

Attachment-5 CPPS Planning Fees Amendment

The Corporation of the City of Guelph

By-law Number (2025) - 21062

A by-law to amend By-law Number (2025) – 21054, as amended, A By-law to establish a tariff of fees for the processing and approval of development applications pursuant to the Planning Act, RSO 1990, c P.13, Subsection 114 as amended, and to repeal and replace By-law number (2024)-21003, as amended.

Whereas Section 69(1) of the Planning Act, RSO 1990, c P.13, as amended authorizes the Council of the Municipality to prescribe a tariff of fees for the processing of development applications made in respect of planning matters.

The Council of the Corporation of the City of Guelph enacts as follows:

1. In Schedule A: Development Application fees January 2025, insert the following:

Table 1: Development application fees for Community Planning Permit Applications

Service or Process	Fee (\$)	Notes
Pre-consultation	3,570.00	For all permit classes. May be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner
Class 1 (minor)	7,956.00	
Class 1 (major)	7,956.00 plus variable fee	An application is considered major if it fits any of the following criteria: For residential uses, the development or redevelopment of 20 or more units For non-residential uses, the development or redevelopment consisting of 3,250 m2 gross floor area or more. For any development, the review of 4 or more required technical studies or reports accompanying an application.

Service or Process	Fee (\$)	Notes
Class 2 (minor)	21,402.00 plus variable fee	Variable fee may be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner.
Class 2 (major)	39,039.00 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)	38,352.00 plus variable fee	Variable fee may be waived at the discretion of the General Manager, Planning and Building Services/Chief Planner.
Class 3 (major)	51,612.00 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	

Service or Process	Fee (\$)	Notes
Commercial/Office/ Institutional Application		
per m2 of GFA	3.88	
Industrial Application		
per m2 of GFA	2.45	
Agreement required with Community Planning Permit approval	1,530.00	
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	3,162.00	
Extension of Community Planning Permit provisional approval	3,876.00	