

Schedule M
To By-Law #7220-17
Planning Application Fees
(Effective January 1, 2026)

Fee No.	Fee Title	Fee Basis	HST	2026 Fee	2026 Effective Date
Category: Plan of Subdivision					
PAP- 1	Residential	Base Charge	No	\$45,421.00	01-Jan
PAP- 2	Residential	\$/lot/block	No	\$907.88	01-Jan
PAP- 3	Residential	Max. lot/block	No	500 units	01-Jan
PAP- 4	Non-Residential	Flat Fee	No	\$76,275.00	01-Jan
PAP- 5	Major Redline	Base Charge	No	\$8,432.00	01-Jan
PAP- 6	Major Redline	\$/lot/block	No	\$521.03	01-Jan
PAP- 7	Minor Redline	Base Charge	No	\$8,432.00	01-Jan
PAP- 8	Minor Redline	\$/lot/block	No	\$366.12	01-Jan
PAP- 9	Subdivision Agreement	Flat Fee	Yes	\$7,628.00	01-Jan
PAP- 10	Subdivision / Condominium Release	Flat Fee	No	\$4,010.00	01-Jan
Category: Minor Variance					
PAP- 11	Residential	Flat Fee	No	\$1,526.00	01-Jan
PAP- 12	Non-Residential	Flat Fee	No	\$3,052.00	01-Jan
PAP- 13	Tabling by Applicant	Flat Fee	No	\$907.00	01-Jan
PAP- 14	Draft Approved and Registered Plans of Subdivision	Base Charge	No	\$6,286.00	01-Jan
PAP- 15	Draft Approved and Registered Plans of Subdivision	\$/lot/block	No	\$634.67	01-Jan
PAP- 16	Draft Approved and Registered Plans of Subdivision	Maximum	No	\$31,431.24	01-Jan
Category: Official Plan Amendment (includes preparation of By-law)					
PAP- 17	Simple (See Note 1)	Flat Fee	No	\$41,068.00	01-Jan
PAP- 18	Complex	Flat Fee	No	\$55,957.00	01-Jan
PAP- 19	Combined Applications for OPA/ZBA Simple	Flat Fee	No	\$65,709.00	01-Jan
PAP- 20	Combined Applications for OPA/ZBA Complex	Flat Fee	No	\$74,904.00	01-Jan
Category: Condominium					
PAP- 21	Standard	Flat Fee	No	\$10,847.00	01-Jan
PAP- 22	Condominium Conversion	Base Charge	No	\$10,847.00	01-Jan
PAP- 23	Condominium Conversion	\$/unit	No	\$510.18	01-Jan
PAP- 24	Condominium Agreement	Flat Fee	No	\$2,670.00	01-Jan
Category: Zoning Bylaw Amendment (includes preparation of By-law)					
PAP- 25	Simple	Flat Fee	No	\$30,510.00	01-Jan
PAP- 26	Complex (See Note 2)	Flat Fee	No	\$50,850.00	01-Jan
PAP- 27	Lifting an 'H' Holding Symbol	Flat Fee	No	\$10,170.00	01-Jan

