost of the Town Lawyer for preparation of an Agreement and the cost of the Town Engineer for checking of Plans and specifications and for supervision and inspection on behalf of the Town, and in this regard to pay to the Town the applicable Security Deposit under this application of which shall be applied to the account of such cost. As accounts are received from the Town consultants, they will be paid by the Town and then submitted to the Developer for reimbursement so that the initial deposit will again be built up to enable the Town to pay the next accounts as they are received. It is further agreed that default on any payment not made within 30 days of being invoiced by the Town shall be liable for the payment of interest thereon at the same rate as tax arrears, and shall be considered as default of this Application.**

Towards the end of the one year period after the Town Final Certificate has been issued and all other securities have been released, the Developer shall make a written request to the Town for the release of the balance of the cash (if any) deposited in accordance with this application and/or future Agreement. The Town will forthwith discharge the cash to the original Developer or as the original Developer directs. If no such request to return the cash is received by the Town within this one year period, then the Developer agrees to forfeit the cash to the Town by way of liquidated damages to cover the increased expense of holding, tracking, and administering the deposit.

APPLICANT INFORMATION

1. (a) Registered Owner's Name(s) CLARKSBURY LANDS CORPORATION
Mailing Address c/o SCOTT PARIS scott@themyriadgroup.net
Postal Code _____ Tel: () _____ Fax: () _____
Date Acquired by Current Owner(s): _____
- (b) Authorized Applicant's Name (Complete only if different than (a) above) _____
Mailing Address _____
Postal Code _____ Tel: () _____ Fax: () _____

Applicant's Relationship to Subject Lands
☒ Registered Property Owner
☐ Holder of Option to Purchase Subject Lands
☐ Signing Officer of Corporation
☐ Other (specify) _____

(c) Authorized Agent's Name INNOVATIVE PLANNING SOLUTIONS
Profession ☒ Planner ☐ Lawyer ☐ Engineer ☐ Architect ☐ Surveyor
☐ Other (specify) _____
Mailing Address 150 DUNLOP ST. E, SUITE 201 BARRIE ON
Postal Code L4M1B1 Tel: () 705-812-3281 Fax: () 705-812-3438

(d) Send all correspondence to: (one only) ☐ Applicant ☐ Agent

Note: All applicable authorization must be completed in accordance with Appendix "D".

PART B PROPERTY INFORMATION

2. Location of the Lands Subject to this Application (Subject Lands)

Municipal Address: 828453 GREY ROAD 40
Lot(s) PART OF LOT 28 Registered Plan PLAN 16R4649
Part(s) _____ Ref. Plan _____
Lot(s) _____ Concession 7

3. Description of Entire Property

(i) Lot Frontage IRREGULAR metres _____ feet
(ii) Lot Depth IRREGULAR metres _____ feet
(iii) Lot Area 122,700 sq. metres 1,320,732 sq. feet

4. Description of the Area Affected by this Application if Only a Portion of the Entire Property

(i) Lot Frontage _____ metres _____ feet
(ii) Lot Depth _____ metres _____ feet
(iii) Lot Area _____ sq. metres _____ sq. feet

5. Abutting And Nearby Lands Uses

(a) Interest in Abutting Lands
Does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? If yes, describe to what extent.
YES ☐ NO ☒

(b) Use of Abutting And Nearby Lands
Describe the present use on all properties abutting and opposite the subject lands.
North: LOW DENSITY RESIDENTIAL, PEASEMARSH PRESERVE, GEORGIAN BAY
East: LOW DENSITY RESIDENTIAL, GEORGIAN BAY
South: LOW DENSITY RESIDENTIAL, GEORGIAN BAY GOLF COURSE
West: FUTURE SECONDARY PLAN AREA

Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands:
(See Section 8 of the Official Plan)
☐ Wetlands ☐ Streams, Ravines Floodplains and
☐ Floodplains Lakes

PLEASE SEE ENVIRONMENTAL IMPACT ASSESSMENT REPORT

- ☐ Groundwater and Watershed Management

☐ Wooded Areas and Forest Management

☐ Fisheries, Threatened and Endangered Species and Significant Wildlife

☐ Cultural Heritage Resources

☐ Lands used for Former Orchard Production

☐ Area of Natural and Scientific Interest (ANSI)

☐ Aggregate Resources

☐ Thin Overburden-Karst Topography

☐ Solid Waste Management Buffer

☐ Sewage Treatment Plant Buffer

☐ Niagara Escarpment Plan

7. Indicate the Applicable Water Supply and Sewage Disposal:

(a) WATER	Municipal Water	Communal Water	Private Well	Other specify
Existing	X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
Proposed	X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
(b) SEWAGE	Municipal Sewers	Communal Sewers	Private Septic	Other specify
Existing	X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
Proposed	X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	

8. Storm Water Management

(i) Describe Any Alterations Proposed for Grading, Drainage and Storm Water Management Purposes (Use Site Plan Where Appropriate):

PLEASE SEE FUNCTIONAL SERVICING AND STORMWATER REPORT.

