

**Table 1: Development application fees effective January 01, 2026**

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
<b>Official Plan Amendment (OPA)</b>		
Initial meeting	1,042.00	New Fees - This may apply to preliminary development proposals requiring circulation for staff review.
Pre-consultation	3,649.00	
Pre-Submission Review - Minor OPA	4,952.00	For each Minor OPA submission made outside of the formal process.
Pre-Submission Review - Major OPA	7,141.00	For each Major OPA submission made outside of the formal process.
Minor OPA - with Pre-Submission Review	16,575.00	Site-specific amendment, involves minor policy change or exemption.
Minor OPA - without Pre-Submission Review	21,526.00	Site-specific amendment, involves minor policy change or exemption.
Major OPA - with Pre-Submission Review	25,644.00	Land use change or major policy change involves more than one property or large land holdings.
Major OPA - without Pre-Submission Review	32,785.00	Land use change or major policy change involves more than one property or large land holdings.
Revision to Application when requested by Applicant requiring Re-Circulation OPA	50% of the application fee	
<b>Zoning By-law Amendment (ZBA)</b>		
Initial meeting	1,042.00	New Fees - May apply to preliminary development proposals requiring circulation for staff review.
Pre-consultation	3,649.00	
Pre-Submission Review - Minor ZBA	4,952.00	For each Minor ZBA submission made outside of the formal process.
Pre-Submission Review - Major ZBA	7,141.00	For each Major ZBA submission made outside of the formal process.

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Minor ZBA - with Pre-Submission Review	16,575.00	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.
Minor ZBA – without Pre-Submission Review	21,526.00	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 ZBA - with Pre-Submission Review	25,644.00	Major includes: change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major ZBA – without Pre-Submission Review	32,785.00	Major includes: change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Revision to Application when requested by Applicant requiring Re-Circulation ZBA	50% of the application fee	
<b>Combined Official Plan/Zoning By- law Amendment (ZBA/OPA)</b>		
Initial meeting	1,042.00	New Fees - May apply to preliminary development proposals requiring circulation for staff review.
Pre-consultation	3,649.00	
Pre-Submission Review - Combined Minor ZBA/OPA	7,401.00	For each Minor ZBA/OPA submission made outside of the formal process.
Pre-Submission Review - Combined Major ZBA/OPA	10,737.00	For each Major ZBA/OPA submission made outside of the formal process.

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Minor Combined ZBA/OPA - with Pre-Submission Review	24,914.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Minor Combined ZBA/OPA - without Pre-Submission Review	32,316.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Combined ZBA/OPA - with Pre-Submission Review	38,466.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Combined ZBA/OPA - without Pre-Submission Review	49,203.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Revision to Application when requested by Applicant requiring Re-Circulation ZBA/OPA	50% of the application fee	
<b>Plan of Subdivision</b>		
Draft Plan of Subdivision	50,037.00	Plan of Subdivision Approval Fee
Plan of Subdivision Approval	20,849.00	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	
Extension of Subdivision Draft Plan Approval	3,232.00	
Draft Plan Red-line Revisions Subdivisions	5,004.00	
Revision to Approved Draft Plan of Subdivision Conditions	3,232.00	

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
<b>Plan of Condominium</b>		
Draft Plan of Condominium (includes standards, common element, vacant land, leasehold, amalgamated and phased condominium conversion)	8,652.00	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 <ul style="list-style-type: none"> <li>• addition to any fees</li> <li>• imposed by this By-law.</li> </ul>
per unit	181.00	
Condominium Registration - initial phase	5,212.00	
Condominium Registration - each subsequent phase	2,606.00	
Engineering Review Fee - Vacant Land Condominium	6% Cost of Work for Services	
Condo Agreement fee (if Agreement required)	1,564.00	
Extension of Draft Plan Approval Condo	3,232.00	
Draft Plan Red-line Revisions Condos	1,564.00	
Revision to Approved Draft Plan of Condominium Conditions	3,232.00	
Annual Inactive File Holding	1,251.00	Applies to applications that have been dormant for one year.
<b>Site Plan Control</b>		
Initial meeting	1,042.00	New Fee - May apply to Site Plan - Initial meeting applications requiring 2 <sup>nd</sup> and subsequent circulation for staff review.
Pre-consultation	3,649.00	
Pre-Submission Review - Minor Site Plan	2,189.00	For each Minor Site Plan submission made outside of the formal process.

