



# MANITOULIN PLANNING BOARD

40 WATER STREET - UNIT 1 - P.O. BOX 240 - GORE BAY - ONTARIO - P0P 1H0  
 ☎ 705-282-2237 📠 705-282-3142

## NOTICE OF TARIFF OF FEES

Planning Board has established the following Tariff of Fees effective **March 24th, 2026** within the Manitoulin Planning Area in accordance with Sec. 69(1) of the Planning Act R.S.O. 1990 C.P. 13 (as amended).

### Applications for:

Consent to Sever, per parcel/application	\$925.00
Amendment to Conditions, per parcel/application	\$450.00
Certification of Land Transfer/Deed	\$170.00
Certification Cancellation	\$170.00
Plan of Subdivision/Condominium	\$1670.00
Plus Each lot/unit	\$925.00
-Request to Extend Draft Approval	\$385.00
-Approval for Second and each subsequent phase	\$720.00
 Amendment to the Official Plan	
-Municipalities	
-Residential, Rural, Open Space, etc.	\$1670.00
-Commercial, Industrial, Institutional, etc.	\$2455.00
-Unincorporated Townships	
-Residential, Rural, Open Space, etc.	\$1905.00
-Commercial, Industrial, Institutional, etc.	\$2755.00
 Amendment to the Zoning By-Laws	
-Residential, Rural, Open Space, etc.	\$925.00
-Commercial, Industrial, Institutional, etc.	\$1140.00
-Removal of Holding Symbol	\$170.00
 Deeming By-Law	\$900.00
Recirculation – per parcel/application	
-Consents, Subdivisions/Condominiums, Official Plan & Zoning Amendments	\$450.00
Letters of Conformity to By-Law 2022-05 – before construction	\$170.00
Letters of Conformity to By-Law 2022-05 – after construction	\$1130.00
-Plus Site Inspection Costs (if required)	\$0.61/km.
-Staff Site Inspections	\$0.81/km.
 Validation of Title	\$900.00
Power of Sale	\$900.00
 Any Application Considered	
To Require Notice in Newspaper	} Cost as Invoiced in } Addition to Above Fees
 Request to be Heard/For Consideration	\$205.00
Letters – Response to Planning Inquiries i.e. Interpretation/Opinions, Official Plan and Zoning By-laws, Outstanding Work Orders, etc.	
	\$110.00
NSF Cheques	\$65.00
Request for Special Meeting of Planning Board	\$385.00
Geographic Information System Data (minimum 1 hr.)	\$82.50/hr.
Make a Map/Sketch 8.5" X 11" (without Planning Application)	\$40.00
 Document Publications	
-Official Plan Text	\$120.00
-Copies of a complete set of coloured Official Plan schedules/maps	\$70.00
-Zoning By-law No. 2022-05 Text and mappings	\$70.00
-Copy of a coloured Zoning By-law schedule/map (8.5" X 11")	\$10.00

Note: All fees are plus costs, expenses incurred from advertising, travel, etc. as required.

## ZONING AMENDMENT INFO GUIDE

## Section 34 of the Planning Act, R.S.O. 1990

## A. Applying for a Zoning Amendment

Note that the attached application form is only to be used when applying for a Zoning Amendment to By-law No. 2022-24 for the Town of Gore Bay.

## B. Using the Application Form

To assist in completing the application, we request that applicants and agents ensure the following when submitting applications:

- That the original and two copies are provided of the application form and sketch.

- That a fee of \$925.00 for Residential, Rural or Open Space applications or a fee of \$1140.00 for Commercial, Industrial or Institutional Zoning, payable to the Manitoulin Planning Board, accompany the application.

- That the application form is complete and accurate; and clearly states the reason.

- Please ensure that you keep a copy for yourself.

- That the application is submitted with a declaration stating that the applicant is the registered land owner of the lands applied for in the application (including or excluding sub-surface rights). If the application is being made by an agent then the land owner should also make a declaration in writing which authorizes the agent to act for the owner and to submit this application.

