

Schedule A

To By-Law Number 17-24 Tariff of Planning Fees – Effective January 1, 2026

Pre-Application Consultation

Type of Application	Fee
On-farm Diversified Use (OFDU) and Agriculture-related Use (ARU) Pre-application meeting	\$0
Applications Associated with Single Detached Dwellings, Agricultural Uses, and OFDUs or ARUs where a Standard Site Plan Approval is required (note 1)	\$625
OFDU or ARU where a Minor Site Plan Control Application is required	\$125
Standard Pre-consultation	\$1,065

Official Plan Amendment

Type of Application	Fee
Major (note 2)	\$30,685
Minor	\$12,745
Major Regional Official Plan Amendment (note 2)	\$20,705
Minor Regional Official Plan Amendment	\$8,495
Aggregate Pit or Quarry	\$46,295
OFDU or ARU	\$12,470

Zoning By-law Amendment

Type of Application	Fee
Major (note 3)	\$18,155
Minor	\$7,115
Removal of Holding 'H' Symbol	\$1,200
Extension of Temporary Use	\$1,485
OFDU or ARU	\$6,960

Draft Plan of Subdivision or Draft Plan of Condominium

Type of Application	Fee
Subdivision Application Fee	\$27,610
Condominium Application Fee	\$21,450
Per Unit (and per unit for amendments over 3 units)	\$690
Amendment to Draft Plan Approval Request	\$8,070
Extension of Draft Plan Approval Request	\$3,185
Application of Condominium Conversions	\$14,970
Preparation of Agreement (note 5 and 6)	\$12,315
Request to Clear Conditions of Draft Approval	\$8,175
Engineering Review – Inspection of Services (note 11)	3% of estimated costs to construct municipal services, excluding any costs of

Type of Application	Fee
	external engineering and / or legal consultants

Site Plan Approval / Amendment

Type of Application	Fee
Base Application	\$12,000
Multi-Residential per Unit	\$595
Non-Residential per square metre of Gross Floor Area (GFA)	\$1.30
Oak Ridges Moraine Base	\$6,580
Oak Ridges Moraine per square Metre of GFA	\$1.30
Standard OFDU or ARU (note 12)	\$6,440
Minor OFDU or ARU(note 13)	\$1,288
Preparation of Site Plan Agreement (notes 5 & 6)	\$5,840
Minor Amendment to Registered Agreement (within 1 year of registration) (note 8)	\$1,805
Inspection Review	\$530 per visit
Amendment to Registered Agreement	\$2,975 + applicable per unit and GFA rate
Recirculation of Submission (note 7)	\$1,065

Consents

Type of Application	Fee
Base Fee	\$6,580
Consent Agreement (notes 5 and 6)	\$3,080
Clearing of Conditions	\$2,335
Stamping of the Deeds	\$2,335
Tabling of Applications	\$620

Minor Variance (Note 4)

Type of Application	Fee
Residential	\$2,760
Non-residential	\$4,460
Tabling and Recirculation Fee	\$620
Request for Special Committee of Adjustment Meeting	\$2,020

Part Lot Control

Type of Application	Fee
Base Fee	\$1,270
Part Lot Control Per Lot	\$107
Part Lot Control Agreement (notes 5 & 6)	\$955

Peer Review

Type of Application	Fee
Peer Review	Applicant responsible for 100% of Township’s full costs of undertaking a Peer Review
Administration Fee for Peer Review Consulting Services	\$530

Street Name Change Request

Type of Application	Fee
Street Name Change Base Fee	\$1,485
Street Name Change per Municipal Address	\$56

Telecommunication Tower

Type of Application	Fee
Base fee	\$14,760

Patio Permit

Type of Application	Fee
Patio on Private Property Initial Application	\$265
Patio on Private Property Annual Renewal	\$107

Miscellaneous

Type of Application	Fee
Land Use Information and Compliance Letter	\$530
Preparation of Pre-servicing or Earthworks Agreement	\$5,310
Additional Public Meeting or Public Open House (note 9)	\$3,505
Cash Payment in Lieu Of Parking (per space)	\$5,310
Newspaper Advertising	\$530 per advertisement
Reactivation of Dormant Application (longer than 1 year)	\$1,065

Notes:

Note 1

The following are criteria for determining what constitutes a **Pre-consultation for the following**:

- Applications associated with a single detached dwelling; and/or
- Applications associated with an agricultural use, On-farm Diversified Use or Agricultural-related Use that requires a Minor Site Plan Control Application.