(ii) INDICATE THE TYPE OF DRAINAGE FOR THE PROPERTY

	Sewers	Ditches	Swales	Other (specify)
Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	[X]	<input type="checkbox"/>	[X]	

9. Indicate the Type of Road Access:

- ☐ Provincial Highway Access

☒ County Road

☒ Open and Maintained Municipal Road Allowance

☐ Non-maintained/Seasonally Maintained Municipal Road Allowance

☐ Private Right-of-way

10. Mortgages, Restrictions, Covenants, Etc.

(a) Names and address of all mortgages, holders of charges or other encumbrancers with respect to the subject lands:

Name
Mailing Address
Postal Code

Name
Mailing Address
Postal Code

(b) Is there an existing Site Plan Control Agreement in effect on any portion of the subject lands?

YES []

NO [X]

(c) Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)

YES [X]

EASEMENT HYDRO ONE - R546998
EASEMENT TOWN - R154336

NO []

PART C - CURRENT PLANNING STATUS

11. Zoning

(a) Present Zoning Category H, OS1, R3-174-H, R3-173-H By-law No. 2006-38
R3-175-H, R6-176-H

(b) Has an Amendment been processed to permit the development? Yes _____ No X
_____. If so please provide the By-law Amendment Number if available?

(c) If this proposal does not conform to the relevant Zoning By-law, has application been made to the Town to amend the By-law? Yes X No _____. If yes please provide particulars of Amendment Requested.

ZONING BY-LAW AMENDMENT APPLICATION SUBMITTED CONCURRENTLY.

PLEASE SEE PLANNING JUSTIFICATION REPORT

12. Official Plan

RECREATIONAL RESIDENTIAL 'RR'
(a) Official Plan Designation HAZARD 'H' Official Plan _____

(b) Has an Amendment been processed to permit the development? Yes _____ No X
_____. If so please provide the Official Plan Amendment Number if available? _____.

(c) If this proposal does not comply with the Official Plan, has application been made to the Town to amend the By-law? Yes _____ No _____. If yes please provide particulars of Amendment Requested.

N/A - COMPLIES TO OFFICIAL PLAN. PLEASE SEE PLANNING JUSTIFICATION REPORT.

(d) Has all required supporting information as identified in the Official Plan be submitted in support of this application (ie Development Report, Traffic Study, Hydrogeologic Assessment, Landscape Analysis, etc.) Yes X No _____.

Schedule A

Site Plan Control

The following Section and checklist must be completed for the Municipal Review and Approval of a Site Plan. This will include all applications for Commercial, Industrial, and Multi-Residential including Condominiums. Please ensure that all sections are complete or explanation why it has not been completed

A. Site Description

(a) Existing Land Use

Building Area

Parking Area

Landscaped Area

Open Storage

Vacant

Total Area

Lot Coverage

(b) Existing Floor Area

Use

Gross Floor Area

B Proposed Development

(a) Proposed Land Use

Building Area

Parking Area

Landscaped Area

Open Storage

Vacant

Total Area

Lot Coverage

(b) Proposed Floor Area

Use

Gross Floor Area

(c) Proposed Parking Spaces

(d) Proposed Tenure Type

- Condominium

- Rental

- Freehold

(e) Please provide any further details of proposal that would assist in the review (ie. number of units and type, designed maximum seating capacity, classrooms, etc.). If necessary attach a separate sheet.

C SITE PLAN CONTROL CHECK LIST

To assist applicants in applying for site plan control approval, the following Checklist is provided. Before submitting an application for site plan approval, please make sure that all items are considered. If any of the abovementioned information is not provided, please detail the reason. Otherwise, the application is not complete and will not be processed.

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	1. 7 copies of the Site Plan. _____
<input type="checkbox"/>	<input type="checkbox"/>	2. 7 copies of the building plan. _____
<input type="checkbox"/>	<input type="checkbox"/>	3. 1 copy of a reduced site plan (maximum size 8 1/2" x 14"). _____
<input type="checkbox"/>	<input type="checkbox"/>	4. Scale on Site Plan. _____
<input type="checkbox"/>	<input type="checkbox"/>	5. North Arrow. _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Key map showing the location and extent of the subject property. _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Title block showing the name of the firm or person who prepared the plan. _____
<input type="checkbox"/>	<input type="checkbox"/>	8. The property limits and dimensions of the subject property and location and width of any road widening that is required. _____
<input type="checkbox"/>	<input type="checkbox"/>	9. A legal survey, prepared by an O.L.S. to accompanying the site plan. _____
<input type="checkbox"/>	<input type="checkbox"/>	10 Show the location of all existing buildings on the subject property. _____
<input type="checkbox"/>	<input type="checkbox"/>	11. Show all existing natural features such as trees, water courses, drainage ditches, environmental constraints, etc. _____
<input type="checkbox"/>	<input type="checkbox"/>	12. Show all proposed buildings giving their dimensions, height, use and size. _____
<input type="checkbox"/>	<input type="checkbox"/>	13. Show "site statistics" to confirm compliance with zone requirements for gross floor area, % building coverage, % landscaped area. _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Setbacks to and between main buildings and accessory buildings. _____

