

Development Application Fees

January 1, 2022/2023



Note: Fees are proposed to be increased by the CPI of 6.9 percent vs the NRCPI of 15.6 percent, which is the policy in the current User Fee By-law (2021) – 20655, as amended.

Table 1: Development Fees

Service or Process	Fee: 2022	Fee: 2023	Notes
Minor Official Plan Amendment	\$14,307.44	\$10,294.65 (2023 increase less \$5,000)	Site-specific amendment, involves minor policy change or exemption
Major Official Plan Amendment	\$17,378.70	\$13,577.83 (2023 increase less \$5,000)	Land use change or major policy change involves more than one property or large land holdings
Draft Plan of Subdivision	\$41,397.03	\$44,253.42	Plus Plan of Subdivision Approval Fee
Plan of Subdivision Approval	\$17,350.80 (includes: Notice of Draft Plan Approval, Subdivision Agreement, Subdivision Clearance)	\$18,548.01	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	\$4,991.85 plus \$121.25/unit plus \$1,212.50 Condo Agreement fee (if Agreement required)	\$5,336.29 \$129.61/unit plus \$1,296.16 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	\$1,422.26 (will apply to each phase of condominium registration)	\$1,520.40	
Minor Zoning By-law Amendment	\$14,307.44 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	\$10,294.65 (2023 increase less \$5,000)	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	\$17,378.70 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	\$13,577.83 (2023 increase less \$5,000)	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	\$963.93 plus Development Agreement Fee (if Development Agreement required)	\$1,030.44	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Minor Official Plan/Zoning By-law Amendment	\$19,532.08 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	\$15,879.80 (2023 increase less \$5,000)	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Official Plan/Zoning By-law Amendment	\$23,635.17 plus Development Approval Fee plus Development Agreement Fee (if Development Agreement required)	\$20,266.00 (2023 increase less \$5,000)	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 \$41,397.03 plus 50% reduction in Minor Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee	Fee category removed	Concurrent applications are no longer accepted
Draft Plan of Subdivision/Major Zoning By-law Amendment	Draft Plan of Subdivision Fee of \$41,397.03 plus 50% reduction in Major Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee	Fee category removed	Concurrent applications are no longer accepted

Draft Plan of Subdivision/Minor Official Plan Amendment/Zoning By-law Amendment	Draft Plan of Subdivision Fee of \$41,397.03 plus 50% reduction in Minor Official Plan/Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision Approval Fee	Fee category removed	Concurrent applications are no longer accepted
Draft Plan of Subdivision/Major Official Plan Amendment/Zoning By-law Amendment	Draft Plan of Subdivision Fee of \$41,397.03 plus 50% reduction in Major Official Plan/Zoning By-law Amendment Fee plus Development Approval Fee plus Plan of Subdivision	Fee category removed	Concurrent applications are no longer accepted
Part Lot Control Exemption	\$2,302.53	\$2,461.40	

Table 2: Site Plan Fees

Service or Process	Fee: 2022	Fee: 2023	Notes
Residential Application	Base fee of \$6,901.52 (includes up to 20 residential units) plus \$160.04 per residential unit in excess of 20 units to a maximum fee of \$17,253.81 plus Site Plan Agreement fee.	Base fee of \$7,377.72 (includes up to 20 residential units) plus \$171.08 per residential unit in excess of 20 units to a maximum fee of \$13,444.32 plus Site Plan Agreement fee. (2023 increase Less \$5,000 on the max fee)	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide."

Commercial/Office / Institutional Application	Base fee of \$6,901.52 (includes up to 500m2 of GFA) plus \$3.06/m2 of GFA in excess of 500m2 to a maximum fee of \$17,253.81 plus Site Plan Agreement fee.	Base fee of \$7,377.72 (includes up to 500m2 of GFA) plus \$3.27/m2 of GFA in excess of 500m2 to a maximum fee of \$13,444.32 plus Site Plan Agreement fee. (2023 increase Less \$5,000 on the max fee)	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide."
Industrial Application	Base fee of \$6,901.52 (includes up to 1,000m2 of GFA) plus \$1.90/m2 of GFA in excess of 1,000m2 to a maximum fee of \$17,253.81 plus Site Plan Agreement fee.	Base fee of \$7,377.72 (Includes up to 1,000m2 of GFA) plus \$2.03/m2 of GFA in excess of 1,000m2 to a maximum fee of \$13,444.32 plus, Site Plan Agreement fee. (2023 increase Less \$5,000 on the max fee)	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide."
Minor Site Plan Application	\$4,219.48 plus Site Plan Agreement fee.	\$4,510.62	What constitutes a "Minor" Site Plan has been clearly defined in the "Site Plan User Guide."
Site Plan Agreement	\$1,212.50	\$1,296.16	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.

Table 3: Other Fees

Service or Process	Fee: 2022	Fee: 2023	Notes
Extension of Draft Plan Approval (Subdivision/Condo)	\$2,302.53	\$2,461.40	
Removal of 'H' Symbol – routine	\$2,302.53	\$2,461.40	
Removal of 'H' Symbol (complex plus submission review)		\$10,000.00	New fee based on report reviews
Extension of Temporary Use	\$2,895.44	\$3,095.22	
Annual Inactive File Holding	\$606.24	\$1,000.00	Applies to applications submitted prior to December 31, 2022
Mandatory Pre-consultation	\$485.00	\$3,000.00	No longer deducted from complete application fee
Site Plan – Additional Site Inspection (beyond 1st)	\$606.24	\$648.07	
Site Plan – Additional Technical Circulation >3	\$3,031.24	Fee category removed	Applied when previous staff comments have not been addressed in 3 submissions.
Subdivision – Additional Technical Circulation >3	\$6,062.48	Fee category removed	Applied when previous staff comments have not been addressed in 3 submissions.
Applicant Initiated Revision	\$3,031.24 for Draft Plan or Major Rezoning. \$1,818.74 for Minor Rezoning \$1,818.74 for Standard Site Plan	Fee category removed	This fee will not be applied for revisions made by applicants in response to staff comments.

Pre-submission review (site Plan and OP.ZBA)		\$5,000.00	New fee for each site plan /OPA/ZBA submission made outside of the formal process
Pre-Submission review – individual report		\$3,200.00	New fee for each individual report submission made outside of the formal site plan/ZBA/OPA process
Engineering Servicing Capacity Modelling Check	In accordance with the User Fee By-law.	In accordance with the User Fee By-law.	Noted here for information purposes only. *