

CITY OF THOROLD PLANNING FEES	Effective May 1, 2025 [1]
OFFICIAL PLAN / ZONING BY-LAW	
Official Plan Amendment	\$ 26,746.00
Revised Submissions Over 2 - Official Plan Amendment	\$ 5,113.00
Zoning By-law Amendment	\$ 26,746.00
Revised Submissions Over 2 – Zoning By-law Amendment	\$ 5,373.00
Combined Official Plan Amendment & Zoning By-law Amendment	\$ 34,099.00
Revised Submissions Over 2 – Combined OPA and ZBA	\$ 5,373.00
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: Phased Approval Per Phase	\$ 9,648.00
Plan of Subdivision: Extension of Draft Plan Approval	\$ 8,904.00
Plan of Subdivision: Modifications	\$ 26,873.00
Plan of Subdivision Agreement: Amendment(s)	\$ 8,141.00
Revised Submissions over 2 – Plan of Subdivision	\$ 6,384.00
Plan of Condominium Approval: Standard, Phased, Leasehold	\$ 35,323.00
Plan of Condominium Approval: Rental Conversion	\$ 32,798.00
Plan of Condominium Approval: Modifications	\$ 17,082.00
Revised Submissions over 2 – Plan of Condominium	\$ 6,118.00
Deeming By-law	\$ 2,630.00
Part Lot Control Exemption	\$ 4,861.00
SITE PLAN APPROVAL	
Site Plan Control/Development Approval	\$ 25,440.00
Site Plan Control/Development Approval: Extension	\$ 1,485.00
Site Plan Control/Development Approval: Revision(s)	\$ 12,141.00
Revised Submissions over 2 – Site Plan Control/Development Approval	\$ 6,384.00
Cash-in-lieu of Parking Agreement	\$ 2,630.00
COMMITTEE OF ADJUSTMENT	
Minor Variance Application	\$ 2,786.00
Revised Submissions over 2 – Minor Variance	\$ 1,847.00
Consent Application	\$ 3,934.00
Revised Submissions over 2 - Consent	\$ 2,172.00
Combined Consent and Minor Variance	\$ 4,483.00
Revised Submissions over 2 – Combined Minor Variance and Consent	\$ 2,995.00
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
Telecommunication Application	\$ 7,608.00
Written Information/Opinion Letter (Hourly rate)	\$ 415.00
Request for Deferral	\$ 380.00
Street Name Change	\$ 2,265.00
Municipal Address Change	\$ 942.00
Model Home Agreement	\$ 2,549.00
Quarry Application	\$ 50,865.00
Revised Submissions over 2 – Quarry Application	\$ 6,375.00
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 1st day of May, 2025 per By-law 27-2025 being a By-law to amend By-law No. 113-2015

[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.