Yes	No	
<div></div>	<div></div>	15. Show the location and size of the proposed: <div><div>a) sanitary sewer service</div><div>b) storm sewer service including manholes, catch basins, surface detention areas and drainage ditches/channels/ swales</div><div>c) water supply service</div><div>d) electrical service (and transformers if required)</div><div>e) gas service (if applicable)?</div></div> <div></div>
<div></div>	<div></div>	16. Show the location of all existing and proposed, fire hydrants, on or near the subject property. <div></div>
<div></div>	<div></div>	17. Show the location of all proposed parking areas, indicating the size of each individual parking space and the total number of parking spaces provided, including the proposed surface treatment (eg. gravel, pavement, concrete, etc) <div></div>
<div></div>	<div></div>	18. Show all internal driveways and points of ingress and egress to the subject property from adjoining streets. <div></div>
<div></div>	<div></div>	19. All loading area(s) including their length and width. <div></div>
<div></div>	<div></div>	20. Show the location and dimensions of all walkways, sidewalks and curbs. <div></div>
<div></div>	<div></div>	21. Show the location of garbage collection and/or storage areas. <div></div>
<div></div>	<div></div>	22. Show the location of all loading zones (if required) indicating the size of each loading zone. <div></div>
<div></div>	<div></div>	23. Show the location of all landscaped buffer areas and plant materials (if applicable). <div></div>
<div></div>	<div></div>	24. Show all finished ground grades. <div></div>
<div></div>	<div></div>	25. Show original ground grades. <div></div>
<div></div>	<div></div>	26. Flow arrows to indicate the direction of surface water flow in the pre and post-development condition. <div></div>
<div></div>	<div></div>	27. Show the location and design of all signs including the dimensions and colour of the sign (if applicable). <div></div>
<div></div>	<div></div>	28. Show the location and design of all exterior lighting (if applicable). <div></div>
<div></div>	<div></div>	29. Show all fences required to appropriately screen the property and their height and construction material (wood, chain link, etc.). <div></div>
<div></div>	<div></div>	30. Show the phasing of development and the extent and order of development for each phase. <div></div>

Age Group	Percentage
18-24	10%
25-34	20%
35-44	30%
45-54	25%
55-64	15%
65-74	10%
75-84	5%
85+	5%

Sewer, etc.) _____

< A Site Plan Agreement may be required prior to approval of the Site Plans and to the issuance of a Building Permit. This shall be determined by the Town.

< All of the Town's costs related to preparation of a Site Plan Agreement shall be paid by the applicant.

No

X

X

Provide 6 copies of the proposed Draft Plan.

SCHEDULE “C”

SUBDIVISION/ CONDOMINIUM/ MULTI DEVELOPMENT SITE PLAN AGREEMENTS

In order to facilitate this process in a timely manner, the submission of information for review must be complete. The following is the minimum list of items that constitute a complete application:

Item	Provided (X)
Legal Plan	
Draft Plan of Subdivision	
Draft Plan Conditions	
General Plan Showing all Services	
Lot Grading Plan	
Erosion Control Plan	
Landscaping Plan	
Geotechnical Report	
Street lighting and signage plan complete with all utilities including hydro, Bell, cable TV and gas	
Plan profiles of all major infrastructure, those being watermain, sanitary sewer, and storm sewer.	
Standard detail drawings that includes the typical road cross section	
Detailed drawings showing any special features such as stream crossings, pedestrian bridges or underpasses, special structures etc.	
A walkway plan	
A storm water management plan and report, complete with all design calculations.	
Sanitary design calculations	
Draft MOE Applications for Approval for storm, sanitary and water works	
Planning Report as per Note 5 Below	

If any of the abovementioned information has not been provided, please indicate reason:

NOTES:

- 1
- Depending on the type of Development proposed other requirements may be requested such as a traffic report, structural design calculations etc. These should be identified in the Planning Report or Draft Plan Conditions
- 2
- Submissions shall be reviewed for completeness, acknowledgement of the submission will be forwarded from the municipality’s engineer to the developer’s engineer, including notification of additional information required prior to the commencement of the review by the municipality.
- 3
- The above does not preclude the need for the developer and/or the developers engineer from requesting preliminary meetings with the municipal engineer and staff to discuss general concepts and servicing aspects of the development prior to a formal submission.
- 4
- All required info must comply with the applicable engineering standard of the municipality.
- 5
- A Planning Report Shall detail how the proposal complies with any parent agreements (ie. Master Development Agreement) and Zoning By-law. Any revisions to previous approvals or submissions must be clearly identified on the Plans.

PART D

AFFIDAVIT

Note: This Section must be signed in the presence of a Commissioner of Oaths.

I DARREN VELLA of the TOWN of SPRINGWATER in the County / Region of SIMCOE solemnly declare that all the statements contained in this application and all the information provided is true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

It is understood and agreed that the fee submitted with this application covers only routine processing costs (ie. review by municipality). It is further understood and agreed that any additional costs or requirements with this application, including any additional information and processing requirements, or as may otherwise be required or incurred and charged to or by the municipality (ie: Planning, Legal or Engineering Fees, O.M.B. Hearing Costs, Agreements, Special Studies, other Approvals or Applications, and any other related matters), will be my responsibility to provide to and/or reimburse the municipality for same. Failure to pay all associated costs may result in refusal of this application and/or collection by the municipality in like manner as municipal taxes, or any other means legally available to the municipality.

Declared before me at the _____ of _____ in the County/Region of _____ this _____ day of _____, 20____.

Signature of Authorized Applicant or Authorized Agent _____
Date

Signature of Commissioner of Oaths _____
Date

Applicant Authorization

This Authorization must be completed:

- (a) if the proponent is other than the registered owner(s) of the subject lands (excluding Agents)
- (b) if there are two or more registered owner(s)

To: The Mayor and Council
Town of The Blue Mountains
32 Mill Street
P.O. Box 310
Thornbury, Ontario
N0H 2P0

PLEASE SEE ATTACHED AUTHORIZATION AS AGENT LETTER

I/We, _____ being the
registered owner(s) of _____
(property description)
in the Town of The Blue Mountains hereby Authorize _____

to act on our behalf as Authorized Applicant in this Amendment Application.

