

2024 PLANNING APPLICATION FEES: (Effective August 1, 2024)

TYPE OF APPLICATION	Local Municipal	Huron County	TOTAL FEE
Official Plan Amendment (OPA), Local OPA, County OPA	\$1,800.00	\$4,200.00	\$6,000.00
Official Plan Amendment (OPA), Local OPA, County OPA-New or expanding aggregate operation	\$3,600.00	\$8,400.00	\$12,000.00
Zoning By-law Amendment (ZBLA)	\$1,320.00	\$2,680.00	\$4,000.00
Zoning By-law Amendment (ZBLA) -New or expanding aggregate operation if no OPA is required	\$3,300.00	\$6,700.00	\$10,000.00
Minor Variance (1 variance)	\$1,075.00	\$1,425.00	\$2,500.00
Minor Variance (2 variances)	\$1,400.00	\$1,850.00	\$3,250.00
Minor Variance (3 or more variances)	\$1,720.00	\$2,280.00	\$4,000.00
Consent-Technical (e.g. lot additions, easements, ROW's, Validation Certificates, re-creation of original lots, etc.)	\$750.00	\$2,250.00	\$3,000.00
Consent-New Lot Creation (e.g. new lots, surplus farm severances)- Base fee includes one severed and one retained. Add \$2500 (Municipal \$625/County \$1875) for each additional lot created.	\$1125 \$625	\$3375 \$1875	\$4500 Base fee includes one severed and one retained - add \$2500 for each additional lot created
Retained Land Certificate		\$500.00	\$500.00
Cancellation Certificate		\$500.00	\$500.00
Change of Consent Conditions or Draft Deed		\$500.00	\$500.00
Plan of Subdivision/Condominium	\$2,500.00	\$7,500.00	\$10,000.00
Lots/Blocks/Units over 10	add \$68 per lot/unit/ block	add \$132 per lot/unit/ block	add \$200 per lot/unit/ block
Draft approval extension - First extension	\$625.00	\$1,875.00	\$2,500.00
-Any subsequent extension	\$1,250.00	\$3,750.00	\$5,000.00
Phasing, Final Approval*	\$750.00	\$2,250.00	\$3000 per final approval/phase*
Changes to a Draft Approval Plan or Conditions*	\$500.00	\$1,500.00	\$2,000.00
*Note: Where Final Approval, Phasing or Changes to draft plan conditions result in the creation of additional lots/blocks/units, an additional fee of \$200/lot/block/unit shall apply.	\$68.00	\$132.00	200 per lot/block/unit
Removal of Holding (H) Symbol	\$500.00	\$500.00	\$1,000.00
Renewal of Temporary Use Zoning By-law	\$990.00	\$2,010.00	\$3,000.00
By-law to Deem lots not in a Plan of Subdivision, or the repeal of such By-law *	\$500.00	\$500.00	\$1,000.00
Part Lot Control *	\$1,500.00	\$1,500.00	\$3,000.00
	add \$100 per additional conveyable Part over 2	add \$100 per additional conveyable Part over 2	plus \$200 per additional conveyable Part over 2
*For Deeming and Part Lot Control, applicants cover all legal costs & by-law prep			
Application Re-circulation fee (resulting from a change/meeting cancellation requested by the applicant)	Fee to be paid to Municipality responsible for re-circulation.	Fee to be paid to Municipality responsible for re-circulation.	\$500.00
Site Plan Control	Fee to be set by local Municipality	\$750 County base fee (additional cost recovery for more than 4 hours of review)	Variable
Agreements: , subdivision, condominium, development, lot grading & drainage (Costs to be reimbursed for legal and engineering).	Cost recovery	Cost recovery	Variable-Cost recovery
Natural Heritage Review by County Biologist (if development is proposed within 120m of a Natural Heritage feature): comments on planning application Review terms of reference and EIS		\$500 comments on planning application \$60/hour billed hourly for review of Terms of Reference and EIS	\$500 for comments on planning application \$60/hour billed hourly for review of Terms of Reference and EIS
Note: On January 1st each year (starting January 1st, 2025), planning fees will be increased on a percentage basis rounded up or down to the nearest ten-dollar increment consistent with the Statistics Canada Consumer Price Index for Ontario for the previous calendar year (October to October), if the index shows an increase.			