



Schedule E Planning Services Fees

(applicable taxes will be added to all fees)

Description of Fee or Service	2026 Fees
	\$
Committee of Adjustment	
Minor Variance	
Standard ¹	1,020.00
Complex ²	1,630.00
Consent (per deed) - creation of a new lot, lot addition, easement/right-of-way etc.	1,830.00
Committee of Adjustment Special Meeting Fee	1,320.00
Official Plan	
Official Plan Amendment (OPA)	
Minor ³	5,300.00
Major ⁴	10,610.00
Zoning By-law	
Zoning By-law Amendment (ZBA)	
Minor ⁵	5,170.00
Major ⁶	10,340.00
Temporary Use By-law	1,720.00
Temporary Use By-law Extension	1,290.00
Removal of Holding (h) Zoning	1,730.00
Deeming By-law	660.00
Second Dwelling Agreement (includes \$3,000 security deposit) ⁷	5,830.00
Combined Application Discount ⁸	20% of Fees



Schedule E Planning Services Fees

(applicable taxes will be added to all fees)

Description of Fee or Service	2026 Fees
	\$
Site Plan Control (SPC)	
Pre-Consultation Application	
Minor ⁹	3,000.00
Major ¹⁰	6,000.00
Site Plan Agreement or Amendment	900.00
Recirculation (Site Plan Control) ¹¹	650.00
Security Deposit - On site works ⁷	50% of Construction Value
Security Deposit - Off site works ⁷	100% of Construction Value
Subdivisions/Condominiums	
Plan of Subdivision / Condominium Application	11,200.00
Amendment to Draft Plan of Subdivision	2,650.00
Draft Plan of Subdivision Approval Extension	1,320.00
Subdivision Tree Fee (per lot)	430.00
Part Lot Control Application	1,800.00
Part Lot Control (per lot/unit created)	32.50
Part Lot Control Extension	1,320.00
Security Deposit ⁷	50% of Construction Value
Miscellaneous Planning Fees	
Certificate of Cancellation	510.00
Certificate of Validation	510.00



Schedule E Planning Services Fees

(applicable taxes will be added to all fees)

Description of Fee or Service	2026 Fees
	\$
Consent Certificate	330.00
Consent Freeze Release	135.00
Municipal Zoning History Request	200.00
Provision of Retained Land Certificate (when submitted together with an application for Consent)	330.00
Recirculation for Council or Committee Consideration (Change of Condition, Deferral, after 60 days of original notice)	135.00
Telecommunication Letter of Concurrence	1,320.00
Third Party Study Review	Cost Recovery + 10%
Zoning Certification/Attestation Letter (e.g. OMVIC, TSSA, Health Canada)	355.00
Indigenous Engagement Recovery	Cost Recovery + 10%
Conservation Authority Fees - per application	As set by Conservation Authority
Energy project - Peer review of Agricultural Impact Study or Other Specialized Study	\$3,000 Deposit + Cost Recovery Peer Review + 10%
Energy project - Request for a Municipal Support Confirmation	5,170.00
Administrative Fee for Ontario Land Tribunal Appeal	130.00
Cash in Lieu of Parking Application	350.00
Cash in Lieu of Parking per Parking Space	4,641.84



Schedule E Planning Services Fees

(applicable taxes will be added to all fees)

Description of Fee or Service	2026 Fees
	\$
1 Standard Minor Variance - simple; requires minimal staff review (no supporting studies or documents)	
2 Complex Minor Variance - requires extensive staff review (multiple supporting documents or studies)	
3 Minor OPA - a small-scale exception to a specific Official Plan standard/policy (e.g. minor change); a change to a specific policy that is limited in scope and typically limited to one property; maintains the intent and purpose of the Official Plan; shall have limited impact or policy implications beyond the subject lands.	
4 Major OPA - a re-designation or change in land use for a property or properties; requires many changes to the policies and schedules of the Official Plan; and; any application that due to the broader policy implications of the Municipality would require the need to provide, review or manage studies.	
5 Minor ZBA - small-scale amendment having no impact to abutting lands. Changes within current zone category, including site-specific re-zoning; or involves re-zoning related to a "surplus lot consent" whereby the remnant parcel of farmland must be re-zoned to ensure that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.	
6 Major ZBA - more significant in scale and scope, which may have greater impact beyond the subject lands. Associated with an Official Plan Amendment; associated with a Plan of Subdivision or Condominium; any application involving multiple properties, and; any Application that requires the review of technical support documents or studies (e.g. environmental impact assessment, transportation studies, compatibility studies, etc.)	
7 A deposit or the balance of a deposit held by the Municipality that remains unclaimed for a period of seven (7) years may be transferred to the general funds of the Municipality.	
8 Combined Application Discount - applications that include more than one application type (minor variance, consent, zoning, official plan).	
9 Minor SPC Pre-consultation - new accessory buildings/structures or additions to existing buildings not exceeding 929 square metres (10,000 sq. ft) or up to 3 storeys in building height or; changes to landscaping, parking, grading or drainage areas up to 0.6 hectare (1.5 acres) in land area, including revisions to building elevations, patios or additions thereto.	
10 Major SPC Pre-consultation - new main buildings of any size, or cumulative additions greater than 929 square metres (10,000 sq. ft) or greater than 3 storeys in building height or; involves comprehensive changes to on-site grading/servicing/drainage, or cumulative changes to a parking area exceeding 0.6 hectare (1.5 acres).	
11 Recirculation (SPC) - pre-consultation fee includes initial pre-consultation circulation & results letter + 1 round of re-circulation. All subsequent submissions are subject to this fee.	