Date: _____ Signature _____

Date: _____ Signature _____

Note:

In all cases, the registered owner(s) of the subject lands is considered the Applicant(s), however, an Authorized Applicant may be designated to submit this application on behalf of the owner(s). A single registered owner is assumed to be the Authorized Applicant, unless otherwise designated under this Schedule. Where there are two or more registered owners, only one Authorized Applicant must be designated to represent all other registered owners for the purposes of correspondence under Part A and the Affidavit under Part D of the Application. An Authorized Applicant may also be a proponent who is not a registered owner, such as a holder of an option to purchase the subject lands, provided this Schedule is completed.

If the Amendment application involves two or more separate properties under separate ownership, separate authorization must be provided from each registered owner and be attached.

An Agent is not the Applicant, and cannot be designated as an Authorized Applicant. An Agent may only be Authorized under Appendix "D-2" to represent the registered owner(s) and/or Authorized Applicant.

Where an Authorized Agent is designated by the registered owner(s) under Appendix "D-2" for the purposes of correspondence under Part A and the Affidavit under Part D of the Application, it is not necessary to designate an Authorized Applicant.

Applicant Authorization under this Appendix is not required for a signing officer duly authorized by a corporation.

Agent Authorization

This Authorization must be completed if an Agent is representing the registered owner(s) and/or Authorized Applicant

To: The Mayor and Council
Town of The Blue Mountains
32 Mill Street
P.O. Box 310
Thornbury, Ontario
N0H 2P0

PLEASE SEE ATTACHED AUTHORIZATION AS AGENT LETTER
I/We, _____ being the
registered owner(s) or Authorized Applicant of

_____ in the Town of The Blue Mountains hereby
(property description)

Authorize _____ to act on our behalf as Authorized Agent
in this Amendment Application.

Date: _____ Signature _____

Date: _____ Signature _____

Note: An agent may provide technical assistance and represent the interests of the proponent, but is not the registered owner(s) or Authorized Applicant.

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2010 – 35

(Amended by By-law Nos. 2011–44, 2012–23, 2013-13 & 2014-14)

OFFICE CONSOLIDATION

WHEREAS Section 69(1) of the *Planning Act* enables the council of a municipality 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;

AND WHEREAS Section 391 of the *Municipal Act*, 2001 authorizes a municipality to impose fees or charges on persons for services or activities provided or done by on or behalf of it;

AND WHEREAS Council of the Corporation of the Town of The Blue Mountains held a public meeting on January 25, 2010 respecting proposed changes to the tariff of fees related to planning matters and engineering services;

NOW THEREFORE the Council of the Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Schedules “A”, “B” and “C” are hereby deemed to form part of this By-law.
2. The fees for the processing of applications in respect of planning matters shall be as set out in Schedules “A” and “B”.
3. The fees for services provided in respect of engineering services shall be as set out in Schedule “C”.
4. By-law No. 2008-42, as amended by By-law No. 2008-114, is hereby repealed.

Enacted and passed this 26th day of April 2010.

Signed

E. Anderson, Mayor

Signed

C. Giles, Town Clerk

**Schedule “A”
Administration, Refunding, Other Fees,
& Lapsing/Closing – Planning Applications**

- A. Application fees are cumulative save and except where noted otherwise.
- B. 50% of the Planning Fee may be refunded at the sole discretion of the Director, Planning & 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.
- C. The Director, Planning & 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.
- D. 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, Planning & Building Services, be deemed to be abandoned and lapsed/closed.

Schedule “A” 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.

SCHEDULE “A” - PLANNING FEES

1. Official Plan Amendment		
Application Type	Fee	Security
Large Scale	\$15,350	\$5,000
Mid Scale	\$8,300	\$5,000
Small Scale	\$5,535	\$2,500
Individual Scale	\$2,220	\$0
2. Zoning By-law Amendment		
Application Type	Fee	Security
Large Scale	\$4,400	\$5,000
Mid Scale	\$3,330	\$5,000
Small Scale	\$3,330	\$2,500
Individual Scale	\$1,640	\$0
Temporary Use	\$1,640	\$2,500
3. Draft Plan of Subdivision/Condominium		
Application Type	Fee	Security
Large Scale	\$13,730	\$5,000
Mid Scale	\$8,300	\$5,000
Small Scale	\$5,535	\$2,500
4. Site Plan Review		
Application Type	Fee	Security
Large Scale	\$13,730	\$5,000
Mid Scale	\$8,300	\$5,000
Small Scale	\$3,300	\$2,500
Individual Scale	\$260	\$0
5. Minor Variance (including applications pursuant to Sections 45(1), (2) & (3) of the <i>Planning Act</i>)		
Application Type	Fee	Security
Minor Variance	\$990	\$0
6. Consent		
Application Type	Fee	Security
Lot Addition (Boundary Adjustment)	\$1,610	\$0
Validation of Title	\$1,610	\$0
Lot Creation	\$2,575 + \$560 for each additional lot	\$0
Easement	\$1,610	\$0
7. Part Lot Control/Deeming By-law		
Application Type	Fee	Security
Large Scale	\$1,930	\$0
Mid Scale	\$1,100	\$0
Small Scale	\$535	\$0
Individual Scale	\$535	\$0
8. Agreement Preparation (includes those costs associated with title search(es) & registration of agreement(s))		
Application Type	Fee	Security
Large Scale	\$14,000	N/A
Mid Scale	\$8,600	N/A
Small Scale	\$3,640	N/A
Individual Scale	\$770	N/A
Pre-Servicing	\$2,615	N/A

