

Table 1: Development application fees effective April 1, 2024

Service or Process	Fee (\$)	Notes
Official Plan Amendment (OPA)		
Minor OPA - with Pre-Submission Review	15,900.00	Site-specific amendment, involves minor policy change or exemption.
Minor OPA - without Pre-Submission Review	20,650.00	Site-specific amendment, involves minor policy change or exemption.
Major OPA - with Pre-Submission Review	24,600.00	Land use change or major policy change involves more than one property or large land holdings.
Major OPA – without Pre-Submission Review	31,450.00	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	New Fee
Zoning By-law Amendment (ZBA)		
Minor ZBA - with Pre-Submission Review	15,900.00	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	20,650.00	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	24,600.00	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	31,450.00	Major includes: change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.

Service or Process	Fee (\$)	Notes
Revision to Application when requested by Applicant requiring Re-Circulation ZBA	50% of the application fee	New Fee
Removal of 'H' Symbol – routine	3,100.00	
Removal of 'H' Symbol - complex plus submission review	12,400.00	
Temporary Use By-law	4,800.00	New Fee
Extension of Temporary Use By-law	3,800.00	
Part Lot Control Exemption Application	3,100.00	
Combined Official Plan/Zoning By- law Amendment (ZBA/OPA)		
Minor Combined ZBA/OPA - with Pre-Submission Review	23,900.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Minor Combined ZBA/OPA - without Pre-Submission Review	31,000.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Combined ZBA/OPA - with Pre-Submission Review	36,900.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Combined ZBA/OPA - without Pre-Submission Review	47,200.00	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	New Fee
Plan of Subdivision		
Draft Plan of Subdivision	48,000.00	Plus Plan of Subdivision Approval Fee

Service or Process	Fee (\$)	Notes
Plan of Subdivision Approval	20,000.00	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	3,100.00	
Draft Plan Red-line Revisions Subdivisions	4,800.00	New Fee
Revision to Approved Draft Plan of Subdivision Conditions	3,100.00	New Fee
Annual Inactive File Holding	1,200.00	Applies to applications that have been dormant for one year.
Plan of Condominium		
Draft Plan of Condominium (includes standards, common element, vacant land, leasehold, amalgamated and phased condominium conversion)	8,300.00	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	173.35	
Condominium Registration - initial phase	5,000.00	
Condominium Registration - each subsequent phase	2,500.00	New Fee
Engineering Review Fee - Vacant Land Condominium	6% Cost of Work for Services	

Service or Process	Fee (\$)	Notes
Condo Agreement fee (if Agreement required)	1,500.00	
Extension of Draft Plan Approval Condo	3,100.00	
Draft Plan Red-line Revisions Condos	1,500.00	New Fee
Revision to Approved Draft Plan of Condominium Conditions	3,100.00	New Fee
Annual Inactive File Holding	1,200.00	Applies to applications that have been dormant for one year.
Site Plan Control		
Without Pre-Submission Review Base fee plus variable fee:	21,500.00	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide".
With Pre-Submission Review Base fee plus variable fee:	13,700.00	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide".
<u>Residential Application</u>		
per unit in excess of 20 units	N/A	
per unit	200.00	Change to fee structure
<u>Commercial/Office/Institutional Application</u>		
per m2 of GFA in excess of 500 m2	N/A	
per m2 of GFA	3.80	Change to fee structure
<u>Industrial Application</u>		
per m2 of GFA in excess of 1,000 m2	N/A	
per m2 of GFA	2.40	Change to fee structure

Service or Process	Fee (\$)	Notes
Without Pre-Submission Review Completed Maximum fee of	24,700.00	
With Pre-Submission Review Completed Maximum fee of	16,900.00	
Minor Site Plan - without Pre-Submission Review	7,800.00	What constitutes a "Minor" Site Plan has been clearly defined in the "Site Plan User Guide".
Minor Site Plan - with Pre-Submission Review	5,700.00	What constitutes a "Minor" Site Plan has been clearly defined in the "Site Plan User Guide".
Site Plan Agreement	1,500.00	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)	800.00	New Fee
Revision fee for 4th and subsequent submission (Site Plan)	1,400.00	New Fee
Community Block Plan		
Community Block Plan base fee plus	14,000.00	New Fee
per gross hectare	1,660.00	New Fee
Revision to a Block Plan application when requested by applicant requiring re-circulation	50% of the application fee	New 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)	800.00	
Mandatory Pre-consultation	3,500.00	
Pre-Submission Review - Major Site Plan	7,800.00	Major Site Plan submission made outside of the formal process.
Pre-Submission Review - Combined Major ZBA/OPA	10,300.00	For each Major ZBA/OPA submission made outside of the formal process.
Pre-Submission Review - Major ZBA + OPA	13,700.00	
Pre-Submission Review - Major OPA	6,850.00	For each Major OPA submission made outside of the formal process.
Pre-Submission Review - Major ZBA	6,850.00	For each Major ZBA submission made outside of the formal process.
Pre-Submission Review - Minor Site Plan	2,100.00	For each Minor Site Plan submission made outside of the formal process.
Pre-Submission Review - Combined Minor ZBA/OPA	7,100.00	For each Minor ZBA/OPA submission made outside of the formal process.
Pre-Submission Review - Minor ZBA + OPA	9,500.00	
Pre-Submission Review - Minor OPA	4,750.00	For each Minor OPA submission made outside of the formal process.
Pre-Submission Review - Minor ZBA	4,750.00	For each Minor ZBA submission made outside of the formal process.
Individual report Review	4,100.00	For each individual report submission made outside of the Development applications process.

Service or Process	Fees (\$)	Notes
Payment-in-lieu of Off-street Parking application fee	750.00	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	400.00	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. Additional Fees may be imposed under the User Fee Bylaw where applicable.

MZO or CIHA Applications	Fees (\$)	
Minister's Zoning Order (MZO)	24,600.00	Any and all services performed for a MZO or CIHA application, request or regulation issued by the province.
Community Infrastructure and Housing Accelerator (CIHA)	24,600.00	Same as above

Other Parking related Fees	Fees (\$)	
Estimated cost of a parking space	60,000.00	