

## Schedule L – Growth Department – Development

User Fee Description	2025 User Fee (\$)
<b>Building Services:</b>	
<b>New Buildings or Additions-Group A-Assembly Occupancies:</b>	
Shell	18.60 per square meter
Finished	22.80 per square meter
<b>New Buildings or Additions-Group B-Institutional Occupancies:</b>	
Shell	21.50 per square meter
Finished	28.00 per square meter
<b>New Buildings or Additions-Group C-Residential Occupancies:</b>	
Single, semi, townhouse & duplex	14.50 per square meter
Finished basement	3.35per square meter
Attached garage	5.70 per square meter
Detached garage/shed/carport	5.00 per square meter
Apartment building	14.50 per square meter
Hotel/Motel	16.60 per square meter
Residential care facility	14.50 per square meter
<b>New Buildings or Additions-Group D-Business &amp; Personal Service Occupancies:</b>	
Office building (shell)	17.60 per square meter
Office building (finished)	21.70 per square meter
<b>New Buildings or Additions-Group E-Mercantile Occupancies:</b>	
Retail store (shell)	12.40 per square meter

User Fee Description	2025 User Fee (\$)
Retail store (finished)	15.50 per square meter
<b>New Buildings or Additions-Group F-Industrial Occupancies:</b>	
Shell	10.30 per square meter
Finished	13.40 per square meter
Farm Building	13.40 per 1,000.00 of construction value
<b>Deposits:</b>	
Minimum application deposit (non-residential)	50% of total fee
Foundation permit	25% of total fee
Water well deposit (refundable)	500.00
Early water turn on deposit (refundable)	1,000.00
Administration fee - processing/refunding refundable deposit	50.00
Interior finish/renovation-all classifications	13.40 per 1,000.00 of construction value
Temporary buildings/tents	114.00
Portable classrooms-per unit	228.00
Demolition (per building)	114.00
Change of use	114.00
Barrier free ramp	114.00
Deck-uncovered	114.00
Deck-covered	228.00
Outdoor patio (Assembly Occupancies)	228.00
Fireplace/Woodstove	114.00
Swimming pool fence permit	114.00
<b>Solar Collector:</b>	
Residential	114.00
Non-residential	228.00
Retaining Wall	114.00
Alter/replace mechanical systems	13.40 per 1,000.00 of construction value
Alter/replace electrical life safety systems	13.40 per 1,000.00 of construction value
Permit for plumbing only	13.40 per 1,000.00 of construction value

<b>User Fee Description</b>	<b>2025 User Fee (\$)</b>
Plumbing-meter downsize	114.00
Plumbing-building control valve	114.00
Backflow prevention device	114.00
Minimum permit fee (all other permits)	114.00
<b>Transfer of permit:</b>	
Accessory buildings	114.00
All other	285.00
Zoning only permit	285.00
Conditional permit	285.00
Alternative Solution Application	230.00
Notice of Change Application	114.00
Additional inspection	114.00
Special inspection fee after hours	228.00
Reports-Building, Statistics Canada per month (HST included)	12.90
Subscription-Building, Statistics Canada per year (HST included)	154.00
Property Information report	207.00
Liquor license inspection/letter	114.00
Minimum fee retained	57.00
Any project not included on user fee schedule for Building Services	13.40 per 1,000.00 of construction value
<b>Planning Services:</b>	
<b>Publications:</b>	
Printed materials including those prepared internally such as the Official Plan, Zoning By-law, and various studies, as well as work undertaken by Consultants, typically on behalf of applicants, such as market studies, environmental impact studies and traffic reports.	Recovery Cost
Custom Planning Research (minimum 1 hour)	89.00 per hour
<b>Orthophotography:</b>	
Per tile (per km <sup>2</sup> ) 2024, 2019, 2012, 2007, 2002, 1996 pdf/tif/jpeg/MrSid	119.00
Per tile (per km <sup>2</sup> ) 2024, 2019, 2012, 2007, 2002, 1996 hardcopy of photo paper	34.25
Mosaic of entire City 2024, 2019, 2012, 2007, 2002, 1996 pdf/tif/jpeg/MrSid	4,760.00

<b>User Fee Description</b>	<b>2025 User Fee (\$)</b>
Mosaic of entire City 2024, 2019, 2012, 2007, 2002, 1996 hardcopy on photo paper	138.00
Tiles bulk purchase-approx. 520 tiles in 2024, 2019 & 2012, 409 tiles in 2007, 2002, 1996	4,760.00
Archive Air Photos – 1949, 1955, 1959, 1962, 1968, 1969, 1974, 1976, 1981, 1987, 1991 – scanned pdf/tif/jpg	23.00 per scan
<b>LiDar:</b>	118.00 per km2
LiDar derivative products such as bare earth, road surface, slope analysis	145.00 per km2
Customized feature classification	Cost Recovery
LiDar bulk purchase of entire City	5,950.00
Media required for transfer of all LiDar products	Cost Recovery
Topographical Maps in digital format	114.00 per tile
- Printed @ 1:2000 scale hardcopy	23.00 per tile
- Bulk purchase 425 topos in digital format	5,950.00
- Entire City-1 layer from topo	1,190.00
- One layer-per km2 in digital format	60.00
DEM-Digital Elevation Model	1,190.00
- Per km2	60.00
Media required for transfer of DEM products	Cost Recovery
<b>Geographic Legal Fabric Map-lot, plan, concession, section:</b>	
Complete City in digital format	8,330.00
Annual Updates - digital format	596.00
Per km2-digital format	118.00
Per km2-hardcopy	29.00
Geographic Legal fabric-custom area hardcopy	89.00 per hr + 28.00
Property Data Set custom area digital format	89.00 + 0.50 per pin
Property Data Set and Digital Parcels Custom Area digital format	89.00 + 0.25 per pin
City Street Map hardcopy1:25000	29.00
City Street Map hardcopy1:15000	46.00
Zoning Map hardcopy-large scale per page	29.00
Official Plan per schedule hard copy	29.00
Ward Boundaries in hardcopy	29.00
Digital scans of plans, maps or air photos up to 8 ½ x 14”	23.00 per scan
Custom Map Work-(minimum 1 hour)	89.00 per hour

