

ATTACHMENT 3 – OVERVIEW OF FULL AND PARTIAL APPLICATION REFUNDS

Table 1 provides an overview and short summary of rules corresponding to full and partial application refunds resulting from enactment of [Bill 109 More Homes for Everyone Act, 2022](#).

Refund policies will become effective on January 1, 2023.

Table 1 – Legislative Changes to the [Planning Act, R.S.O. 1990, c. P.13](#) – Full and Partial Application Refunds

Application Type	No Refund	50% Refund	75% Refund	100% Refund
Official Plan Amendments (OPA's) + Zoning By-Law Amendments (ZBA's)	Decision made within 120 days	Decision made within 121 – 179 days	Decision made within 180 – 239 days	Decision made 240 days or later
Zoning By-Law Amendments (ZBA's)	Decision made within 90 days	Decision made within 91 – 149 days	Decision made within 150 – 209 days	Decision made 210 days or later
Site Plan Control**	Decision made within 60 days	Decision made within 61 – 89 days	Decision made within 90 – 119 days	Decision made 120 days or later

\*Decision timelines are from the date of complete application.

\*\*If a Site Plan Control application was received in July 2022 and not approved by January 1, 2023, the applicant would be entitled to a full refund of application fees. Site Plan Control applications are subject to a 60-day timeline.