Fee No.	Fee Title	Fee Basis	HST	2026 Fee	2026 Effective Date
PAP- 28	Temporary Use	Flat Fee	No	\$14,876.00	01-Jan
PAP- 29	Temporary Use for Second Residence	Flat Fee	No	\$7,437.00	01-Jan
PAP- 30	Temporary Use Extension	Flat Fee	No	\$6,973.00	01-Jan
Category: Site Plan					
PAP- 32	Residential (including Retirement Home with self-contained units)	Base Charge	No	\$11,717.00	01-Jan
PAP- 33	Residential (including Retirement Home with self-contained units)	\$/unit (first 25)	No	\$521.03	01-Jan
PAP- 34	Residential (including Retirement Home with self-contained units)	\$/unit (next 75)	No	\$299.80	01-Jan
PAP- 35	Residential (including Retirement Home with self-contained units)	\$/unit (> 100)	No	\$142.65	01-Jan
PAP- 36	Residential (including Retirement Home with self-contained units)	Maximum	No	\$78,110.24	01-Jan
PAP- 37	Retirement Home (retirement units are not self-contained)	Flat Fee	No	\$43,895.00	01-Jan
PAP- 38	Commercial/Industrial	Base Charge	No	\$11,717.00	01-Jan
PAP- 39	Commercial/Industrial	\$/sq.mt.	No	\$3.71	01-Jan
PAP- 40	Commercial/Industrial	Maximum	No	\$78,110.24	01-Jan
PAP- 41	Institutional	Base Charge	No	\$11,717.00	01-Jan
PAP- 42	Institutional	\$/sq.mt.	No	\$9.05	01-Jan
PAP- 43	Institutional	Maximum	No	\$78,110.24	01-Jan
PAP- 44	Commissioner's Approval (minor amendment to plan and/or building up to 300 square metres)	Flat Fee	No	\$2,543.00	01-Jan
PAP- 45	Expansion to an existing building greater than 300 square metres	Flat Fee	No	\$11,288.00	01-Jan
PAP- 46	Sales Trailer/Model Home	Flat Fee	No	\$7,557.00	01-Jan
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	\$6,044.00	01-Jan
PAP- 48	Site Plan Agreement (all types) (+ legal expenses)	Flat Fee	No	\$3,560.00	01-Jan
PAP- 49	Amending Agreement (+ legal expenses)	Flat Fee	No	\$1,450.00	01-Jan
PAP- 50	Communication Tower	Flat Fee	No	\$9,135.00	01-Jan
Category: Other Fees					
PAP- 53	Part Lot Control	\$/unit/lot/block	No	\$1,763.48	01-Jan
PAP- 54	Additional Public Meetings	Flat Fee	No	\$1,302.00	01-Jan
PAP- 55	Sign Variance	Flat Fee	No	\$6,299.00	01-Jan
PAP- 56	Sign By-law Amendment	Flat Fee	No	\$14,332.00	01-Jan
PAP- 57	Annual Administrative Fee	Flat Fee	No	\$1,813.00	01-Jan
PAP- 58	Street Name Change Request (external)	Base Charge	No	\$5,008.00	01-Jan
PAP- 59	Street Name Change Request (external)	Per address	No	\$131.00	01-Jan
PAP- 60	Stage 1 Pre-consultation - Minor (see Note 3)	Flat Fee	No	\$1,526.00	01-Jan

Fee No.	Fee Title	Fee Basis	HST	2026 Fee	2026 Effective Date
PAP- 72	Stage 1 Pre-consultation - Major (see Note 3)	Flat Fee	No	\$3,560.00	01-Jan
PAP- 61	Architectural Review (Working drawings / site plan / elevations / exterior colours)	\$/hour	No	\$181.33	01-Jan
PAP- 62	Extend Draft Approval	Flat Fee	No	\$5,085.00	01-Jan
PAP- 63	Letter of Undertaking	Flat Fee	No	\$1,017.00	01-Jan
PAP- 65	Stage 2 Pre-Consultation Review	Flat Fee	No	\$7,628.00,	01-Jan
PAP- 73	Tree Removal Permit	Flat Fee	No	\$6,092.00	01-Jan
Category: Land Division					
PAP- 66	Application	Flat Fee	No	\$3,051.00	01-Jan
PAP- 67	Review	Flat Fee	No	\$522.00	01-Jan
PAP- 68	Release	Flat Fee	No	\$1,003.00	01-Jan
PAP- 69	Tabling by Applicant	Flat Fee	No	\$907.00	01-Jan
PAP- 70	Deed Stamping	Flat Fee	No	\$1,017.00	01-Jan
PAP- 71	Deed Re-Stamping	Flat Fee	No	\$260.00	01-Jan

Notes:

- 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.
- 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.
- 3. Minor** - includes small scale building additions, temporary use by-laws, telecommunication towers, accessory structures, amendments to site plan agreements for alterations to site works and related plans. May also include other small-scale developments as determined by the Commissioner of Planning and Development.
Major - All other forms of development and application types.
- 4. 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.