

## Schedule A

Table 1: Development application fees effective January 01, 2025

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
<b>Official Plan Amendment (OPA)</b>		
Initial meeting	1,000.00	New Fees - This may apply to preliminary development proposals requiring circulation for staff review.
Pre-consultation	3,500.00	
Pre-Submission Review - Minor OPA	4,750.00	For each Minor OPA submission made outside of the formal process.
Pre-Submission Review - Major OPA	6,850.00	For each Major OPA submission made outside of the formal process.
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	
<b>Zoning By-law Amendment (ZBA)</b>		
Initial meeting	1,000.00	New Fees - May apply to preliminary development proposals requiring circulation for staff review.
Pre-consultation	3,500.00	
Pre-Submission Review - Minor ZBA	4,750.00	For each Minor ZBA submission made outside of the formal process.

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Pre-Submission Review - Major ZBA	6,850.00	For each Major ZBA submission made outside of the formal process.
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.
Revision to Application when requested by Applicant requiring Re-Circulation ZBA	50% of the application 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	
Extension of Temporary Use By-law	3,800.00	

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Part Lot Control Exemption Application	3,100.00	
<b>Combined Official Plan/Zoning By-law Amendment (ZBA/OPA)</b>		
Initial meeting	1,000.00	New Fees - May apply to preliminary development proposals requiring circulation for staff review.
Pre-consultation	3,500.00	
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 - Combined Major ZBA/OPA	10,300.00	For each Major ZBA/OPA submission made outside of the formal process.
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	
<b>Plan of Subdivision</b>		
Draft Plan of Subdivision	48,000.00	Plan of Subdivision Approval Fee

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
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	
Revision to Approved Draft Plan of Subdivision Conditions	3,100.00	
Annual Inactive File Holding	1,200.00	Applies to applications that have been dormant for one year.
<b>Plan of Condominium</b>		
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 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	
Engineering Review Fee - Vacant Land Condominium	6% Cost of Work for Services	
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	
Revision to Approved Draft Plan of Condominium Conditions	3,100.00	

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Annual Inactive File Holding	1,200.00	Applies to applications that have been dormant for one year.
<b>Site Plan Control</b>		
Initial meeting	1,000.00	New Fee - May apply to Site Plan - Initial meeting applications requiring 2 <sup>nd</sup> and subsequent circulation for staff review.
Pre-consultation	3,500.00	
Pre-Submission Review - Minor Site Plan	2,100.00	For each Minor Site Plan submission made outside of the formal process.
Pre-Submission Review - Major Site Plan	7,800.00	Major Site Plan submissions made outside of the formal process.
Standard Site Plan - 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.
Standard Site Plan -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.
<b>Variable Fee:</b>		
Residential Application		
per unit	200.00	
Commercial/Office/ Institutional Application		
per m2 of GFA	3.80	
Industrial Application		
per m2 of GFA	2.40	
Standard Site Plan - Without Pre-Submission Review Completed Maximum fee of	24,700.00	
Standard Site Plan -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.

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
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	
For each 3 <sup>rd</sup> and subsequent revision submission (Site Plan)	1,400.00	
Applicant initiated Minor Revision fee for each submission	1400.00	
Applicant initiated Major Revision	50% of the application fee	New Fee
<b>Community Block Plan</b>		
Community Block Plan base fee plus	14,000.00	
per gross hectare	1,660.00	
Revision to a Block Plan application when requested by applicant requiring re-circulation	50% of the application fee	

Table 2: Committee of Adjustment fees

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
<b>Consents</b>		
Committee of Adjustment Pre-Consultation	N/A	
Application fee	4,253.00	
Concurrent lot application fee	2,142 per lot after first application fee	
Administration fee (new lots) To be paid prior to certificate being issued	643.00	
Administration fee (other than new lots) To be paid prior to certificate being issued	286.00	

<b>Service or Process</b>	<b>Fee (\$)</b>	<b>Notes</b>
Request for change of condition	2,448.00	
Validation certificate/power of sale	1,224.00	
<b>Minor Variances</b>		
Application fee	1,938.00	
<b>Other Committee of Adjustment fees</b>		
Special hearing	1,938.00 + application fee	
Deferral fee	1,010.00	
Agreement preparation and review	445.00 + HST	
Replacement sign (per sign)	32.00+ HST	
Cancellation Certificate	286.00	

Table 3: 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)	800.00	
Individual report Review	4,100.00	For each individual report submission made outside of the Development applications process.
<b>MZO or CIHA Applications</b>		
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
<b>Other Parking related Fees</b>		
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.

<b>Service or Process</b>	<b>Fees (\$)</b>	<b>Notes</b>
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.
Estimated cost of a parking space	60,000.00	