

CITY OF THOROLD PLANNING FEES	Effective March 24, 2026 [1]
OFFICIAL PLAN / ZONING BY-LAW	
Zoning By-law Amendment - Major [3]	\$ 26,746.00
Zoning By-law Amendment - Minor [4]	\$ 10,000.00
Zoning By-law Amendment - Condition of Consent	\$ 5,000.00
Official Plan Amendment	\$ 26,746.00
Regional Official Plan Amendment	\$ 30,000.00
Official Plan Amendment & Zoning By-law Amendment (Major) - Combined [3]	\$ 34,099.00
Official Plan Amendment & Zoning By-law Amendment (Minor) - Combined [4]	\$ 25,000.00
Regional Official Plan & Official Plan Amendment & Zoning By-law Amendment - Combined	\$ 50,000.00
Revised Submissions Over 2 – Zoning By-law Amendment	\$ 5,373.00
Revised Submissions Over 2 – Official Plan Amendment	\$ 5,113.00
Revised Submissions Over 2 – Combined OPA and ZBA (Major) [3]	\$ 5,373.00
Revised Submissions Over 2 – Combined OPA and ZBA (Minor) [4]	\$ 5,000.00
Revised Submissions Over 2 – Combined ROPA, OPA, and ZBA	\$ 5,000.00
Removal of Holding Provision	\$ 5,403.00
Temporary Use Agreement	\$ 12,852.00
Temporary Use Agreement: Extension	\$ 3,277.00
PLAN OF SUBDIVISION and CONDOMINIUM	
Plan of Subdivision - Draft Plan Approval	\$ 54,892.00
Plan of Subdivision - Draft Plan Approval (<100 Units, Blocks, Lots)	\$ 20,000.00
Plan of Subdivision - Draft Plan Approval (Per Additional Unit, Block or Lot over 100) [5]	\$ 100.00
Plan of Subdivision - Revised Submissions Over 2	\$ 6,384.00
Plan of Subdivision - Phased Approval Per Phase	\$ 9,648.00
Plan of Subdivision - Clearance of Conditions	\$ 5,000.00
Plan of Subdivision - Extension of Draft Plan Approval (3 Years)	\$ 8,904.00
Plan of Subdivision - Extension of Draft Plan Approval (1 Year)	\$ 3,000.00
Plan of Subdivision - Modifications	\$ 26,873.00
Plan of Subdivision - Amendment(s) to Revised Agreement	\$ 8,141.00
Plan of Condominium Approval - Standard, Phased, Leasehold (Over 100 Units)	\$ 35,323.00
Plan of Condominium Approval - Standard, Phased, Leasehold (Under 100 Units)	\$ 20,000.00
Plan of Condominium Approval - Per Additional Unit, Block or Lot [5]	\$ 100.00
Plan of Condominium Approval - Revised Submissions Over 2	\$ 6,118.00
Plan of Condominium Approval - Rental Conversion	\$ 32,798.00
Plan of Condominium Approval - Modifications	\$ 17,082.00
Deeming By-law	\$ 2,630.00
Part Lot Control Exemption: <5 Units	\$ 4,861.00
Part Lot Control Exemption: Per Unit over 5	\$ 500.00
SITE PLAN APPROVAL	
Site Plan Control/Development Approval	\$ 25,440.00
Site Plan Control/Development Approval - Revised Submissions Over 2	\$ 6,384.00
Site Plan Control/Development Approval - Extension	\$ 1,485.00
Site Plan Control/Development Approval - Revision(s)	\$ 12,141.00
Site Plan Control/Development Approval - Signed/Redline	\$ 2,500.00
Cash-in-lieu of Parking - Agreement	\$ 2,630.00
COMMITTEE OF ADJUSTMENT & PROPERTY STANDARDS	
Minor Variance Application - 3 or More Variances	\$ 2,786.00
Minor Variance Application - 2 or Less Variances	\$ 2,000.00
Minor Variance Application - Revised Submissions Over 2	\$ 1,847.00
Consent Application	\$ 3,934.00
Consent Application - Revised Submissions Over 2	\$ 2,172.00
Combined Consent and Minor Variance Application	\$ 4,483.00
Combined Consent and Minor Variance Application - Revised Submissions Over 2	\$ 2,995.00
Consent Application - Final Consent Certificate	\$ 343.00
Property Standards Appeal Fee	\$ 669.00
PLANNING SERVICES	
Pre-Consultation [2]	\$ 6,062.00
Letters of Compliance or Zoning Confirmation Letter	\$ 360.00
Written Information/Opinion Letter (Hourly rate)	\$ 415.00
Request for Deferral	\$ 380.00
Re-Circulation Fee	\$ 500.00
Street Name Change	\$ 2,265.00
Municipal Address Change	\$ 942.00
Model Home Agreement	\$ 2,549.00

Telecommunication Application	\$ 7,608.00
Quarry Application	\$ 50,865.00
Revised Submissions over 2 – Quarry Application	\$ 6,375.00
IESO/Green Energy Motion	\$ 1,000.00
REFUNDS	
Application Withdrawal - Prior to Circulation	75%
Application Withdrawal - After Circulation	50%
Application Withdrawal - After Report or By-law Prepared	0%

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

[1] These Fees shall come into force and effect on the 24th day of March, 2026 per By-law 14-2026 being a By-law to amend By-law 27-2025.

[2] Pre-Consultation fees paid shall be deducted from an application fee if the application reflects the same development reviewed through the Pre-Consultation process.

[3] A major amendment changes land use categories, modifies community structure boundaries, reconfigures density policies, or significantly alters policy direction.

[4] A minor amendment generally refines wording, mapping or policies without changing the fundamental land use designation or zoning category objectives.

[5] Up to \$54,892.00 for Draft Plan of Subdivision applications; up to \$35,323 for Draft Plan of Condominium applications

Please Note:

- All application prices include relevant Legal Fees, where applicable.
- Applications as the result of a Work Order are subject to a 100% surcharge of the application fee.
- Fees shall be collected for all future phases from the date of this By-law’s passing.