Notes to Schedule “A”:

1. Application fees are cumulative except where noted otherwise.
2. Where an application is modified by the applicant prior to a decision on the application, an additional fee of 50% of the current required fee shall apply.
3. The security fee 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 fee 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 fee may be determined to be required by the Director, Planning & Building Services.
4. 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.
5. Where a Site Plan Application proceeds in conjunction with a Zoning By-law Amendment, a 25% reduction in the Zoning By-law Amendment Fee applies.
6. 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.
7. If the proposal has received approval from the approval authority more than 24 months from the date of application for Agreement preparation, an additional fee of \$500 shall apply.
8. 50% of the Planning Fee may be refunded at the sole discretion of the Director, Planning & 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.
9. 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, Planning & Building Services, be deemed to be abandoned and lapsed/closed.
10. 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 applicable fee shall apply to a maximum of \$2,615.
11. The Director, Planning & 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.
12. The proponent must make a written request to the Director, Planning & Building Services for refunds and/or the release of securities held by the Town.
13. Interest is not paid on fees and/or security deposits.

SCHEDULE "B"
OTHER PLANNING FEES

Item	Application Type	Fee
A.	Reactivating an application that has not been acted on in 12 months Note: 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, Planning & Building Services, be deemed to be abandoned and subsequently lapsed/closed.	50% of the current applicable fee(s)
B.	Re-notification Fee In the instance where an advertised Public Open House or Meeting is deferred and/or rescheduled at the request of the proponent.	50% of the application fee up to a maximum of \$1,200
C.	Telecommunication Towers	\$1,640
D.	Red Line Revision comments to the County of Grey or Ontario Municipal Board	\$810
E.	Draft Plan Extension comments to the County of Grey or Ontario Municipal Board	\$810
F.	Removal of the Holding "-h" symbol	\$860
G.	Ontario Municipal Board Attendance For each Town employee where same attends an Ontario Municipal Board Hearing in support of an application that has been "approved" by the Council of the Town of The Blue Mountains.	\$1,610 for the first day or portion thereof + \$800 for each additional day or portion thereof
H.	Planning Opinion Letter	\$210
I.	Draft Plan Approval Clearance Letter to the County of Grey or Ontario Municipal Board	\$210
J.	Red Line Revision to a Site Plan Agreement	\$525
K.	Change to a Condition of Consent	\$810
L.	Condominium Exemption comments to the County of Grey	\$810
M.	Renewable Energy Projects (including those within the Niagara Escarpment Development Control Area)	\$1,610
N.	Provision of comments to the Niagara Escarpment Commission on Development Control Permits	\$260
O.	Provision of comments to the Niagara Escarpment Commission on Niagara Escarpment Commission Amendments or to the County of Grey on County Official Plan Amendments	\$810
P.	Processing of inquiries related to acquisition of Town owned land	\$260

SCHEDULE “C” ENGINEERING FEES

1. Official Plan Amendment			
Application Type	Fee ⁽¹⁾		
Large Scale	\$3,000		
Mid Scale	\$2,000		
Small Scale	\$1,000		
Individual Scale	\$0		
2. Zoning By-law Amendment			
Application Type	Fee ⁽¹⁾		
Large Scale	\$1,000		
Mid Scale	\$750		
Small Scale	\$500		
Individual Scale	\$0		
3. Draft Plan Review			
Application Type	Fee ⁽¹⁾		
Large Scale	\$5,000		
Mid Scale	\$3,000		
Small Scale	\$1,000		
4. Technical Review of Plan of Subdivision/Condominium/Site Plan Submissions			
Application Type		Prepayment Fee ⁽²⁾	Minimum Fee
Large Scale		\$15,000	\$5,000
Mid Scale		\$7,500	\$3,500
Small Scale		\$3,500	\$2,500
Individual Scale		\$2,000	\$1,000
Additional Submission		See Notes 3 and 4	-
5. Works Fees for Subdivision/Condominium/Site Plan ⁽⁵⁾			
Application Type	Works Fee		Minimum Fee
Large Scale	4.0%		\$5,000
Mid Scale	4.0%		\$3,500
Small Scale	4.0%		\$2,500
Individual Scale	4.0%		\$1,000
Pre-Servicing ⁽⁶⁾	0.5%		\$2,000
6. Re-Inspection ⁽⁷⁾			
Application Type	Fee ⁽¹⁾		
Large Scale	\$3,000		
Mid Scale	\$1,500		
Small Scale	\$900		

Notes to Schedule “C”:

