

# City of Thunder Bay Planning Services Fees

## Pre-consultation

Fee type	Fee amount
Pre-Consultation	\$321

## Committee of Adjustment

### Application fees

Fee type	Fee amount
Minor Variance/Permission	\$1285
Consent to Sever Base Transaction and/or each new lot created	\$1285
Combined Consent to Sever and Minor Variance	\$1928
Validation of Title or Technical Severance	\$321

### Additional process fees (as required)

Fee type	Fee amount
Lakehead Region Conservation Authority Review	\$275
For each additional type of transaction requested at the time application is made	\$321
Request to change conditions of consent	\$536
Certificate of Secretary-Treasurer (to be paid when the request is submitted)	\$321
Recirculation of application	\$321
Deferral of application requested by applicant	\$107
Deferral of application requested by applicant and resulting in recirculation of application and new notice	\$643
Special Committee of Adjustment meeting requested by applicant	\$536
Legal Costs – Applicants for Committee of Adjustment approvals that may result in appeals to the Ontario Land Tribunal are responsible to pay the City’s legal costs in defending the relevant by-law, decision or other approval.	\$2060 (deposit)

## Official Plan and Zoning By-law Amendments

### Amendment application fees

Fee type	Fee amount	
	Urban Settlement Area	Rural and Rural Settlement Area
Official Plan Amendment	\$4821	\$4500
Zoning By-law Amendment	\$3750	\$3429
Combined Official Plan and Zoning By-law Amendment	\$7821	\$7500
Temporary Use By-law including Garden Suites	\$3750	\$3429

### Holding symbol removal fees

Fee type	Fee amount	
	All conditions have been satisfied	A staff report must be prepared for the Committee of the Whole
Removal of “H” (Holding) symbol	\$268	\$793

Additional process fees (as required)

Fee type	Fee amount
Lakehead Region Conservation Authority Review - Official Plan Amendment	\$495
Lakehead Region Conservation Authority Review - Zoning By-Law Amendment	\$345
Additional public meeting (if required due to amendments by applicant)	\$536
Newspaper Notice	\$1071
Minor revisions that require additional internal circulation	\$536
Major revisions that require recirculation and notice	\$1125
Annual processing fee for recirculation of applications held over one year	\$1071
Notice of Open House	\$161
Legal Costs - Applicants for any planning approvals that may result in appeals to the Ontario Land Tribunal are responsible to pay the City's legal costs in defending the relevant by-law, decision or other approval.	\$4120 (deposit)

### Site Plan Approval

Application fees

Fee type	Fee amount
Site Plan Approval for new agreement	\$1607
Addendums or amendments to Site Plan Agreement	\$1071
Registration of Site Plan Agreement	\$536
Completed facilities inspection	\$258

Additional process fees (as required)

Fee type	Fee amount
Lakehead Region Conservation Authority Review	\$150
Registration of Site Plan Agreement (required after approval)	\$536
Completed facilities inspection (required after completion of work)	\$258
Major revisions to site plan requiring recirculation	\$536
Annual processing fee for recirculation of applications held over one year	\$1071

### Plans of Subdivision and Condominium

Application fees

Fee type	Fee amount
Draft Plan Approval	\$2679 plus \$103 for each additional Lot or Block
Part Lot Control Exemption Approval	\$1285 plus \$103 for each additional Lot or Block
Application for Approval of a Condominium Exemption or Conversion	\$1071 plus \$103 for each unit, parking units and locker units exempt from the additional fee
Application for Approval of a Condominium	\$2679 plus \$103 for each unit, parking units and locker units exempt from the additional fee
Deeming By-law-establishing or rescinding	\$536

Additional process fees (as required)

Fee type	Fee amount
Lakehead Region Conservation Authority Review – Draft Plan Approval	\$2000
Lakehead Region Conservation Authority Review – Final Approval Each Stage/Each Subsequent Stage	\$150
Lakehead Region Conservation Authority Review – Clearance of Conditions at Registration	\$150
Final Approval Each Plan of Subdivision Stage	\$1607
Extension of Draft Plan Approval	\$1071
Major modifications to Draft Plan of Subdivision/Condominium	\$1071
Minor modifications to Draft Plan of Subdivision/Condominium	\$536
Extension of Part Lot Control Approval	\$1284

**Planning Agreements**

Fee type	Fee amount
Development Agreements and other agreements related to land development	\$1606
Addendums or amendments to Development Agreements and other agreements related to land development	\$1071
Deferred Services, Noise Notification, or Miscellaneous Notification – New agreements, addendums, or amendments	\$134
Garden Suite Agreements – New agreements, addendums, or amendments	\$750
Authorizing reports that are to be considered by the Committee of the Whole (i.e., Deferred Services Agreement, Noise Notification Agreement, Miscellaneous Notification Agreement, Garden Suite Agreement)	\$525
Registration of Agreements	\$536
Status Letter on Planning Agreements including Release and Discharge	\$536

**Other Planning Fees**

Fee type	Fee amount
Communications Tower Consultation	\$1071
Ministry Authorization Letter or Zoning Confirmation Letter	\$107
Phase I or II Environmental Letter	\$268
Property List Request	\$320
Road Naming	\$1607
Publications (printed materials)	Recovery Cost
Custom Planning Research	\$80 per hour
Peer Review	Recovery Cost