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Pre-Submission Review - Major Site Plan	8,131.00	Major Site Plan submissions made outside of the formal process.
Standard Site Plan - Without Pre-Submission Review Base fee plus variable fee:	22,412.00	What constitutes a Standard Site Plan has been clearly defined in the Site Plan User Guide.
Standard Site Plan -With Pre-Submission Review Base fee plus variable fee:	14,253.00	What constitutes a Standard Site Plan has been clearly defined in the Site Plan User Guide.
Site Plan Engineering Inspection Fee	1,750.00	
<b>Variable Fee:</b>		
<u>Residential Application</u>		
per unit	204.00	
<u>Commercial/Office/Institutional Application</u>		
per m2 of GFA	3.88	
<u>Industrial Application</u>		
per m2 of GFA	2.45	
Standard Site Plan - Without Pre-Submission Review Completed Maximum fee of	25,748.00	
Standard Site Plan -With Pre-Submission Review Completed Maximum fee of	17,617.00	
Minor Site Plan - without Pre-Submission Review	8,131.00	What constitutes a Minor Site Plan has been clearly defined in the Site Plan User Guide.
Minor Site Plan - with Pre-Submission Review	5,942.00	What constitutes a Minor Site Plan has been clearly defined in the Site Plan User Guide.

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Site Plan Agreement	1,564.00	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.
Amendments to Executed Agreement (Site Plan)	834.00	
For each 3 <sup>rd</sup> re-submission and subsequent revision submission (Site Plan)	1,459.00	For submissions addressing staff comments.
Applicant initiated Minor Revision fee for each submission	1,459.00	New Fee for minor change(s) involving drawing(s).
Applicant initiated Major Revision	50% of the application fee	New Fee for revised reports + revised drawings.
<b>Community Block Plan</b>		
Community Block Plan base fee plus	14,594.00	
per gross hectare	1,730.00	
Revision to a Block Plan application when requested by applicant requiring re-circulation	50% of the application fee	

**Table 2: Other Fees**

<b>Service or Process</b>	<b>Fees (\$)</b>	<b>Notes</b>
Development Approval By-law Preparation, Notice of Passing	N/A	Eliminated. Included in the calculation of the application fee.
Site Plan – Additional Site Inspection (beyond 1st)	834.00	
Individual report Review	4,274.00	For each individual report submission made outside of the Development applications process.
Removal of 'H' Symbol – routine	3,232.00	
Removal of 'H' Symbol - complex plus submission review	12,926.00	
Temporary Use By-law	5,004.00	
Extension of Temporary Use By-law	3,961.00	
Part Lot Control Exemption Application	3,232.00	
Annual Inactive File Holding	1,251.00	Applies to applications that have been dormant for one year.
<b>MZO or CIHA Applications</b>		
Minister's Zoning Order (MZO)	25,644.00	Any and all services performed for a MZO or CIHA application, request or regulation issued by the province.
Community Infrastructure and Housing Accelerator (CIHA)	25,644.00	Same as above

Service or Process	Fees (\$)	Notes
<b>Other Parking related Fees</b>		
Payment-in-lieu of Off-street Parking application fee	782.00	Where required, the Payment-in-lieu of Off-Street Parking Agreement fee will also be applicable.
Payment-in-lieu of Off-street Parking agreement fee	417.00	<p>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.</p> <p>Additional Fees may be imposed under the User Fee Bylaw where applicable.</p>
Estimated cost of a parking space	62,546.00	

