SCHEDULE "A" TO BY-LAW 89-2026
DEVELOPMENT SERVICES FEES AND CHARGES

PLANNING DEVELOPMENT RELATED FEES

TYPE OF FEE OR CHARGE	AMOUNT OF FEE OR CHARGE
• Official Plan Amendment (OPA)	• ----------$8,400.00
• Development Permit Amendment (DPA)	• ----------$7,800.00
• Combined OPA/DPA	• ----------$9,300.00
• Modifications to OPA/DPA requiring a subsequent public meeting	• ----------$7,100.00

DEVELOPMENT PERMIT (DP) APPLICATIONS

TYPE OF FEE OR CHARGE	AMOUNT OF FEE OR CHARGE
• Class 1	• ---------- $670.00
• Class 1-new residential builds within a plan of subdivision	• ----------$1,500.00
• Class 1A	• ----------$3,900.00
• Class 2	• ----------$8,500.00
• Class 3	• ----------$11,600.00
• File reactivation (inactive for more than 12 months)	• ---------- 50% of the current activation fee
• Revision during development permit application process (where new circulation is required)	• ---------- 50% of the applicable DP application fee

CONDOMINIUMS & SUBDIVISIONS

TYPE OF FEE OR CHARGE	AMOUNT OF FEE OR CHARGE
• Extension of draft conditions for subdivisions and condominiums	• ----------$3,300.00
• Subdivision draft approval	• ----------$8,200.00
• Condominium draft approval	• ----------$8,200.00
• Major amendment after draft approval	• ----------$8,200.00
• Minor amendment after draft approval	• ----------$3,300.00
• Execution of subdivision or condominium agreement	• ---------- $8,200.00 plus 1.5% value of works
• Lifting one foot reserve (per reserve)	• ----------$3,100.00
• Amendment to subdivision, condominium, or development agreement - Major	• ----------$4,600.00
• Amendment to subdivision, condominium, or development agreement – Minor	• ----------$2,600.00

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GENERAL	
TYPE OF FEE OR CHARGE	**AMOUNT OF FEE OR CHARGE**
• Deeming By-law	• ----------$2,600.00
• Consent applications (per lot or instrument created)	• ----------$3,100.00
Part Lot Control (per block) • Minor (creating individual housing ownerships) • Major (revisions to signed subdivision plans)	 • ----------$3,300.00 • ----------$1,600.00
• Miscellaneous agreement with Town	• ----------$4,100.00
• Compliance report	• ---------- $600.00
• Additional consultation meetings (in person, email, or phone) * after 2-pre-cons: 4 application reviews; 2 agreement consults	• ----------$130.00/hr.
• Pre-consultation stage	• ------- Two (2) pre-consults; charges begin after second pre-consult
• Additional consultation meetings (in person, email, or phone) during – Application circulation stage	• ----- Four (4) consultations; charges begin after fourth consult
• Additional consultation meetings (in person, email, or phone) during – Drafting of agreement stage	• ------ Two (2) consultations; charges begin after second consult

ENGINEERING DEVELOPMENT-RELATED FEES	
TYPE OF FEE OR CHARGE	**AMOUNT OF FEE OR CHARGE**
• Development Approval and Agreement	• ----------2% value of works
• CLI ECA Form (Consolidated Linear Infrastructure Environmental Compliance Approval)	• ----------$1,100 per form
• Inspection Services	• ---------- $98.00/hour
• Subdivision approval agreement	• ----------2% value of works
• Condominium approval and agreement	• ----------$2,100.00 + $3,100.00 deposit for costs
• Additional consultation meetings (in person, email, or phone) *after 2-pre-cons: 4 application reviews; 2 agreement consults	• ---------- $500.00
• Third party peer review	• ----------Cost to be borne 100% by Developer

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TYPE OF FEE OR CHARGE	AMOUNT OF FEE OR CHARGE
• Project Management Fee	• ---------- $150.00/hour
• Pre-servicing agreement	• ----------$3,200.00
• Municipal Drinking Water Form 1 or 2	• ---------- $1000.00
• License of Occupation Agreement	• ---------- $1900.00
• Full Commissioning - Water	• ----------2% value of works

NOTES:

1. The Development Review Officer shall have the delegated authority to waive respective engineering fees if no engineering work is associated with a development application.
2. Should a subdivision application require more than three design submissions, the Developer may be required at the discretion of the Development Review Officer to charge an additional lump sum fee of $1,000 for each subsequent submission.
3. The project administration fee shall apply to development related construction projects that are administered by the Town.
4. Processing of planning applications occurs on a cost recovery basis. Expenses incurred by the Town in reviewing the application, including but not limited to those related to legal and professional fees will be invoiced to the applicant at 100% of the value. These expenses may also include legal fees associated with the defense of an application at the Ontario Land Tribunal (OLT)
5. Non-profit housing units and affordable rental housing units, as defined under the Development Charges Act, may be eligible for an exemption from planning and engineering fees proportional to the number of units proposed within the development as administered by the Town's Community Improvement Plan. Please contact Town staff regarding rebates and grants available to the proposal