Note 2

The following criteria for determining what constitutes a **Major Regional Official Plan Amendment** or **Major Township Official Plan Amendment** application:

- New golf courses or expansion to existing golf courses;
- New waste facility or expansion to existing waste facility;
- Commercial Development greater than 500 m2;
- Deletion or addition of arterial or collector road;
- Any application that would require the need to review or manage studies due to the broader policy implications for the Township; and/or
- or any application deemed to be a major by the Director of Development Services

Note 3

The following are criteria for determining what constitutes a **Major Zoning By-law Amendment** application:

- Associated with an Official Plan Amendment;
- Associated with an application for proposed Plan of Subdivision or Condominium;
- Application involving multiple properties; and/or

- Any application that requires the review of technical support documents or studies (e.g. Environmental Impact Study, transportation, servicing)

Note 4

Minor Variance applications for the construction or placement of an accessibility device to provide access to a single-detached/link or townhouse dwelling is exempt from the fee. An “accessibility device” is defined as a device including a ramp that aids persons with physical disabilities in gaining access to a dwelling unit.

Note 5

Agreement preparation fee does not include the cost of registering the agreement and all related documents (e.g. Transfers, Postponements, or inhibiting orders) in the Land Registry office. The Applicant is responsible for 100% of Township’s full costs of such registrations.

Note 6

For preparation of any **development/servicing agreement** the applicant is required to reimburse the Township for its legal costs. The legal work undertaken will be charged at the legal counsel’s hourly rate.

Note 7

Recirculation fees will be required on the 4th resubmission of application materials that require circulation to internal departments and/or external agencies.

Note 8

The following are criteria for determining what constitutes a **Minor Amendment to Registered Site Plan Agreement** (within 1 year of registration):

- Does not require circulation to outside agencies.

Note 9

The following are criteria for determining what constitutes the requirements for an **additional Public Meeting or Public Open House**:

- Substantial revision(s) to proposal that requires further notice and another public meeting,
- Requested by Council; and/or
- Held at a Township facility.

Note 10

The following are criteria for determining what constitutes an **Amendment to Draft Approval**:

- Application is within two years of initial draft approval

Note 11

Estimated costs of internal and external works associated with a Draft Plan of Subdivision or Condominium, such as erosion and sediment control inspections, construction meetings, and project administration with consultants, plus a 10% contingency added to the estimate. The payment shall be included as a condition of the Subdivision, Condominium, Pre-servicing and/or Earthworks Agreement(s), and due prior to the execution of the Agreement.

Note 12

The following are criteria for determining what constitutes a **Standard Site Plan Application for On-Farm Diversified Use and/or Agricultural-Related Use**:

- Any application that requires the review of technical support documents or studies (e.g. geotechnical, grading, transportation, servicing, land use compatibility study).

- Site Plan Approval and Site Plan Agreement with conditions required.

Note 13

The following are criteria for determining what constitutes a Minor Site Plan Application for On-farm Diversified Use and/or Agricultural-Related Use:

- Where the proposed use is deemed to be compatible with the agricultural area and the modifications to the subject property are limited in size, location, and scale so as to limit the impact to the stormwater management, geotechnical engineering, grading, or traffic circulation and not to create nuisance that would impact surrounding properties.

General

All fees are inclusive of HST.

All fees do not include the costs of legal agreements or external consulting costs, which may be charged to the applicant and which will be determined on a case-by-case basis. See Paragraph 2(d) of this By-law. All fees shall be adjusted annually on January 1st, without amendment to this By-law to account for the effects of inflation.

Estimated cost of internal and external works associated with the Plan of Subdivision, as prepared by the Consulting Engineer. Includes erosion and sediment controls, underground and above-ground works, streetlights, etc. plus a 10% contingency added to the estimate.