

## **Planning Application Fees\***

**Effective: January 1<sup>st</sup>, 2021 to December 2021**

**\*For a comprehensive list of all Development and Infrastructure fees, please refer to the 2018-2021 Municipal Rate Review.**

### **Development Planning:**

<b>Application Type:</b>	<b>Description:</b>	<b>Fee:</b>
<b>Pre-consultation</b>  <b>(Regional Review Fee \$300.00.</b> Application to be submitted to the Region of Waterloo).	Pre-consultation Application for proposed Official Plan & Zoning By-law Amendments, Plans of Subdivision, Plans of Condominium and Site Plan Control.	<b>\$1500.00</b>
	Sanitary Capacity Assessment Application Fee	<b>\$165.00</b>
<b>Official Plan Amendment</b>  <b>(Regional Review Fee \$5,750.00,</b> required with submission of complete application. Application to be submitted to the Region of Waterloo).	Minor: Technical amendments and amendments not requiring the review of studies.	<b>\$10,000.00</b>
	Complex/Major: A change from one designation to another which requires the review of supporting studies.	<b>\$18,000.00</b>
<b>Zoning By-law Amendment</b>  <b>(Regional Review Fee: \$1,150.00,</b> required with submission of complete application. Application to be submitted to the Region of Waterloo).	Minor: Single detached dwelling unit	<b>\$3,500.00</b>
	Minor: Non-residential and residential with two or more units.	<b>\$8,500.00</b>
	Complex/Major: A change in use or from one zone classification to	<b>\$13,000.00</b>

<b>Application Type:</b>	<b>Description:</b>	<b>Fee:</b>
	another.	
<b>Combined Official Plan and Zoning By-law Amendment</b>  <b>(Regional Review fee: \$1,150.00 payable upon submission of application). \$5,750.00 required prior to the Region approval of the Official Plan Amendment. Application to be submitted to the Region of Waterloo.</b>	Minor: Technical amendments and changes from one official plan designation and zone classification to another that require the limited review of supporting studies.	<b>\$15,000.00</b>
	Complex/Major: Applications that require the review of supporting studies (e.g. submitted for a plan of subdivision).	<b>\$22,000.00</b>
<b>Peer Review Assessment Fee (Complex/Major Applications).</b>	Peer review assessment fee for supporting studies submitted with complex/major Official Plan and/or Zoning By-law Amendments. The deposit will be returned at the end of the planning process should the monies not be used for a peer review.	<b>\$6,000.00</b>
<b>Removal of Holding Symbol</b>	'H' removal by-law for when a property has a (H) symbol in front of the zone (i.e. (H)R4)	<b>\$1,650.00</b>
<b>Committee of Adjustment</b>  <b>(Regional Review Fee: \$350.00, for the review of Consent Applications. Application to be submitted to the Region of Waterloo).</b>	Minor Variance	<b>\$1,200.00</b>
	Consent (Severance per new lot)	<b>\$1,550.00</b>
	Consent Certificate	<b>\$250.00</b>
<b>Site Plan Application</b>  <b>Regional Review Fee: \$805.00 to be submitted with the application to the City when adjacent to a Regional Road. Application to be submitted to the Region of Waterloo.</b>	Standard Application (e.g. one building such as a new industrial or commercial building).	<b>\$6,730.00</b>
	Complex Applications (e.g. multiple residential, mixed use or multiple non-residential buildings).	<b>\$13,460.00</b>

<b>Application Type:</b>	<b>Description:</b>	<b>Fee:</b>
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<b>Site Plan Application</b>  <b>Regional Review Fee: \$805.00</b> to be submitted with the application to the City when adjacent to a Regional Road. Application to be submitted to the Region of Waterloo	Site Plan Amendment (amendment to an existing agreement (i.e. addition to an existing building).	<b>\$3,670.00</b>
	Redline Revisions/Minor Site Plans (changes to existing plans that require a very limited review by City or agency staff).	<b>\$1,100.00</b>
	Third and subsequent resubmission for major changes	<b>\$1,020.00</b>
<b>Condominium Application</b>  <b>(\$3,150.00 + \$100.00/ residential unit to a maximum fee of \$6,150.00.</b> Application to be submitted to the Region of Waterloo).	Standard or Phased Condominium (requiring no public meeting)	<b>\$4,500.00</b>
	Common Element (requiring public meeting)	<b>\$6,600.00</b>
	Vacant Land Condominium	<b>\$8,700.00</b>
	Condominium Conversion	<b>\$8,700.00</b>
<b>Plan of Subdivision</b>  <b>(Regional Fee: \$6,525.00 plus \$250.00 per hectare to a maximum fee of \$15,525.00) upon complete submission.</b> Application to be submitted to the Region of Waterloo.	Base fee	<b>\$9,800.00</b>  Plus \$150.00 per unit or ha whichever is greater.
	Maximum Fee	<b>\$21,000.00</b>
<b>Preparation/Registration of Subdivision Agreement</b>	Fee in addition to the Planning fee.	<b>\$2,100.00</b>

<b>Application Type:</b>	<b>Description:</b>	<b>Fee:</b>
<b>Part Lot Control Exemption</b>	Per unit or Lot Fee	<b>\$550.00</b>
	<b>Regional Review Fee: \$525.00.</b> Application to be submitted to the Region of Waterloo.	<b>\$10,850.00</b>
<b>Sign By-law Amendment</b>	Fee	<b>\$3,300.00</b>
<b>Sign Variance</b>	Fee	<b>\$1,650.00</b>
<b>Letters of Compliance</b>	<ul style="list-style-type: none"> <li>• Building Permits and compliance with Code</li> <li>• Minimum Standards Compliance</li> <li>• Zoning Classification and Permitted Uses</li> <li>• Compliance of Site Development Specifications</li> <li>• Legal Non Conforming</li> </ul>	
	Flat Fee for all of the above: <ul style="list-style-type: none"> <li>• If recovery of files is required from off-site to provide a response within five (5) business day turnaround.</li> </ul>	<b>\$275.00</b>  <b>\$500.00</b>
<b>Email Response to Inquiry re: Zoning and Permitted Use Compliance and Official Plan Designation</b>	Alternative to completing a compliance request form where an email is sufficient.	<b>\$150.00</b>
<b>LPAT Appeals – Minor Variance and/or Consent</b>	Request for Planner to provide evidence where staff support application.	<b>\$2,500.00</b>

<b>Application Type:</b>	<b>Description:</b>	<b>Fee:</b>
<b>LPAT Appeals – All Other Applications</b>	Request for Planner to provide evidence where staff support application.	<b>\$7,500.00</b>

### Policy Planning:

<b>Heritage Impact Assessment</b>	Rate: (for the review of Heritage Impact Assessments (HIA) relating to development applications).	<b>Full \$540.00</b> <b>Scoped \$330.00</b>
<b>Ontario Heritage Act Designation Inquiry</b>	Written response to an Ontario Heritage Act designation inquiry	<b>\$145.00</b>
<b>Environmental Records Inquiry</b>	Fee	<b>\$145.00</b>