

# Planning Fee Schedule

Revised January 1, 2025

**NOTE:** Preconsultation is strongly recommended for Site Plan Approval, Draft Plan of Subdivision/Condominium, Zoning By-law Amendment and Official Plan Amendment applications. Substantial changes to the design and/or size of the development (as determined by the GM or Designate) will require new Preconsultation fees. **For each type of planning application, Preconsultation fees will be charged.** Only valid for 1 year unless otherwise agreed to by the GM or Designate. **Please review the applicable application fees if you choose not to complete Stage 1 and Stage 2 of the Preconsultation process.**

## Site Plan Approval or Major Site Plan Amendment

### Preconsultation

#### Stage 1 - Initial Preconsultation - List of Required Plans and Studies:

\$1,500	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI)
\$2,500	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI)
\$3,500	(More than 21 lots/units/POTLs/blocks for residential or 10,000 sq. m. or greater of G.F.A. for ICI)

#### Stage 2 - Detailed Preconsultation - Report Review:

\$1,500	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI)
\$2,500	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI)
\$3,500	(More than 21 lots/units/POTLs/blocks for residential or 10,000 sq. m. or greater of G.F.A. for ICI)
\$250	Report Review Fee (per Report Submitted Per Submission)
\$1,500	More than 1 submission for Stage 2 Preconsultation

### Site Plan Approval Application

\$5,000	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI) where Stage 1 and 2 Preconsultation has been completed
\$10,000	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI) where both Stage 1 and Stage 2 Preconsultation has not been completed
\$8,000	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI) where Stage 1 and 2 Preconsultation has been completed
\$15,000	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI) where both Stage 1 and Stage 2 Preconsultation has not been completed
\$10,000	(More than 21 lots/units/POTLs/blocks for residential or 10,000 sq. m. or greater of G.F.A. for ICI) where Stage 1 and 2 Preconsultation has been completed
\$20,000	(More than 21 lots/units/POTLs/blocks for residential or 10,000 sq. m. or greater of G.F.A. for ICI) where both Stage 1 and Stage 2 Preconsultation has not been completed
\$1,500	For each resubmission for Site Plan Approval

### Site Plan Amendment / Security Reductions

\$400	Security Reduction Fee (per request)
\$2,500	Site Plan Amendment - Minor
See SPA Fee	Site Plan Amendment - Major

### Site Plan Development Agreement Administration Fee due at execution of Development Agreement

\$5,000	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI)
\$8,000	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI)
\$10,000	(More than 21 lots/units/POTLs/blocks for residential or 10,000 sq. m. or greater of G.F.A. for ICI)

### Official Plan and Zoning By-law Amendments

#### Preconsultation

\$1,500	Stage 1 Preconsultation
\$5,500	Stage 2 Preconsultation
\$250	Report Review Fee (per Report Submitted Per Submission)
\$1,500	More than 1 submission for Stage 2 Preconsultation

### Official Plan Amendment

\$7,700	Official Plan Amendment Application following completion of both Stage 1 and Stage 2 Preconsultation
\$17,000	Official Plan Amendment Application where both Stage 1 and Stage 2 Preconsultation has not been completed

### Zoning By-law Amendment

\$4,100	Minor Zoning By-law Amendment, following completion of Preconsultation. Minor Zoning By-law Amendment apply only to existing developed site(s) that add or changes permitted uses for an existing building(s) that does not require Site Plan Approval.
\$10,000	Minor Zoning By-law Amendment, where no Preconsultation completed. Minor Zoning By-law Amendment apply only to existing developed site(s) that add or changes permitted uses for an existing building(s) that does not require Site Plan Approval.
\$7,700	Major Zoning By-law Amendment, following completion of both Stage 1 and Stage 2 Preconsultation. Major Zoning By-law Amendment applies to all other types of Zoning By-law Amendment applications that do not qualify as a Minor Zoning By-law Amendment.
\$17,000	Major Zoning By-law Amendment, where both Stage 1 and Stage 2 Preconsultation have not been completed. Major Zoning By-law Amendment applies to all other types of Zoning By-law Amendment applications that do not qualify as a Minor Zoning By-law Amendment.
\$1,500	Request for Extension of Temporary Use Zoning By-law Amendment
\$1,500	Removal of Holding (H) Symbol