1. This fee is a one-time non-refundable payment and is not related to the Works Fee.
2. The Prepayment Fee is a deposit for the Works Fees paid at Agreement execution and is intended as partial payment of the technical review, Agreement administration and/or other similar expenses incurred by the Town. If the proponent elects to not proceed with the project, the Prepayment Fee will be returned less the greater of the minimum fee or the actual time and expenditures incurred as determined by the Director of Engineering & Public Works.
3. In the instance of a third 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 Engineering and Public Works and is not refundable.
4. In the instance of a third 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 Engineering and Public Works and is not refundable.
5. The Works Fee is due at the time of execution of the applicable Agreement. Should the Works Fee Prepayment Fee exceeds the required Works Fee, the Prepayment 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 Engineering and Public Works.
6. The Pre-Servicing Fee is a 0.5% premium in addition to the Works Fee for the additional costs associated with the technical review of a Pre-Servicing proposal and Agreement administration. 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 Engineering and Public Works.
7. 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.
8. Where an Official Plan Amendment and/or Zoning By-law Amendment and/or Draft Plan are processed concurrently, the greatest single fee shall apply.
9. Interest is not paid on fees and/or prepayment deposits.

Grey Sauble Conservation

2016 Fee Schedule for All Departments

PLANNING

Fees for 2016

Official Plan Amendment	\$230 per application
Zoning By-Law Amendment	\$230 per application
Consent (severance)	\$230 per new lot created
Minor Variance	\$180 per application
Site Plan Reviews - Minor (Single Lot Residential or Small Scale Commercial Industrial)	\$180 per application
Site Plan Reviews - Major (Commercial Industrial and or Multiple Residential)	\$550 per application
Niagara Escarpment Development Permit Review	\$250 per application
Subdivision/Condominium Draft Approvals	
<u>Subdivisions</u> \$60.00 per lot or block, with a minimum flat fee of \$530.00 and a maximum flat fee of \$6,340	\$530 (Minimum flat fee)
<u>Condominiums</u> The lesser of \$60 per unit or \$1,270/ha with a minimum flat fee of \$530 and a maximum flat fee of \$6,340	\$6,340 (Maximum flat fee)
Note: 0.3 metre reserve blocks are not included for calculating applicable fees	+ Applicable GSCA Technical review fees
Red-line Revisions for Plan of Subdivision (minor) + technical fees	\$180
Red-line Revisions for Plan of Subdivision (major) + technical fees	\$550
Private "Multi-Lot" Residential Developments (OPA and/or ZBA)	\$60 per unit (parcel) or block, minimum \$530 fee (max. \$6,340)
Property Clearance & Inquiry Letters	\$175 each
Property Clearance & Inquiry Letters with Site Inspection	\$250 each
Pre-circulation Consultation - Small Development Proposal - Developed areas <i>less than 1 hectare</i> (includes site inspection, scoping letter and map)	\$250 each
Pre-circulation Consultation - Large Development Proposal - Developed areas <i>greater than 1 hectare</i> or commercial, industrial or multiple residential (includes site inspection, scoping letter and map)	\$550 each
Aggregate Resources Act Applications <i>Under 20 hectares/50 acres</i>	\$550 plus (plus applicable Planning Act Application fees and GSCA technical study review fees)
Aggregate Resources Act Applications <i>Over 20 hectares/50 acres</i>	\$550 plus \$20 per hectare over 20 hectares (plus applicable Planning Act Application fees and GSCA technical study review fees)
Golf Course Review	\$1,500 per proposal

Environmental Assessment Review	\$510
Technical Clearance Fees	refer to chart below

Notes and Definitions on next page

1. Grey Sauble Conservation reserves the right to waive the application fee or reduce the fee on a case by case basis.
2. Fees for multiple joint applications made at the same time for the same parcel and for the same development proposal for Official Plan Amendments, Zoning By-law Amendments, Minor Variances and Consents will be discounted as follows: First application – full fee per lot/application; Additional applications – 50% of full fee per lot/application

Technical Clearance Fees for 2016

1. Scoped Site Environmental Impact Studies for proposed mitigation measures related to any natural heritage feature	\$510.00
2. Full Site Environmental Impact Studies for proposed mitigation measures related to any natural heritage feature	\$1,280.00
3. Subwatershed Study/Master Drainage Plan or Tributary Study	\$510.00
4. Stormwater Management Studies and Proposed Facilities. <i>This fee includes review of all Phases of SWM plans from preliminary or conceptual to final engineering design (quality, quantity and sediment and erosion control).</i>	\$1,280.00
5. Scoped Site Impact studies and proposed mitigation measures for any proposal that is potentially impacted by natural hazards (<i>flooding, slope stability, shorelines</i>)	\$510.00
6. Full Site Impact studies and proposed mitigation measures for any proposal that is potentially impacted by natural hazards (<i>flooding, slope stability, shorelines</i>)	\$1,280.00
7. All technical clearance fees are subject to the Supplementary Fee , where applicable, in addition to the flat fee	Contact GSCA (see Note #5)

Notes and Definitions:

1. For the purpose of this fee schedule, Scoped Site studies are generally recommended in situations where the nature of the natural feature or hazard is well documented, similar development has been previously proposed, modeled and analyzed, impacts are not expected due to the location or nature of a proposed development, and mitigation options have been developed.
2. For the purpose of this fee schedule, Full Site studies are generally recommended in situations which are more complex, where information is lacking, or where the risk or significance of the impact is high.
3. It is anticipated that a municipality, following consultation with the Conservation Authority, will make the determination of the type of studies required. The fee for the technical clearance is to be paid by the proponent directly to the Authority.
4. Where a Conservation Authority Development Permit approval is required in addition to the planning approval, the fee for the Conservation Authority permit may be discounted at the Authority's discretion.
5. For the purpose of this fee schedule, the Supplementary Fee applies when the Conservation Authority chooses to use specific technical assistance from another source to supplement their review of a technical document, and hereby direct costs are incurred by the Authority. This fee is in addition to the flat rate fee and is to be paid by the proponent directly to the Authority. The Supplementary Fee charged to the proponent is equal to the costs invoiced to the Authority by the other source for that specific review.