- Please note that your application will be assigned a file number which should be used on all correspondence.

- That the sketch and key map are legible, and contained on one page.

- Metric units should be used.

- To avoid delays, information must be complete and accurate.

## C. Sketch Required

A sketch must be included, drawn on the attached form at suitable scale, and must show:

- a) The boundaries of the subject land, with dimensions.
- b) The location, widths and names of all roads or highways within or abutting the property, indicating whether they are publicly-owned, and maintained travelled roads, or private right-of-way and the location of the closest public road as well as public access points.
- c) The boundaries of all of the land adjacent to the subject land that is owned by the applicant or in which the applicant has an interest. (This can be shown on a small key plan.)
- d) The relationship of the boundaries of the subject land to the boundaries of the township lot and to the boundaries of any adjacent lots or registered plans.
- e) The location and dimensions of all existing and proposed structures on the subject land, and all yard set-backs.
- f) Natural and artificial features such as buildings, (siting measurements may be required for some applications, i.e. where the siting of a building would encroach on a required side yard or front yard, etc.), railways, highways, pipelines, watercourses, drainage ditches, swamps, and wooded areas within or adjacent to the subject land.
- g) The nature of the existing uses of land within a radius of 300 metres of the property.
- h) The slope of the land, in order to establish the relationship between the grade of abutting highways and the grade of the subject land and to determine the drainage of the land (this information may be given in the form of contours, spot elevations, or written description).
- i) Easements, right of way, and/or restrictive covenants.

## D. Dealing With the Application

1. A Zoning By-law is used to control land use and development in areas of northern Ontario. On Manitoulin Island Mobile Homes may be permitted only by an approved amendment.
2. If you are proposing a land use that is not permitted in the category the land is zoned, or does not meet one of the zone's requirements, then you may need to apply to amend the zoning by-law. Please consult with the Town of Gore Bay or the Planning Board Office.
3. Your proposed use must conform to the local official plan, it must conform to all other requirements of the zoning by-law, and it must meet the requirements of local and provincial agencies. The Official Plan document is available on the Manitoulin Planning Board website [www.manitoulinplanning.ca](http://www.manitoulinplanning.ca)
4. When the application form is complete, the applicant may be required to obtain certain preconsultation reports, i.e. the Ministry of Transportation, the Public Health Unit, Hydro One, Indigenous Communities. Public notice will then be given as required by Ontario Regulation 545/06.

5. If your application does not conform to the local official plan or other agency concerns, then it may be refused. You should investigate an official plan amendment with the local Planning Board office before you submit your application. If the zoning amendment application is refused, you may ask the Municipality to refer the decision to the Ontario Land Tribunal (OLT).

6. For help in filling out this form you may consult an agent working on your behalf, such as a planner, lawyer, or surveyor. Questions on the process can be referred to the local Planning Board Office.

7. You must answer all questions as completely as possible and provide a sketch and key map that are clear and accurate. You must also submit a complete legal description including a photocopy of your deed/land transfer or reference plan. Please submit the originals and two copies of your completed application to the address on the application form. Applications that are incomplete will be returned.

The legal description may be a metes and bounds description, a reference plan which has been deposited in the local Registry Office or Land Titles Office, or if it is a registered plan, the Registered Plan Number and Lot No.

**Note: This application cannot proceed without a legal description of the property.**

**THIS APPLICATION IS TO BE PRINTED ON LEGAL (8.5" x 14") SIZE PAPER.** Thank You.

**APPLICATION FOR AMENDMENT TO BY-LAW NO. 2022-24**  
**FOR THE CORPORATION OF THE TOWN OF GORE BAY**  
**UNDER SECTION 34 OF THE PLANNING ACT, R.S.O. 1990**

For Office Use

File No. \_\_\_\_\_

Note: This application consists of Part A and Part B. To avoid delays, the information supplied on both parts must be complete and accurate. A sketch map and a legal description are required.

