

Table 1: Development application fees effective January 01, 2026

Service or Process	Fee (\$)	Notes
Official Plan Amendment (OPA)		
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	
Zoning By-law Amendment (ZBA)		
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.

Service or Process	Fee (\$)	Notes
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	
Combined Official Plan/Zoning By- law Amendment (ZBA/OPA)		
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.

Service or Process	Fee (\$)	Notes
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	
Plan of Subdivision		
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	

Service or Process	Fee (\$)	Notes
Plan of Condominium		
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"> • addition to any fees • imposed by this By-law.
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.
Site Plan Control		
Initial meeting	1,042.00	New Fee - May apply to Site Plan - Initial meeting applications requiring 2 nd 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.

Service or Process	Fee (\$)	Notes
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	
Variable Fee:		
<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.

Service or Process	Fee (\$)	Notes
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 rd 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.
Community Block Plan		
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

Service or Process	Fees (\$)	Notes
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.
MZO or CIHA Applications		
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
Other Parking related Fees		
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 1: 2026 Development Application fees for Community Planning Permit Applications

Service or Process	Fee (\$)	Notes
Pre-consultation	3,649.00	For all permit classes. May be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner
Class 1 (minor)	8,131.00	
Class 1 (major)	8,131.00 plus variable fee	<p>An application is considered major if it fits any of the following criteria:</p> <p>For residential uses, the development or redevelopment of 20 or more units</p> <p>For non-residential uses, the development or redevelopment consisting of 3,250 m2 gross floor area or more.</p> <p>For any development, the review of 4 or more required technical studies or reports accompanying an application.</p>
Class 2 (minor)	21,873.00 plus variable fee	Variable fee may be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner.
Class 2 (major)	39,898.00 plus variable fee	<p>An application is considered major if it fits any of the following criteria:</p> <p>For residential uses, the development or redevelopment of 10 or more units</p> <p>For non-residential uses, the development or redevelopment consisting of 3250 m2 gross floor area or more.</p> <p>For any development, the review of 4 or more required technical studies or reports accompanying an application.</p> <p>Variable fee may be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner.</p>
Class 3 (minor)	39,196.00 plus variable fee	Variable fee may be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner.

Service or Process	Fee (\$)	Notes
Class 3 (major)	52,747.00 plus variable fee	<p>An application is considered major if it fits any of the following criteria:</p> <p>For residential uses, the development or redevelopment of 10 or more units</p> <p>For non-residential uses, the development or redevelopment consisting of 3250 m2 gross floor area or more.</p> <p>For any development, the review of 4 or more required technical studies or reports accompanying an application.</p> <p>Variable fee may be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner.</p>
Variable Fee:		
Residential Application		
per unit	204.00	
<u>Commercial/Office/ Institutional Application</u>		
per m ² of GFA	3.88	Site-specific amendment, involves minor policy change or exemption.
<u>Industrial Application</u>		
per m2 of GFA	2.45	
Agreement Required with Community Planning Permit Approval	1,564.00	
Applicant Initiated Revision	50% of the application fee	Fee for revised reports + revised drawings.

Table 2: Other Fees

Service or Process	Fees (\$)	Notes
Removal of H Symbol – Routine	3,232.00	
Extension of Community Planning Permit provisional approval	3,961.00	