**Development, Interference with Wetlands and
Alteration to Shorelines and Watercourses Regulation
Ontario Regulation 151/06
Permit Application Fee Schedule**

Application for permission:	Single Work Fee	Multiple Work Fee (3 or more on the same roll number)
Minor Projects (definition of Minor on next page)	\$250	\$550
Standard Projects (definition of Standard on next page)	\$550	\$1,280
Major Projects (definition of Major on next page)	\$1,280	N/A
60 Month Project (requires GSCA Board Approval)	\$3,000	N/A
Permit Replacement (expired and/or no amendments)	\$120	N/A
Permit Replacement with Amendments (Minor Projects)	\$150	N/A
Permit Replacement with Amendments (Standard Projects)	\$250	N/A
Permit Replacement with Amendments (Major Projects)	\$500	N/A
Property Clearance & Inquiry Letter	\$175	N/A
Property Clearance & Inquiry Letter (with a site inspection)	\$250	N/A

NOTE: Any project commenced prior to the issuance of a permit will be subject to a fee that is double the regular fee.

Definitions:

This is a summary for the guidance of all applicants. Grey Sauble Conservation determines the applicable fee and whether the project is exempt.

Minor Projects:

- buildings and structures with floor area equal to or less than 50 metres² (538 feet²)
- fill (including placing, removal or re-grading) where the total quantity is equal to or less than 100 metres³ (130.8 yards³)
- retaining walls where slope stability is not a concern
- fences within a floodplain or dynamic beach
- decks and patios that are not enclosed or roofed
- docks
- pools and associated minor site alterations
- shore wells and associated site alterations excluding in water works
- clean-out of existing ponds (location of disposal of dredged material must be indicated and may trigger additional permits) where pond size does not increase
- cleanout of channels less than 100 metres in length completed while the channel is dry, provided the dimensions of the channel do not exceed the original "as constructed" channel
- watercourse crossing where the existing stream channel width is equal to or less than 3.0 metres (9.8 feet) and the watercourse is dry at the time of construction
- maintenance and repair to existing on-stream structures provided the use and dimensions remain substantially the same

- stream bank or inland lake shoreline works that are equal to or less than 20 metres (65.6 feet) in total length
- site alteration for the installation of a septic system
- repairs or replacement of Great Lake Shoreline protection works within the same footprint

Standard Projects:

- All projects not defined as minor, major or exempt

Major Projects:

- all non-residential buildings (commercial, industrial, institutional) greater than 500 metres² (5380 feet²) in floor area
- fill (including placing, removal or re-grading) where the total quantity is more than 1500 metres³ (1,962 yards³)
- ponds, dams, watercourse crossings where the existing stream channel width is greater than 10 metres (33 feet)
- new stream bank and channel works that exceed 100 metres (328 feet) in length
- retaining walls or similar structures where there is potential for slope instability

Exempt Projects:

- non-habitable buildings or structures equal to or less than 10 metres² (107.6 feet²) in floor area provided they are not located in a hazard area
- fill quantities (including placing, removal or re-grading) equal to or less than 10 metres³ (13 yards³) where the work is completed in one calendar year, is not an ongoing project, is not located on a steep slope, and will not restrict the flow of water
- fences not within a floodplain or dynamic beach
- Septic system replacements being replaced in the same location and size and not within a hazard area
- new or replacement municipal water and/or municipal sewer hook-up provided it does not cross a watercourse, wetland or steep slope
- demolition of an existing building provided there are no changes in grade
- repairs and/or replacement of a foundation provided the building footprint is not increased and changes in grade remain the same and the structure is not within a flood or erosion hazard area
- works entirely within the waters of Lake Huron, Georgian Bay or inland lakes that require a permit or exemption from the Ministry of Natural Resources under the Public Lands Act
- landscape works that do not change the grade or drainage

If you have any questions, please contact our planning department 519 376-3076

All CONSERVATION AREAS – Self Serve or Gatehouse

Daily parking fee - \$5.00 per vehicle – on our properties during that day

Season Pass \$30.00 (for the calendar year to access all Grey Sauble properties)

(Pay by App /MacKay Pay OR Pay by Web – mackaypay.com OR call 1-844-334-7078 to pay by phone)

BUSES - \$1.00 per person per visit

PAVILION RENTALS

Grey Sauble Conservation Administration Centre & Arboretum

\$150.00 (signed agreement required) (no BBQ's supplied)

Wedding on Arboretum Grounds - \$75.00 (signed agreement required)

Inglis Falls Conservation Area

\$50.00 plus the parking fee (no rentals are available during July, August & Thanksgiving Weekend)
signed agreement required (no BBQ's supplied)

Hibou Conservation Area

Large pavilion \$50.00 (signed agreement required), OR Small Pavilion is free (no BBQ's supplied)

