

Development Application Fees

January 1, 2021



| Service or Process | Fee | Notes |
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| Development fees | | |
| Minor Official Plan Amendment | \$13,284.53 | Site-specific amendment, involves minor policy change or exemption |
| Major Official Plan Amendment | \$16,136.21 | Land use change or major policy change involves more than one property or large land holdings |
| Draft Plan of Subdivision | \$38,437.35 | Plus Plan of Subdivision Approval Fee |
| Plan of Subdivision Approval | \$16,110.31 (includes: Notice of Draft Plan Approval, Subdivision Agreement, Subdivision Clearance) | Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law. |
| Engineering Review Fee | 6% Cost of Work for Services | Required for Plan of Subdivision and Vacant Land Condominium. |
| Condominium Approval | \$4,634.96 plus \$112.58/unit plus \$1,125.81 Condo Agreement fee (if Agreement required) | Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law. |
| Condominium Registration | \$1,320.58 (will apply to each phase of condominium registration) | |
| Minor Zoning By-law Amendment | \$13,284.53 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required) | Minor includes: adding uses to an existing zone, temporary use, no change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable. |
| Major Zoning By-law Amendment | \$16,136.21 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required) | Major includes: change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable. |
| Development Approval Fee - By-law Preparation, Notice of Passing | \$895.01 plus Development Agreement Fee (if Development Agreement required) | Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable. |
| Minor Official Plan/Zoning By-law Amendment | \$18,135.64 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required) | Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable. |
| Major Official Plan/Zoning By-law Amendment | \$21,945.38 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required) | Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable. |
| Draft Plan of Subdivision/Minor Zoning By-law Amendment | Draft Plan of Subdivision Fee of \$38,437.35 plus 50% reduction in Minor Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee | |

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| Draft Plan of Subdivision/Major Zoning By-law Amendment | Draft Plan of Subdivision Fee of \$38,437.35 plus 50% reduction in Major Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee | |
| Draft Plan of Subdivision/Minor Official Plan Amendment/Zoning By-law Amendment | Draft Plan of Subdivision Fee of \$38,437.35 plus 50% reduction in Minor Official Plan/Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee | |
| Draft Plan of Subdivision/Major Official Plan Amendment/Zoning By-law Amendment | Draft Plan of Subdivision Fee of \$38,437.35 plus 50% reduction in Major Official Plan/Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee | |
| Part Lot Control Exemption | \$2,137.91 | Additional Registration Fee imposed under the User Fee By-law. |
| Site Plan fees | | |
| Residential Application | Base fee of \$6,408.10 (includes up to 20 residential units) plus \$148.61 per residential unit in excess of 20 units to a maximum fee of \$16,020.25 plus Site Plan Agreement fee. | What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide". |
| Commercial/Office/Institutional Application | Base fee of \$6,408.10 (includes up to 500m ² of GFA) plus \$2.84/m ² of GFA in excess of 500m ² to a maximum fee of \$16,020.25 plus Site Plan Agreement fee. | What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide". |
| Industrial Application | Base fee of \$6,408.10 (includes up to 1,000m ² of GFA) plus \$1.76/m ² of GFA in excess of 1,000m ² to a maximum fee of \$16,020.25 plus Site Plan Agreement fee. | What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide". |
| Minor Site Plan Application | \$3,917.81 plus Site Plan Agreement fee. | What constitutes a "Minor" Site Plan has been clearly defined in the "Site Plan User Guide". |
| Site Plan Agreement | \$1,125.81 | Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law. |
| Other fees | | |
| Extension of Draft Plan Approval (Subdivision/Condo) | \$2,137.91 | |
| Removal of 'H' Symbol | \$2,137.91 | |
| Extension of Temporary Use | \$2,688.43 | |
| Environmental Administration Fee (for those applications requiring an Environmental Impact Study process) | \$895.01 | |
| Annual Inactive File Holding | \$562.90 | |
| Mandatory Pre-consultation | \$450.32 | Deducted from application fee if formal application submitted. |

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| Site Plan – Additional Site Inspection (beyond 1st) | \$562.90 | |
| Site Plan – Additional Technical Circulation >3 | \$2,814.52 | Applied when previous staff comments have not been addressed in 3 submissions. |
| Subdivision – Additional Technical Circulation >3 | \$5,629.04 | Applied when previous staff comments have not been addressed in 3 submissions. |
| Applicant Initiated Revision | \$2,814.52 for Draft Plan or Major Rezoning \$1,688.71 for Minor Rezoning \$1,688.71 for Standard Site Plan | This fee will not be applied for revisions made by applicants in response to staff comments. |
| Engineering Servicing Capacity Modelling Check | In accordance with the User Fee By-law. | Noted here for information purposes only.* |