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Custom GIS analysis	118.00 per hour
Preconsultation-Fee	356.00
Application for Official Plan Amendment	5,000.00
Application for Zoning By-law Amendment	3,808.00
Combined Official Plan and Zoning By-law Amendment	8,330.00
- If situated within Urban Area Limit	356.00
- If additional public meeting is required	596.00
- If a newspaper notice is required	1,190.00
- Minor revisions that require additional internal circulation	596.00
- Major revisions that require recirculation and notice	1,250.00
- Annual processing fee for recirculation of applications held over one year	1,190.00
Deeming By-law establishing or rescinding	596.00 (Plus Registration Recovery).
Combined Zoning By-law Amendment and Subdivision	6,784.00 (Plus 114.00 for each lot or block).
Temporary Use By-law including Garden Suites	3,808.00
Notice of Open House	179.00
Application for removal of "H" holding symbol	298.00
	An additional fee of 583.00 will be required if an authorizing report must be considered by Committee of the Whole
Deeming By-law-establishing or rescinding	596.00 (Plus Registration Recovery)
Application for Approval of a Condominium	2,976.00 (Plus 114.00 for each unit)
	Parking units & locker units exempt from the additional fee
Application for Approval of a Condominium Exemption or Conversion	1,189.00 (Plus 114.00 for each unit)

User Fee Description	2025 User Fee (\$)
	Parking units & locker units exempt from the additional fee
Application for Subdivision Draft Plan Approval	2,976.00 (Plus 114.00 for each lot or block)
Final Approval of Each Stage	1,784.00
Extension of Draft Plan Approval	1,190.00
<b>Modifications to any Draft Plan of Subdivision or Condominium Approval (as determined by the Director):</b>	
Minor	596.00
Major	1,190.00
Application for Consent to Sever Land for Base Transaction and/or each new lot created	1,427.00
- For each additional type of transaction (in addition to the Base Transaction) requested at the time of the application is made	356.00
- Request to change conditions of consent or minor variance	596.00
- Certificate of Secretary-Treasurer-to be paid when the request is submitted	356.00
- Minor Variance requested and processed jointly with Consent to sever	714.00
Minor Variance/Permission	1,427.00
Recirculation of Consent to Sever Land or Minor Variance/Permission	356.00
Deferral of consent or minor variance requested by applicant	118.00
Deferral of consent or minor variance requested by applicant and resulting in recirculation of application and new notice	714.00
Validation of Title - Technical Severance	1,190.00
Special Committee of Adjustment Meeting Requested by Applicant	596.00
Part Lot Control Exemption Approval	1,427.00 (Plus 114.00 for each lot or block)
Part Lot Control Extension Approval	1,426.00
Deferred Services Agreement, Noise Notification Agreement, Miscellaneous Notification Agreement	148.00

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Addendums or Amendments to such Agreements	148.00
	An additional fee of 583.00 will be required if an authorizing report must be considered by Committee of the Whole
Garden Suite Agreement	834.00
Addendums or Amendments to such Agreements	834.00
	An additional fee of 583.00 will be required if an authorizing report must be considered by Committee of the Whole
Registration	596.00 to be paid when the agreement is executed
Site Plan Control Application	1,784.00
Major revisions to site plans requiring recirculation	596.00
Minor revisions to site plans not requiring recirculation	148.00
Addendums or Amendments to Site Plan Control Agreements	1,190.00
Completed facilities inspection	286.00
Development Agreements and other agreements related to land development	1,783.00
Addendums or Amendments to such Agreements	1,190.00
Phase I or II Environmental Enquiry	298.00
Status letter on Planning Agreements	596.00
Ministry Authorization Letter or Zoning Confirmation Letter	118.00
Road Naming	1,784.00
Owner initiated change of address	596.00
Communications Towers Consultation	1,190.00
Property List Request	355.00
Legal Costs	4,575.50 deposit plus recovery cost
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.	

User Fee Description	2025 User Fee (\$)
Legal Costs	2,447.50 deposit plus recovery cost
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.	
Peer Review Cost – Applicants required to prepare technical studies in support of planning applications are responsible to pay the City's costs for an independent peer review.	Recovery Cost
Planning fees waived for qualified and approved properties falling within Strategic Core Areas Improvement Plan.	
<b>Realty Services:</b>	
Administration fee – Preparation of transfers, document generals, registrations, releases, teraview documents, easements, discharges, etc.	388.00 per document
Annual Fee – License of Occupation Agreement	134.00
Application Fee – License of Occupation Agreement (By-law 132-1996).	388.00
Security Deposit by Proponents – Response to Request for Proposal (If proposal accepted, the fee is retained and used to defray administrative costs; if proposal is not accepted, fee is returned).	588.00
Application Fee – Easement reduction/partial release of easement	388.00
Authorization for temporary land use	164.00
Assignments for leases, license, agreements, etc.	388.00 (Plus Cost Recovery)
Street and lane closing application	388.00 (Plus Cost Recovery)
Compliance Letter Request (Agreements, easements, road opening, etc.)	182.00 (Plus Disbursements)
Lease/Licence Renewal Fee	165.00
Lease/Licence Amending Agreement	388.00
Patio Licence Application	388.00
Patio Licence Renewal	208.00
Application Fee - Licence Agreement	388.00
Private Patio Approval Review & Letter	104.00