

Planning Fees

(Table indexed by 2.5 percent to reflect fees between April 1, 2025 and March 31, 2026)

Note 1

Complex amendment – A proposal involving a change in land use designation or policy which requires major technical studies and extensive analysis and consultation.

Simple amendment – A site specific proposal which is small in scale and involves a land use with minor and predictable impacts.

Note 2

Complex amendment – associated with an Official Plan Amendment, Plan of Subdivision Application, an application that requires the review of technical support documents or studies or any amendment deemed to be complex by the Commissioner of Planning and Development.

Peer Review

An applicant is responsible for 100% of the Municipality’s full costs of undertaking a Peer Review of a development application study/report. The review fees are to be paid in advance of any work being undertaken.

Fee No.	Fee Title	Fee Basis	HST Applicable	Fee (Including Taxes)
Category: Plan of Subdivision				
PAP-1	Residential	Base Charge	No	\$ 44,661.29
PAP-2	Residential	\$/lot/block	No	\$ 892.70
PAP-3	Residential	max. lot/block	No	500
PAP-4	Non-Residential	Flat Fee	No	\$ 44,661.29
PAP-5	Major Redline	Base Charge	No	\$ 7,680.11
PAP-6	Major Redline	\$/lot/block	No	\$ 512.32
PAP-7	Major Redline	Base Charge	No	\$ 7,680.11
PAP-8	Major Redline	\$/lot/block	No	\$ 332.84
PAP-9	Subdivision Agreement+ HST	Flat Fee	YES	\$ 6,775.51
PAP-10	Subdivision/ Condominium Release	Flat Fee	No	\$ 3,942.96
Category: Minor Variance				
PAP-11	Residential	Flat Fee	No	\$ 1,049.60
PAP-12	Non-Residential	Flat Fee	No	\$ 2,971.71
PAP-13	Tabling by Applicant	Flat Fee	No	\$ 891.51
PAP-14	Draft Approved and Registered Plans of Subdivision	Base Charge	No	\$ 6,181.17
PAP-15	Draft Approved and Registered Plans of Subdivision	\$/lot/block	No	\$ 624.06
PAP-16	Draft Approved and Registered Plans of Subdivision	Maximum	No	\$ 30,905.84
Category: Official Plan Amendment (includes preparation of By- law)				
PAP-17	Simple (See Note 1)	Flat Fee	No	\$ 26,745.43
PAP-18	Complex	Flat Fee	No	\$ 40,433.15
PAP-19	Combined Applications for OPA/ZBA Simple	Flat Fee	No	\$ 42,792.68
PAP-20	Combined Applications for OPA/ZBA Complex	Flat Fee	No	\$ 54,123.24
Category: Condominium				
PAP-21	Standard	Flat Fee	No	\$ 10,666.08
PAP-22	Condominium Conversion	Base Charge	No	\$ 10,666.08
PAP-23	Condominium Conversion	\$/unit	No	\$ 501.65
PAP-24	Condominium Agreement	Flat Fee	No	\$ 2,624.62
Category: Zoning Bylaw Amendment (includes preparation of By-law)				
PAP-25	Simple (See Note 2)	Flat Fee	No	\$ 15,997.33
PAP-26	Complex	Flat Fee	No	\$ 29,710.01
PAP-27	Lifting an 'H' Holding Symbol	Flat Fee	No	\$ 8,125.85
PAP-28	Temporary Use	Flat Fee	No	\$ 14,626.78
PAP-29	Temporary Use for Second Residence	Flat Fee	No	\$ 7,312.81
PAP-30	Temporary Use Extension	Flat Fee	No	\$ 6,856.35
PAP-31	Oak Ridges Moraine	Flat Fee	No	\$ 11,292.52
Category: Site Plan				
PAP-32	Residential (including Retirement Home with self- contained units)	Base Charge	No	\$ 11,520.74
PAP-33	Residential (including Retirement Home with self- contained units)	\$/unit (first 25)	No	\$ 512.32
PAP-34	Residential (including Retirement Home with self- contained units)	\$/unit (next 75)	No	\$ 294.79
PAP-35	Residential (including Retirement Home with self- contained units)	\$/unit(> 100)	No	\$ 140.27
PAP-36	Residential (including Retirement Home with self- contained units)	maximum	No	\$ 76,804.56
PAP-37	Retirement Home (retirement units are not self-contained)	Flat Fee	No	\$ 11,520.74
PAP-38	Commercial/Industrial	Base Charge	No	\$ 11,520.74
PAP-39	Commercial/Industrial	\$/sq.mt.	No	\$ 5.64
PAP-40	Commercial/Industrial	maximum	No	\$ 76,804.56
PAP-41	Institutional	Base Charge	No	\$ 11,520.74
PAP-42	Institutional	\$/sq.mt.	No	\$ 4.99
PAP-43	Institutional	maximum	No	\$ 76,804.56
PAP-44	Commissioner's Approval (minor amendment to plan and/or building up to 300 square metres)	Flat Fee	No	\$ 1,280.21