*This application must be printed on legal (8.5" X 14") size paper, Thank you.*

Incomplete applications will be returned. Please submit the original and 2 copies of this completed application to:

All applications must be signed.  
 Metric units should be used.  
 Please Print

**MANITOULIN PLANNING BOARD**  
**P. O. BOX 240**  
**GORE BAY, ON POP 1H0**

**PART A**

**1. Applicant Information**

1.1 Name of Owner(s)  
 An owner's authorization is required, if the applicant is not the owner. (See 5.1)

Name of Owner(s)	Home Telephone No.	Bus. Telephone No.
Address		Postal Code

1.2 Name of the person who is to be contacted about the application, if different than the owner.  
 (This may be a person or firm acting on behalf of the applicant.)

Name of Contact Person	Home Telephone No.	Bus. Telephone No.
Address	Postal Code	Fax No./email address

**2. Location of the Subject Land (Complete applicable boxes in 2.1)**

2.1 Town/Township/Municipality

Concession Number(s)	Lot Number(s)	Name of Street/Road	Street/911 No.
Reference Survey Plan No.	Part Number(s) on Survey Plan	Subdivision Plan No.	Lot(s)/Block(s)

**3. Description of Land**

Frontage (m.)	Depth (m.)	Area (sq.m./Hec.)
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**4. Creation of Lot - Date Created** **File No. (if applicable)**

4.1 How long has the lot been in the owner's possession? \_\_\_\_\_

4.2 If consent to sever is required, has a severance application been made?  Yes  No File No. \_\_\_\_\_

4.3 Are there any easements or restrictive covenants affecting the subject land? (I.e. Hydro One, Right-of-Way)  
 No  Yes If Yes, describe the easement or covenant and its effect. \_\_\_\_\_

**5. What is the present Zoning on the Property? (Check the municipal website)**

5.1 Why is the Zoning Amendment needed? (If known, specify the sections of the Municipal Zoning By-law being contravened.)  
 \_\_\_\_\_

**5.2 Has the property, or any portion, been the subject of a previous zoning amendment application?**

Yes  No If yes, quote ministry/planning board file number. \_\_\_\_\_

**5.3 What is the Official Plan Designation of the subject lands? (Available on the Planning Board website [www.manitoulinplanning.ca](http://www.manitoulinplanning.ca))**

**6. Present Use of Property**

Residential  Farmland  Seasonal Residential  Other \_\_\_\_\_  
 Industrial  Commercial  Open Space Storage

Past uses of Property  
 (include uses that may result in health, safety or environmental risks)

**7. List All Existing Buildings or Structures on the Land** (if more space is required, please attache a separate page)

Buildings or Structures	Indicate all Yard Setbacks				Building Dimensions	Building Height
	Front	Back	Side	Side		
1.						
2.						
3.						



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**Sketch Accompanying Application. (Please use metric units)**

**Key Plan**

**N**

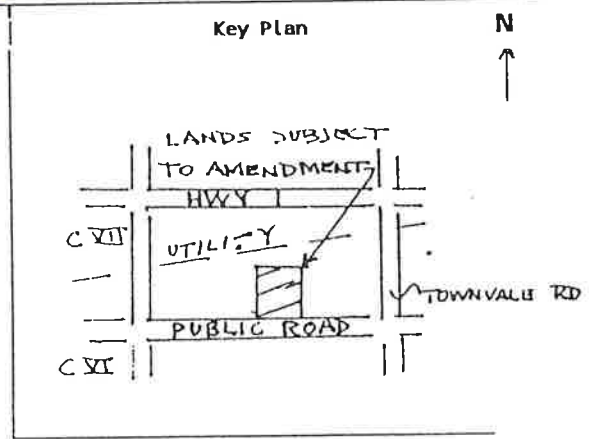


**(See Information Sheet and Sample Sketch for Guidance)**

PART B

Sketch Sheet

Sketch Accompanying Application. (Please use metric units)  
(See Information Sheet and Sample Sketch for Guidance)



SAMPLE SITE PLAN SKETCH

AREA OF SUBJECT LAND = 0.5 hectares

