

Infrastructure and Development

Services Department

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Planning Application Fees Effective January 1, 2022

In addition to the application fees listed below in sections A) to G), where the City requires assistance from its solicitors or other technical or professional consultants in the processing of any of the types of applications listed below, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the City, at the City's actual cost. Depending on the amount of such fees which the City expects to incur on any given application, the City may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.

Application Fees

Type of Application	Fee
i) Applications for an Amendment to the Zoning By-law	4,600.00
ii) Applications for an Amendment to the Official Plan	5,590.00
iii) Concurrent Applications for an Amendment to the Official Plan and Zoning By-law	6,170.00
iv) Applications for an Amendment to the Official Plan and/or Zoning By-law requiring recirculation	1,160.00
v) Applications to the Committee of Adjustment for minor variance from By-laws passed pursuant to the <i>Planning Act</i>	1,270.00
a) If an application requires a recirculation	700.00
vi) Applications to the Committee of Adjustment for consent of one lot/easement (severance)	1,420.00
a) Each additional lot/easement (severance)	210.00
b) If an application requires a recirculation	740.00
vii) Applications to the Committee of Adjustment for a change to conditions of approval	530.00
viii) Concurrent Applications to the Committee of Adjustment for consent and minor variance	1,690.00
ix) Applications for the passing of a Part-lot Control exemption By-law	1,480.00
a) For each additional new part created	110.00
x) Applications for the removal of a Holding Provision	1,960.00
xi) Applications to extend a Temporary Use	1,420.00
xii) Application for Pre-Application Consultation	0.00

Site Plan Application Fees

Type of Application	Fee
i) Applications for site plan approval:	3,380.00
a) An additional fee will be added if building or addition is equal to or greater than 3,716 m ² or 40,000 sq.ft., or greater than 50 units.	1,060.00
ii) Applications for an amendment to a site plan agreement	2,270.00
iii) Applications for a minor amendment to a site plan agreement (Section 8.3.3)	420.00
iv) Applications for site plan approval for infill developments	1,790.00
v) Letter of conformity relating to site plan agreement compliance	95.00

General Fees

Type of Application	Fee
i) Letters of conformity (other than By-law 92-75) with survey	95.00
ii) Letters of conformity without survey	78.00
iii) Letters of conformity without survey – 2 business day response time	145.00
iv) Letters of conformity with survey – 2 business day response time	158.00
v) Full size registered plans, plans of condominium, city street maps	25.00
vi) Custom Plots	50.00
vii) Change of Municipal address	155.00

Development, Subdivision and Condominium Servicing Agreements

Type of Application	Fee
i) Administrative fees for preparation and registration of an agreement (applicable with the first submission only):	2,240.00
a) Variable fee per single detached dwelling lot per submission on date of adoption*	27.00
b) Variable fee per block per submission (excluding road and widening and reserve blocks) on date of adoption*	54.00
ii) Administrative fees for preparation and registration of an agreement (applicable with the first submission only):	2,240.00
a) Variable fee per single detached dwelling lot per submission on January 1, 2021*	54.00
b) Variable fee per block per submission (excluding road and widening and reserve blocks) on January 1, 2021*	108.00
*If a resolution is required as a result of a City error or omission, the Director of Infrastructure and Development Services may waive the variable fee.	.
iii) Lot releases:	.
a) for the first lot	130.00
b) for each additional lot in the same application	12.50

Plan of Subdivision, Vacant Land Condominium & Common Element Plans of Condominium

Type of Application	Fee
i) Up to 50 development lots/blocks/units*:	7,600.00
a) An additional fee will be added if greater than 50 units is proposed*	1,055.00
*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a "block" plan.	.
ii) Revisions to draft conditions of approval (recirculation required)	1,160.00
iii) Revisions to draft conditions of approval (no recirculation required)	420.00
iv) Registration of final plan	650.00
v) Extension of Draft Approval:	.
a) Recirculation required	1,160.00
b) No recirculation required	420.00

Standard, Amalgamated, Phased and Leasehold Condominium

Type of Application	Fee
i) Up to 50 units	4,330.00
a) An additional fee will be added if greater than 50 units is proposed*	1,055.00
*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a "block" plan.	.
ii) Revisions to draft conditions of approval (recirculation required):	1,160.00
iii) Revisions to draft conditions of approval (no recirculation required):	420.00
iv) Registration of final plan	630.00
v) Condominium Exemption	1,290.00

Miscellaneous Reports

i) Deeming Application	1,055.00
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These rates shall automatically increase and be rounded to the nearest dollar on the 1st day of January in each year by the percentage increase in the Consumer Price Index (CPI). CPI means the 12-month average of Total Consumer Price Index as published by Statistics Canada in November, using the most current October to October rates.