### Draft Plan of Subdivision / Condominium

#### Preconsultation

\$1,500	Stage 1 Preconsultation
\$5,500	Stage 2 Preconsultation - Up to 20 lots/units/POTLs/blocks
\$11,000	Stage 2 Preconsultation - 21 or more lots/units/POTLs/blocks
\$250	Report Review Fee (per Report Submitted Per Submission)
\$1,500	More than 1 submission for Stage 2 Preconsultation

### **Draft Plan of Subdivision / Condominium Application**

\$9,900	Up to 20 lots/units/POTLs/blocks following completion of Stage 1 and 2 Preconsultation
\$21,000	Up to 20 lots/units/POTLs/blocks where both Stage 1 and Stage 2 Preconsultation have not been completed.
\$14,700	21 or more lots/units/POTLs/blocks following completion of Stage 1 and 2 Preconsultation
\$35,000	21 or more lots/units/POTLs/blocks where both Stage 1 and Stage 2 Preconsultation have not been completed.
\$132	Additional fee per lot for more than 21 lots/units/POTLs/blocks up to a maximum of 500 lots
\$7,700	Final Approval Plan of Subdivision / Condominium Administration Fee due at execution of Agreement
\$427	Stamping of Final Plan

### **Draft Plan of Subdivision / Condominium**

\$280	Request for draft conditions to be changed
\$4,000	Red Line Revision
\$2,400	Draft Approval Extension
\$2,400	Amendment to Subdivision / Condominium Agreement
\$4,000	Condominium Conversion
\$5,000	Exemption of Plan of Condominium
\$5,000	Draft Plan Renewal

### **Development Application - Reactivation**

The municipality will close the file if the development application has been dormant (i.e. meaning no complete resubmission or completion of Conditions of Execution in the Development Agreement) for longer than three (3) years and a new application fee will be required.

\$5,500	For any development application that has been dormant (i.e. meaning no complete resubmission) for longer than eight (8) months between the issuance of the municipal comments and next submission (and that has not been formally closed by the municipality), the applicant shall pay the reactivation fee
\$4,000	For any development application involving an agreement that has been dormant for longer than six (6) months between the establishment of the final draft of the agreement and execution of the agreement, the applicant shall pay the reactivation fee.

## Committee of Adjustment

### Minor Variance

\$1,200	Application including 1 variance
\$400	Fee per each additional variance
\$148	To amend and recirculate the application
\$148	To defer an application after circulation has occurred
\$109	Reduction in total fee if a Consent application is submitted with a Minor Variance application

### Consent

\$2,700	Application for creation of 1 new lot
\$1,000	Fee per each additional lot to be created
\$280	To amend and recirculate the application
\$148	To defer an application after circulation has occurred
\$280	To accommodate applicant's request for conditions of consent to be changed
\$3,600	Consent Agreement
\$800	Consent Cancellation Certificate

### Validation of Title

\$900	For each request
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### Rights-of-way, Easement or Leases

\$2,700	Application for rights-of-way, easement or lease
\$280	To amend and recirculate the application
\$148	To defer an application after circulation has occurred
\$3,500	Combined fee for rights-of-way, easement or lease submitted with a Consent
\$1,000	For each subsequent lot created
\$148	For each subsequent right-of-way, easement, lease

