



**GEORGINA**

**Subject:** 2026 Development Fee Study - Resident-Driven Fees

**To:** Mayor and Council

**From:** Becky Ridding, Senior Financial Analyst

**Date:** May 6, 2026

**Briefing:**

The Town of Georgina is currently conducting its 2026 Development Fees Study and Bylaw Review (Study). On April 1, 2026, Council received Staff Report No. [DCAO-2026-0003](#) which provided an overview of the Study and a presentation from Hemson Consulting Ltd. regarding the draft results of the Study. During this meeting, Council requested additional data outlining which fees are generally resident-driven (as opposed to developer-driven). Resident-driven fees generally relate to small-scale, personal projects on one's property. An example of a resident-driven development application fee would be a Minor Variance, which is typically a small deviation from the existing zoning standards applicable to one's property in order to facilitate a construction project (e.g. house addition, shed, deck).

On April 15, 2026, the Town released its [2026 Draft Development Application Fee Review Report](#) for public input. Included in the report are development application fees at the current 2026 rates and fees as calculated to achieve full cost recovery. Of the proposed fee changes, fee increases were calculated for both the Development Planning and Development Engineering Divisions, whilst no increases were proposed for the Building Division aside from a slight increase to pool permits. Given the provisions of the *Planning Act* and the *Municipal Act*, Council has the authority to impose a fee that recovers less than the full cost required to process an application. In those cases, the costs of not achieving full recovery for services rendered are borne by the tax levy.

A summary of fees which are typically paid by individual homeowners is outlined in Appendix 1 for Council's consideration. Staff is committed to considering Council's feedback regarding these resident-driven development application fees prior to finalizing the proposed fee structure.

**Attachments:**

Appendix 1 – Development Planning Application Fees – Resident-Driven Fees

Appendix 2 – Development Engineering Application Fees – Resident-Driven Fees and Developer-Driven Fees with a Resident-Driven Portion

## Appendix 1 - Development Planning Application Fees – Resident-Driven Fees

Type of Application	Current Fees - 2026	Calculated Full Cost Recovery Fees
<b>Consent (Lot Creation, Lot Addition/Boundary Adjustment)</b>		
Application Fee for First Lot/Unit/Parcel Created	\$6,419	\$13,500
Application Fee for Subsequent Lot/Unit/Parcel Created	\$5,456	\$11,500
Change of Consent Conditions	\$4,567	\$9,600
Consent Agreement	\$3,281	\$6,900
Validation of Title, Easement, Title Clearance, Mortgage Discharge, Foreclosure, Power of Sale, Partition Order, Land Leases	\$2,222	\$4,700
Committee of Adjustment Cancellation of Consent	-	\$1,350
Committee of Adjustment Certificate of Official for Retained Lands	-	\$180
<b>Minor Variance, Non-Conforming Uses, Other Permissions</b>		
Application Fee	\$1,729	\$6,800
Minor Variance Agreement	\$619	\$2,400
<b>Temporary Use Bylaw Application or Extension</b>		
Temporary Use Bylaw Application or Extension	\$8,764	\$12,930 <sup>1</sup>
<b>Deeming Bylaw or Repeal of Deeming Bylaw</b>		
Base Application Fee	\$1,852	\$1,700
Repeal of Deeming Bylaw Application Fee	\$3,212	\$3,000
Plus: Charge per Lot	\$299	\$300

Note 1: The calculated fee reflects the delegated authority rate. This delegated process would reduce the calculated fees to recognize new efficiencies to process the applications. The delegated authority fees would be set equal to about 2/3 of the fully calculated rate, in the case of a non-delegated application.

**Appendix 2 - Development Engineering Application Fees – Resident-Driven Fees and Developer-Driven Fees with a Resident-Driven Portion**

Type of Application	Current Fees - 2026	Calculated Full Cost Recovery Fees
<b>Site Alteration and Entrance Permit</b>		
<b>Resident-Driven (95 per cent), Developer-Driven (5 per cent)</b>		
Fill placement of 250 cubic metres or less	\$500	\$1,550
Extension of Permit for Fill placement of 250 cubic metres or less	\$250	\$780
<b>Developer-Driven (95 per cent), Resident-Driven (5 per cent)</b>		
Fill placement greater than 250 cubic metres up to 2,000 cubic metres	\$750	\$2,330
Extension of Permit for Fill placement greater than 250 cubic metres up to 2,000 cubic metres	\$375	\$1,170
Fill Placement greater than 2,000 cubic metres	\$12,000	Note 2
Extension of Permit for Fill greater than 2,000 cubic metres	\$500	\$1,550
Preparation of Site Alteration Agreement	\$6,150	\$19,120
Amendment to Agreement <sup>2</sup>	\$2,050	\$6,370

Note 2: As the Development Engineering Bylaw was recently amended (Bylaw No. 2024-0036) to adjust the site alteration fees for fill placement greater than 2,000 cubic metres, these fees were not reviewed as part of the Study.