

2025 Planning Application User Fees & Service Charges

USER FEE DESCRIPTION	2025 Approved
SITE PLAN	\$ -
ZONING & OFFICIAL PLAN	\$ -
Official Plan Amendment	\$ 9,835
Zoning By-law Amendment	\$ 9,260
Minor Zoning By-law Amendment (e.g. Agricultural Purposes Only (APO), Temporary Use Zoning Renewals)	\$ 3,240
Other By-laws (e.g. deeming, part lot control, Holding (H) removal)	\$ 2,345
SUBDIVISION/CONDOMINIUM	\$ -
Draft Plan of Subdivision/Condominium - base charge	\$ 10,400
Draft Plan of Subdivision/Condominium base charge plus per fee lot beyond the first 10 lots (for an additional maximum charge \$14,000.00)	\$ 170
Final Plan Approval/Condition Clearance	\$ 1,975
Extension of Draft Plan approval	\$ 2,050
Modification of Draft Plan approval	\$ 5,305
Subdivision/Condominium Agreement base charge	\$ 5,585
Subdivision/Condominium Agreement base charge plus per lot beyond the first 10 lots (for an additional maximum charge \$14,000.00)	\$ 170
SITE PLAN	\$ -
Site Plan Application - Standard	\$ 9,070
Site Plan Application - Minor (e.g. minor building addition or parking changes, no supporting studies required)	\$ 2,850
Site Plan Application - Clearance	\$ 750
CONSENT & VARIANCES	\$ -
Minor Variance & Section 45 Applications	\$ 2,475
Fence Variance	\$ 1,140
Sign Variance	\$ 1,140
Consent	\$ 3,240
Combined Minor Variance & Consent Application	\$ 4,950
Final Consent Certification - Condition Clearance	\$ 225
Adjournment/Re-circulation Fee - Minor Variance	\$ 1,270
Adjournment/Re-circulation Fee - Consent	\$ 1,270
Adjournment/Re-circulation Fee - Combined Minor Variance & Consent Application	\$ 1,905
Appeal Fees for Fence & Signs (non-refundable)	\$ 310
TELECOMMUNICATIONS FACILITIES	\$ -
Rapid Processing Stream	\$ 485

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Preferred Processing Stream	\$ 1,210
Full Processing Stream	\$ 3,025
PRE-CONSULTATION FEE	\$ -
Consent and Minor Site Plan applications	\$ 500
Telecommunications Facilities	\$ 500
All other Applications (No fee for Variances)	\$ 1,000
<i>Note: Preconsultation Fees will be credited towards the application fee</i>	\$ -
OTHERS	\$ -
Cash-in-lieu of Parkland: Residential - 5% of appraised value; Commercial - 2% of appraised value; Appraised value is considered the market value on the day as determined under the applicable section of the Planning Act	\$ -
Minor Amendment to Agreement (Subdivision, Condominium, Site Plan, Development)	\$ 775
Development Agreement preparation	\$ 310
Cash-in-lieu of Parking (per stall)	\$ 72,805
Heritage Grant Applications - Commercial	\$ 435
Heritage Grant Applications - Residential	\$ 215
Renewable Energy Review	\$ 2,920
Conformity Statement	\$ 225
Zoning/Use Statement Only (Permitted use, liquor license clearance, other)	\$ 105
REFUND OF FEES	\$ -
If an application is withdrawn prior to circulation to commenting agencies, 75% of the fee may be refunded.	\$ -
If an application is withdrawn after circulation to commenting agencies, but prior to the Notice being mailed or advertised for a Committee of Adjustment or Planning and Development Committee meeting, at which the application will be considered, 50% of the fee may be refunded.	\$ -
If an application is withdrawn after Notice of the Public Meeting has been mailed or advertised, but prior to the staff report being prepared, 25% of the fee may be refunded.	\$ -
In addition, any payments outstanding to the Town shall be reduced from the application fee by the Manager of Finance, prior to the refund being issued.	\$ -
REACTIVATION	\$ -
Any application which has been withdrawn or has been inactive for a period of one year shall be considered abandoned and a full fee shall be required to activate a new application.	\$ -
CONSULTING SERVICES	\$ -
Where any application requires the Town to hire a consultant to review supporting technical studies on behalf of the Town, the applicant shall be responsible for all costs, and those costs shall be payable upon submission of an invoice from the Town.	\$ -
LEGAL/ADMINISTRATION FEES	\$ -

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Applicants are responsible for payment of all legal fees associated with the registration of documents for Planning approvals	\$ -