

Planning Fee Schedule

Revised January 1, 2026

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:

\$1,600	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI)
\$2,600	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI)
\$3,600	(21 or more 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:

\$1,600	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI)
\$2,600	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI)
\$3,600	(21 or more lots/units/POTLs/blocks for residential or 10,000 sq. m. or greater of G.F.A. for ICI)
\$260	Report Review Fee (per Report Submitted Per Submission)
\$1,600	More than 1 submission for Stage 2 Preconsultation

Site Plan Approval Application

\$5,200	(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
\$10,300	(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
\$8,200	(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
\$15,400	(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
\$10,300	(21 or more 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
\$20,500	(21 or more 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
\$1,600	For each resubmission for Site Plan Approval

Site Plan Amendment / Security Reductions

\$500	Security Reduction Fee (per request)
\$2,600	Site Plan Amendment - Minor
See SPA Fee	Site Plan Amendment - Major

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

\$5,200	(Up to 10 lots/units/POTLs/blocks for residential or up to 500 sq. m. of G.F.A. for ICI)
\$8,200	(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 sq. m. of G.F.A. for ICI)
\$10,300	(21 or more 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

\$1,600	Stage 1 Preconsultation
\$5,700	Stage 2 Preconsultation
\$260	Report Review Fee (per Report Submitted Per Submission)
\$1,600	More than 1 submission for Stage 2 Preconsultation

Official Plan Amendment

\$7,900	Official Plan Amendment Application following completion of both Stage 1 and Stage 2 Preconsultation
\$17,500	Official Plan Amendment Application where both Stage 1 and Stage 2 Preconsultation has not been completed

Zoning By-law Amendment

\$4,300	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.
\$10,300	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.
\$7,900	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.
\$17,500	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.
\$1,600	Request for Extension of Temporary Use Zoning By-law Amendment
\$1,600	Removal of Holding (H) Symbol

Draft Plan of Subdivision / Condominium

Preconsultation

\$1,600	Stage 1 Preconsultation
\$5,700	Stage 2 Preconsultation - Up to 20 lots/units/POTLs/blocks
\$11,300	Stage 2 Preconsultation - 21 or more lots/units/POTLs/blocks
\$260	Report Review Fee (per Report Submitted Per Submission)
\$1,600	More than 1 submission for Stage 2 Preconsultation

Draft Plan of Subdivision / Condominium Application

\$10,200	Up to 20 lots/units/POTLs/blocks following completion of Stage 1 and 2 Preconsultation
\$21,600	Up to 20 lots/units/POTLs/blocks where both Stage 1 and Stage 2 Preconsultation have not been completed.
\$15,100	21 or more lots/units/POTLs/blocks following completion of Stage 1 and 2 Preconsultation
\$35,900	21 or more lots/units/POTLs/blocks where both Stage 1 and Stage 2 Preconsultation have not been completed.
\$135	Additional fee per lot for more than 21 lots/units/POTLs/blocks up to a maximum of 500 lots
\$7,900	Final Approval Plan of Subdivision / Condominium Administration Fee due at execution of Agreement
\$438	Stamping of Final Plan

Draft Plan of Subdivision / Condominium

\$287	Request for draft conditions to be changed
\$4,100	Red Line Revision
\$2,500	Draft Approval Extension
\$2,500	Amendment to Subdivision / Condominium Agreement
\$4,100	Condominium Conversion
\$5,200	Exemption of Plan of Condominium
\$5,200	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.

\$5,700	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
\$4,100	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

\$1,300	Application including 1 variance
\$410	Fee per each additional variance
\$152	To amend and recirculate the application
\$152	To defer an application after circulation has occurred
\$112	Reduction in total fee if a Consent application is submitted with a Minor Variance application

Consent

\$2,800	Application for creation of 1 new lot or lot addition
\$1,100	Fee per each additional lot to be created
\$287	To amend and recirculate the application
\$152	To defer an application after circulation has occurred
\$287	To accommodate applicant's request for conditions of consent to be changed
\$3,700	Consent Agreement
\$900	Consent Cancellation Certificate

Validation of Title

\$1,000	For each request
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Rights-of-way, Easement or Leases

\$2,800	Application for rights-of-way, easement or lease
\$287	To amend and recirculate the application
\$152	To defer an application after circulation has occurred
\$3,600	Combined fee for rights-of-way, easement or lease submitted with a Consent
\$1,100	For each subsequent lot created
\$152	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)
\$1,630	Waterfront Residential (per Unit)
\$545	Waterfront Communal Housing (per Bed)
\$2.06	Commercial less than 1 acre (per m2 of land area)
\$1.04	Commercial between 1 and 5 acres (per m2 of land area)
\$2.69	Institutional less than 5 acres (per m2 of land area)

Consent / Lateral Service / Parking Agreement

\$3,700	Applicable for Consent, Parking, or Lateral Service Agreement
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Preservicing Agreement

\$5,200	Applicable to Preservicing Agreement
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Part Lot Control Exemption per Block

\$1,600	Part Lot Control charged per block on a Plan of Subdivision (plus applicable certified document fee)
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Deeming By-law

\$1,600	Deeming By-law (plus applicable certified document fee)
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Ontario Land Tribunal "OLT" Municipal Administration Fee

\$5,200	Municipal Administration Fee for processing an OLT file for any Committee of Adjustment file or any other planning matter not noted below
\$10,300	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

\$1,600	Amendment to the Parkland Dedication By-law
\$1,600	Appeal of the Parkland Dedication By-law

Municipal Address Change

\$174	Request from a property owner for a change of municipal address
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Municipal Comments on Shoreline Work Permit for MNRF

\$205	To provide municipal comments on Shoreline Work Permits for MNRF
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Compliance Letters

\$210.00	Zoning and/or Subdivision Inquiries
\$316.00	For 48 hour response time

\$278.91	Legal or Multi-Unit Inquiries (incl. \$68.91 Building Admin. fee)
\$384.91	Legal Inquiry 48 hour response time (incl. \$68.91 Building Admin. fee)

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 \$51.00 per revision unless the revision/resubmission has been deemed to be minor at the discretion of the City.
<p>NOTE: 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

\$115	Full text and 11" x 17" colour schedules
\$27	For each 36" x 48" sized colour print of schedule, total of 5 schedules

Zoning By-law Printed Copy

\$115	Full text and 8" x 11" colour schedules
\$27	For each 36" x 48" sized colour print of schedule