### Parkland Dedication Fee

\$1,000	Non-Waterfront Residential (per Unit)
\$335	Non-Waterfront Communal Housing Bed (per Bed)
\$1,500	Waterfront Residential (per Unit)
\$500	Waterfront Communal Housing (per Bed)
\$2.04	Commercial less than 1 acre (per m <sup>2</sup> of land area)
\$1.03	Commercial between 1 and 5 acres (per m <sup>2</sup> of land area)
\$2.69	Institutional less than 5 acres (per m <sup>2</sup> of land area)

### **Consent / Lateral Service / Parking Agreement**

\$3,600	Applicable for Consent, Parking, or Lateral Service Agreement
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### **Preservicing Agreement**

\$5,000	Applicable to Preservicing Agreement
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### **Part Lot Control Exemption per Block**

\$1,500	Part Lot Control charged per block on a Plan of Subdivision
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### **Deeming By-law**

\$1,500	Deeming By-law
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### **Ontario Land Tribunal "OLT" Municipal Administration Fee**

\$5,000	Municipal Administration Fee for processing an OLT file for any Committee of Adjustment file or any other planning matter not noted below
\$10,000	Municipal Administration Fee for processing an OLT file for Official Plan Amendment / Zoning By-law Amendment / Site Plan Approval / Draft Plan of Subdivision or Draft Plan of Condominium

### **Parkland Dedication By-law Amendment**

\$1,500	Amendment to the Parkland Dedication By-law
\$1,500	Appeal of the Parkland Dedication By-law

### **Municipal Address Change**

\$170	Request from a property owner for a change of municipal address
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### **Municipal Comments on Shoreline Work Permit for MNRF**

\$200	To provide municipal comments on Shoreline Work Permits for MNRF
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### **Compliance Letters**

\$205.00	Zoning and/or Subdivision Inquiries
\$308.00	For 48 hour response time

\$270.24	Legal or Multi-Unit Inquiries (includes \$65.24 Building Admin. fee)
\$373.24	Legal Inquiry 48 hour response time

## Zoning Certificates

Applied to each Building Permit application Planning review as follows:	
\$200	Main Dwelling Units, New Detached Additional Dwelling Units, Additions to Main Dwelling Units greater than 15% of Gross Floor Area including as a result of adding dwelling units, New or Expansions to Industrial, Commercial or Institutional Buildings, New or alterations to existing Boathouses, Signs
\$100	Additions to Main Dwelling Units less than 15% of Gross Floor Area, New Additional Dwelling Units within an existing structure with additions less than 15% of Gross Floor Area, Accessory Structures greater than 15 sq.m. in ground floor area, Carports greater than 15 sq.m., Shoreline Structures greater than 15 sq.m. in ground floor area
\$50	Accessory Structures less than 15 sq.m. in ground floor area, Carports less than 15 sq.m., Shoreline Structures less than 15sq.m. in ground floor area, Decks, Pools, Enlargements to Driveways
\$50	Fence Installations, Docks, Landscaped Open Space reviews, Outdoor storage and display reviews, Home Occupation/Home Industry reviews, Legal Non-Conforming or Legal Non-Complying reviews
\$50	All revisions and/or resubmissions shall be subject to \$50.00 per revision unless the revision/resubmission has been deemed to be minor at the discretion of the City.
<p><b>NOTE:</b> The following type of Building Permit applications shall be exempt from the Zoning Certificate requirement: Change of Use, Foundation Repairs, Solid Fuel Burning Woodstoves and Fireplaces including chimney repairs, Septic System Tank Replacement, Retaining Walls, Plumbing, Electrical, Back Flow Prevention Devices, Roof Top Solar Panels, Interior Renovations unless to Accessory Apartment, Fire/Smoke Alarms, Roof Repairs unless there is a change in building height, Window Replacement, Water Meter Installation, and Hen Coops.</p>	

## Official Plan Printed Copies

\$112	Full text and 11" x 17" colour schedules
\$26	For each 36" x 48" sized colour print of schedule, total of 5 schedules

## Zoning By-law Printed Copy

\$112	Full text and 8" x 11" colour schedules
\$26	For each 36" x 48" sized colour print of schedule