

<b>CITY OF THOROLD PLANNING FEES</b>	<b>Effective January 1, 2023</b>
<b>OFFICIAL PLAN / ZONING BY-LAW</b>	
Major Official Plan Amendment [1]	\$8,500.00
Standard Official Plan Amendment [2]	\$6,930.00
Major Zoning By-law Amendment [3]	\$8,500.00
Standard Zoning By-law Amendment [4]	\$6,930.00
Major Combined Official Plan Amendment & Zoning By-law Amendment	\$13,295.00
Standard Combined Official Plan Amendment & Zoning By-law Amendment	\$10,620.00
Removal of Holding Provision	\$1,710.00
Zoning By-law Amendment Temporary Use	\$4,705.00
Zoning By-law Amendment Extension To Temporary Use	\$3,015.00
Temporary Use Agreement	\$3,015.00
<b>PLAN OF SUBDIVISION</b>	
Plan of Subdivision / Condominium Application (not including 0.3 metre reserves). For greater certainty, the maximum fee shall be \$10,620.00 plus \$15,705.00 = \$26,325.00	Base Fee \$10,620.00 plus \$65.00 per lot/ block to a maximum of \$15,705.00
Modification to Draft Plan Approval ~includes submission of significant studies and supporting information with circulation	\$6,930.00
Modification to Draft Plan Approval - with circulation ~no submission of significant studies and supporting information required	\$4,705.00
Modification to Draft Plan Approval - without circulation ~no submission of significant studies and supporting information required	\$3,015.00
Draft Plan Extension for Subdivision/Condominium	\$3,015.00
Final Approval of Subdivision/Condominium Application	\$3,015.00
Deeming By-law	\$3,015.00
Conversion from rental accommodation to Plan of Condominium	\$10,620.00
Removal of Part Lot Control	\$1,710.00
<b>SITE PLAN APPROVAL</b>	
Site Plan Approval	\$5,565.00
Amendment to Site Plan Approval	\$3,015.00
Signed Site Plan Approval - no agreement	\$1,710.00
Site Plan within watershed of Municipal Drains (deposit)	\$1,710.00
Development Agreement	\$3,015.00
Cash-in-lieu of Parking Agreement	\$3,015.00
Release or Partial Release of Site Plan Agreement or Development Agreement	\$1,710.00
<b>COMMITTEE OF ADJUSTMENT</b>	
Minor Variance Application	\$1,310.00
Consent Application	\$2,075.00
Final Consent Certificate	\$220.00
Combined Consent and Minor Variance ~Plus each additional minor variance submitted with the above fee	\$2,740.00 \$655.00
Adjournment/Reschedule a minor variance application	\$220.00
Adjournment/Reschedule a consent application	\$220.00
Property Standards Appeal Fee	\$435.00
<b>PLANNING SERVICES</b>	
Letters of Compliance	\$220.00
Zoning Confirmation Letter	\$220.00
Telecommunication application	\$6,930.00
General Planning Opinion Letter	\$435.00
Adjournment/Reschedule a Public Meeting	\$435.00
Application Withdrawal - prior to circulation	90% Refund
Application Withdrawal - after circulation	50% Refund
Withdrawal - notice of meeting advertised no plan report prep	25% Refund
OMB - security deposit plus cost acknowledgement	\$6,930.00

Note: All fees shall be adjusted annually, on January 1, by the Consumer Price Index as per By-Law No. 113-2015

[1] Major Official Plan Amendments include any application that also requires a Regional Official Plan Amendment (ROPA), a significant change in policy, or a significant land use designation conversion.

[2] Standard Official Plan Amendments include changes in policy or land use designation conversion that are deemed standard by Planning staff.

[3] Major Zoning By-law Amendments include applications that facilitate a Plan of Subdivision or Condominium.

[4] Standard Zoning By-law Amendments include all other Zoning By-law Amendment Applications not covered under the Major Zoning By-law Amendment.