

2026 Application Fees

MINOR VARIANCE (includes \$340.00 legal notice fee)	\$1,440.00
MINOR VARIANCE FOR HEDGEGROWS (includes \$340.00 legal notice fee)	\$ 435.00
CONSENT APPLICATION (includes \$340.00 legal notice fee)	\$2,310.00
SIGN VARIANCE Applications (no ad fee)	\$1,100.00
SIGN VARIANCE Appeal Application – Processing Fee	\$ 990.00
VALIDATION OF TITLE	\$1,970.00
REZONING	
<ul style="list-style-type: none"> a) Where the Application for Rezoning is NOT made concurrently with an Application for an Official Plan Amendment; <ul style="list-style-type: none"> ➤ Change in zoning designation (except “R1” to “R2”) \$4,790.00 + legal notice fee ➤ “R1” to “R2”, Temporary zonings or split zonings \$1,900.00 + legal notice fee ➤ Lifting of “H” Provisions \$1,900.00 ➤ Garden Suite Temporary Extension \$ 970.00, legal fee included b) Where the Application for Rezoning IS made concurrently with an Application for an Official Plan Amendment; \$7,650.00 + legal notice fee 	
OFFICIAL PLAN AMENDMENTS	\$4,790.00 + legal notice fee
<ul style="list-style-type: none"> ➤ Request for Extension of Rezoning approval and / or Official Plan Amendment time limits; <ul style="list-style-type: none"> • 50% of above fees for a one year extension, and • 100% for a two year extension 	
DRAFT SUBDIVISION PLAN APPLICATIONS (base fee, plus)	\$4,790.00 + legal notice fee
<ul style="list-style-type: none"> ➤ Per lot for “R1” or “R2” lots \$ 190.00 ➤ Per block where the block is NOT intended for Municipal use \$ 1000.00 ➤ Per block where the block IS intended for Municipal use Nil 	
To a maximum of \$ 14,890.00	
DEFERRAL FEES FOR REZONING, OFFICAL PLAN AMENDMENTS AND DRAFT PLAN SUBDIVISION	
<ul style="list-style-type: none"> ➤ 50% of application fee with minimum of \$ 365.00 	
SUBDIVISION ADMINISTRATION FEE, PER LOT / BLOCK	
<ul style="list-style-type: none"> ➤ Paid prior to registration \$ 295.00 	
REDRAFTS OF SUBDIVISION	
<ul style="list-style-type: none"> ➤ 50% of above fee based on number of lots or percentage of land area, whichever is greater 	
REQUEST FOR SUBDIVISION DRAFT PLAN EXTENSION	
<ul style="list-style-type: none"> ➤ 25% of above fees for a 3 year extension 	
DRAFT CONDOMINIUM PLAN APPLICATIONS	\$4,790.00

LEGAL NOTICE FEES

- Rezoning, Official Plan Amendments, Draft Plans of Subdivision or Condominium Applications
 - any one of the above \$ 960.00
 - two or more of the above, an additional \$ 560.00

SOURCE PROTECTION PLAN APPLICATIONS \$ 35.00

NDCA FEES

- Official Plan Amendment \$ 625.00
- Zoning By-law Amendment
 - Minor \$ 400.00
 - Major \$ 800.00
- Consent to Sever \$ 350.00
- Minor Variance \$ 320.00
- Site Plan Control Agreement
 - Minor \$ 450.00
 - Major \$ 750.00
- Plans of Subdivision
 - Initial Draft \$2,400.00
 - Draft Plan Approval Extension \$ 525.00
 - Clearance of Conditions (per lot) \$ 45.00

FRONT ENDING AGREEMENT APPLICATION \$1,130.00

PART LOT CONTROL EXEMPTION \$1,970.00

RADIO COMMUNICATION AND BROADCASTING ANTENNA SYSTEMS

- Non-Exempt Antenna System \$2,560.00
- Exempt Facility Nil

INQUIRIES

- Inquiry Letter Concerning Site Plan Compliance \$ 205.00
- Application Fee Historical Files \$ 16.00
- Full Property Historical Search, Retrieval & Preparation \$ 30.00
- Each Additional 15 Minutes \$ 14.00

PRE-CONSULTATION (Fee will be credited to related planning application submitted within 1 year (or 18 months in case of an Environmental Impact study) from the date of the pre-consultation meeting) \$ 485.00

DEEMING BY-LAW (lifting or rescinding) \$1,040.00

PEER REVIEW REPORTS (Applicants Shall Provide an Initial Fee as a Deposit and will be Invoiced for Any Additional Amounts to the Full Cost of the Peer Review. Applicants will be Refunded Where the Cost of the Peer Review is Less Than the Initial Deposit.) \$4,800.00

SITE PLAN CONTROL APPLICATION FEE

- Up to 500 Square Metres or Up to 10 Residential Units \$1,900.00
- 501 to 1,500 Square Metres or 11 to 50 Residential Units \$2,890.00
- 1,501 to 3,000 Square Metres or 51 to 100 Residential Units \$4,790.00
- Greater Than 3,000 Square Metres or More Than 100 Residential Units \$5,720.00
- Amendments or Extension to Site Plan (Control Agreement App Fee) \$1,130.00

In addition to above Fee:

- Development Engineering Fee **\$138** x _____ plan type \$ _____
\$138 x _____ Stormwater Management Report \$ _____

- Conservation Sudbury Fee (**applies to properties subject to Conservation Sudbury jurisdiction**)
Up to 1,500m² or 50 residential units **\$450**
Greater than 1,500m **\$750** \$ _____

- Greater Sudbury Source Protection Fee (**applies to properties in Source Water Protection areas**) **\$ 35.00**

DEVELOPMENT ENGINEERING - REVIEW SERVICES:

Water Capacity/Feasibility Review	\$ 475.00
Sewer Capacity/Feasibility Review	\$ 950.00
Sewer & Water Capacity/Feasibility Review	\$ 950.00
Initial Review of All Stormwater Management Reports, Servicing Studies, Subdivision Plans, Offsite Servicing Plans and Site Plans: Per Plan or Report Type	\$ 138.00
Subsequent Review of All Stormwater Management Reports, Servicing Studies, Subdivision Plans, Offsite Servicing Plans and Site Plans: Per Plan or Report Type	\$ 114.00
Water Quality Review for Possible Potable Water Agreements	\$ 230.00
Site Inspections for Subdivision and Site Plans	
First Inspection	Nil
Subsequent Inspections Per Hour Per Staff Person	\$ 225.00

CLI ECA Alteration Fees –

As Set by MECP Environmental Compliance Approval Application Form

Water Main (Form 1)	\$1,200.00
Sanitary or Storm Sewer (Form SS1, SS2, or SW1)	\$1,100.00
Stormwater Management Facilities	\$2,200.00