Fee No.	Fee Title	Fee Basis	HST Applicable	Fee (Including Taxes)
PAP-45	Expansion to an existing building greater than 300 square metres	Flat Fee	No	\$ 5,760.38
PAP-46	Sales Trailer/Model Home	Flat Fee	No	\$ 896.27
PAP-47	Environmental/Hazard Land designation in accordance with the Official Plan and Oak Ridges Moraine in accordance with By-law 5581-05, as amended	Flat Fee	No	\$ 5,943.44
PAP-48	Site Plan Agreement (all types) (+ legal expenses)	Flat Fee	No	\$ 2,852.84
PAP-49	Amending Agreement (+ legal expenses)	Flat Fee	No	\$ 1,426.42
PAP-50	Communication Tower	Flat Fee	No	\$ 6,399.88
Category: Site Plan Heritage (Part IV and Part V)				
PAP-51	Minor Amendments less than 100m2 for additions to existing non-residential	Flat Fee	No	\$ 1,280.21
PAP-52	Major Amendments greater than 100m2 for additions to existing non-residential	Flat Fee	No	\$ 5,760.38
Category: Other Fees				
PAP-53	Part Lot Control	\$unit/lot/block	No	\$ 1,605.91
PAP-54	Additional Public Meetings	Flat Fee	No	\$ 1,280.23
PAP-55	Sign Variance	Flat Fee	No	\$ 2,615.11
PAP-56	Sign By-law Amendment	Flat Fee	No	\$ 3,328.32
PAP-57	Annual Administrative Fee	Flat Fee	No	\$ 1,783.03
PAP-58	Street Name Change Request (external)	Base Charge	No	\$ 1,426.42
PAP-59	Street Name Change Request (external)	per address		\$ 128.37
PAP-60	Pre-consultation meeting in accordance with By-law 5967-07	Flat Fee	No	\$ 653.79
PAP-61	Architectural Review (Working drawings/ site plan/elevations/ exterior colours)	\$/hr	No	\$ 178.30
PAP-62	Extend Draft Approval	Flat Fee	No	\$ 3,566.08
PAP-63	Letter of Undertaking	Flat Fee	No	\$ 861.80
PAP-64	Land Division Release Fee	Flat Fee	No	\$ 1010.38
PAP-65	Stage 2 Pre-Submission Review	Flat Fee	No	\$ 653.79
Category: Land Division				
PAP-66	Application	Flat Fee	No	\$ 1,383.75
PAP-67	Review Fee	Flat Fee	No	\$ 512.50
PAP-68	Release Fee	Flat Fee	No	\$ 985.74
PAP-69	Tabling by Applicant	Flat Fee	No	\$ 307.50
PAP-70	Deed Stamping and Finalization of Documents for the Application	Flat Fee	No	\$ 1,025.00
PAP-71	Deed Re-stamping	Flat Fee	No	\$ 256.25