All other Pavilions (Eugenia, Epping, Ainslie Wood)

Pavilion Rental \$75.00 (signed Agreement required)

Weddings - \$75.00 (signed Agreement required)

ROCK CLIMBING

Old Baldy Conservation Area only

\$5.00 per day or Seasons Pass \$30.00 per year - use MacKay Pay Parking System, by App or Web
mackaypay.com or call 1-844-334-7078 – ALL CLIMBERS MUST ACKNOWLEDGE THE CLIMBING WAIVER AND
HAVE VALID PERMITS TO CLIMB

MAPPING/GIS

Grey Sauble Conservation owns a large library of aerial images of our watershed. These libraries include:

- 1954 digital and hard-copy
- 1978 digital and hard-copy
- 1991 digital and hard-copy
- 2006 digital orthophotography, 30 cm resolution, spatially referenced and corrected
- 2010 digital orthophotography, 20 cm resolution, spatially referenced and corrected

Prints of these images are available upon request:

- All regular size (8.5 X 11) prints of air photos are \$10
- Larger format (up to 42" wide plot, variable length), \$5.00 per sq.ft. (\$10 minimum)

The cost to purchase digital Orthophotos is \$50/1 Km tile.

Grey Sauble Properties & Permitted Activities Map - \$10.00 + \$1.00 postage

Mapping Services range from \$50.00 to \$100.00 per hour

FORESTRY

Tree Seedling and Landscape Stock Prices have been confirmed for 2016. Download your application form by going to the Forestry Tab – select Forestry Services, look on the right side where the downloads are located.

Tree Planting

Machine Planting – (2,000 tree minimum fee) - \$0.40 per tree

Hand Planting (1,000 tree minimum fee)) - \$0.75 per tree

Forest Management Services

- Managed Forest Tax Incentive Program (MFTIP)
Full Plan - \$12.00 per acre for the first 100 acres: \$5.00 per acre thereafter;
(\$450.00 minimum fee)
- Emerald Ash Borer Inoculation - \$5.70 cents per cm – measured at Breast Height
- Tree Marking - \$50.00 per acre (\$500.00 minimum fee)
- Tendering - \$150.00 Flat Fee
- Contract Management - \$150.00 per site visit (minimum fee)

Vegetation Control

- Simazine Spray - \$.25 cents per tree (\$250.00 minimum fee)
- Round-up Spray - \$.40 cents per tree (400.00 minimum fee)

COMMUNITY RELATIONS/ Children's Programs

Young Naturalists (children ages 6-12, meet the last Sunday of the month – Sept to May)

- \$20.00 per person or \$30.00 for a family plus the costs of Field Trips

Day Camp - 2016

- \$26.00 per day 8:30 – 4:30 (for children ages 7 – 12) operates for 8 weeks, Mon to Fri, July & August
- Early & Late Services for Day Camp - 8:00 am drop off and Late Pickup til 5:00pm -\$5.00 per day

Wildwater Program

- A Free Spring Ice Water Safety Program offered to Grade 4 and Grade 5 students made possible with our Community Partner Ontario Power Generation & Owen Sound Kiwanis

World of Trees (Grade 3)

- Grey Sauble Conservation & the Arboretum Alliance invite schools to this “special 2 day event in May each year” Curriculum Program – Grade science and Technology Growth & Changes in Plants

Grey Bruce Children's Water Festival (Grade 4) www.waterfestival.ca

Bruce Grey Forest Festival (Grade 7) www.forestfestival.ca

Outdoor Education 2015-2016 school year – please contact Saugeen Conservation to book your class with Saugeen Conservation @ 519 367-3040 ext 237 Nancy Griffin

WREN PROGRAM – you are responsible to cover the costs of bussing

- Half Day Program - \$138.00 for one staff, \$277.00 for two staff
- All Day Program - \$277.00 for one staff, \$407.00 for two staff

Fees include the use of facilities and equipment, as well as staff wages. H.S.T. will be added.

- Earth Week Program (in-school) - \$68.00/presentation, plus mileage & HST
- Our new in-school or short program fee is \$68.00/hour plus mileage (@\$.45/km) and H.S.T. For programs at Conservation Areas other than Inglis Falls or the Headquarters, the following mileage fee will be added: \$35.00 to Saugeen Bluffs, \$14.00 to Allan Park, \$42.00 to Clendenan, \$12.60 to Bognor Marsh, \$14.00 to Mildmay

DEER PROGRAM – sponsored by Bruce Power

Ask Nancy Griffin if your class qualifies for sponsorship covering the costs of bussing and staff!

CONSERVATION FOUNDATION

- Memorial Forest - Purchase a Tree in Memory of a loved one in our Memorial Forest \$60.00
- Membership - \$25.00
- Earth Film Festival (Fundraiser), Thursday April 28th, 2016 – Tickets must be purchased at Roxy Theatre
 - – Matinee for Grade 4,5,6 \$2.50
 - - Evening Presentation - \$22.00
- Trees for Schools – contact foundation@greysauble.on.ca

Donations are graciously accepted through credit cards, debit or cheque. We are a registered charity and offer Tax Receipts. You can also make a donation through Canada Helps. Org.

Grey Sauble Conservation Foundation
237897 Inglis Falls Road, R.R.#4
Owen Sound, Ontario
N4K 5N6

Town of The Blue Mountains

Conservation Authority Watershed Jurisdictions