**Table 3: 2026 Development Application fees for Community Planning Permit Applications**

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Initial Meeting	1,042.00	This may apply to preliminary development proposals requiring circulation for staff review. Fee may be waived.
<b>Pre-Consultation</b>		Mandatory prior to any permit class application. May be processed as Minor or Major Pre-consultation application.
Pre Consultation – Minor	1,042.00 <sup>(5)</sup>	
Pre-Consultation – Major <sup>(3)</sup>	3,649.00 <sup>(5)</sup>	
<b>Pre-Submission Review</b>		Optional application. Fees paid for the Pre-submission application contribute to the complete application.
Pre-Submission Review – Minor	2,189.00	The fees paid for pre-submission review contribute to a complete application.
Pre-Submission Review – Major <sup>(3)</sup>	8,131.00	The fees paid for pre-submission review contribute to a complete application.
<b>Permit Application</b>		Formal application: May submit a Class 1, Class 2, or Class 3 permit application.
Class 1 – Single dwelling/Accessory <sup>(1)</sup>	834.00	
Class 1 – Minor <sup>(2)</sup>	5,942.00 plus variable fee <sup>(4)</sup>	
Class 1 – Major <sup>(3)</sup>	14,253.00 plus variable fee <sup>(4)</sup>	
Class 2 – Single dwelling/Accessory <sup>(1)</sup>	1,981.00	
Class 2 – Minor <sup>(2)</sup>	8,131.00 plus variable fee <sup>(4)</sup>	
Class 2 – Major <sup>(3)</sup>	22,412.00 plus variable fee <sup>(4)</sup>	
Class 3 – Single Dwelling/Accessory <sup>(1)</sup>	8,131.00	
Class 3 – Minor <sup>(2)</sup>	39,196.00 plus variable fee <sup>(4)</sup>	
Class 3 – Major <sup>(3)</sup>	52,747.00 plus variable fee <sup>(4)</sup>	
<b>Variable Fees <sup>(4)</sup></b>		
Per residential dwelling unit	204.00	
Per m <sup>2</sup> of commercial, Office, or Institutional GFA	3.88	Site-specific amendment, involves minor policy change or exemption.

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Per m <sup>2</sup> of Industrial GFA	2.45	
<b>Other Fees</b>		
Agreement required with Community Planning Permit Approval	1,564.00	
Amendments to Agreement	834.00	
Administrative Conditions Clearance submission	1,459.00	For administrative submissions addressing conditions of approval and staff comments.
Per document/study review required for Condition clearance submissions	750.00 To a maximum of 8,000.00 <sup>(5)</sup>	For submissions addressing conditions of approval requiring additional staff review of studies or documents.
Applicant initiated Minor Revision	1,459.00	Minor change(s) involving drawings. Fee required for each submission.
Applicant Initiated Revision	50% of the application fee	Fee for revised reports + revised drawings.
Site inspections	800.00	Per inspection
Engineering Inspections	1,750.00	
Extension of CPP Provisional Approval	3,961.00	
Extension of CPP Conditional Approval	3,232.00	
Removal of H Symbol – Routine	3,232.00	
Removal of H Symbol – Routine Complex	12,926	

notes for Table 3

- (1) Single dwelling/Accessory applies to class 1, 2, and 3 permit applications that are not considered major and it fits any of the following: 4 residential units or fewer on a single property; or accessory buildings or structures on a single property.
- (2) Minor applies to class 1, 2, and 3 permit applications if it is neither a Single dwelling/Accessory application, nor a Major application.
- (3) Major applies to applications that fits any of the following criteria: 10 or more residential units; 3,250 m<sup>2</sup> or more of non-residential GFA; or requires the review of 4 or more technical studies or reports accompanying an application.
- (4) Variable fees may be waived or reduced at the discretion of the General Manager, Planning and Building Services/Chief Planner.
- (5) May be waived or reduced at the discretion of the General Manager, Planning and Building Services/Chief Planner.