

Development Application Fee Schedule

Effective January 1, 2025

Application Type	Planning Fee	Engineering Fee	Total Fee Payable
Official Plan Amendment			
Major amendment	\$24,174.09	\$14,852.60	\$39,026.69
Minor amendment	\$17,532.01		\$32,384.61
Zoning By-law Amendment			
Major amendment	\$17,256.18	\$2,884.00	\$20,140.18
Minor amendment	\$12,473.22		\$15,357.22
Minor amendment – specific types: removal of a Holding Provision (where application is required); adding 1 new use; extension of a temporary use by-law	\$6,443.48		\$9,327.48
Combined Official Plan & Zoning By-law Amendment			
Major amendment	\$41,430.27	\$17,736.60	\$59,166.87
Minor amendment	\$30,005.22	\$17,736.60	\$47,741.82
Block Plans / Extension of Settlement Area Boundary			
Block Plan Application + per hectare or part hectare (gross area)	\$26,880 + \$840 per hectare or part	\$8,343.00	Variable*
Extend Settlement Area Boundary	\$98,086.57		98,086.57
Plan of Subdivision			
Base application fee + per hectare or part hectare	\$45,360 + \$1,440 per hectare or part	\$5,100.00 + \$100.00 per hectare or part	Variable*
+ Subdivision Agreement preparation		\$3,193.00	\$3,193.00
+ Engineering Review of Subdivision once draft approved, prior to signing & registration of subdivision agreement		6% of total cost of construction	Variable*
+ Detailed Subdivision Engineering submission once draft approved, for every complete submission. Collected at time of complete submission		Greater of \$10.00/m of proposed road or \$500.00	Variable*
Minor or Major Redline (amending) a draft approved plan of subdivision	\$6,427.20	\$3,193.00	\$9,620.20
Revision to conditions of draft plan approval for subdivision	\$2,142.40		\$2,142.40
Plan of Condominium			
Base application fee +	\$32,589.20 +		
- Up to, and including, 10 units		\$14,131.60	\$46,720.80
- Between 11 and 25 units		\$21,197.40	\$53,786.60
- Greater than 25 units		\$28,335.30	\$60,924.50
Minor or Major Redline (amending) a draft approved plan of condominium	\$484.10	\$7,931.00	\$8,415.10
Revision to conditions of draft plan approval for condominium	\$1,730.40		\$1,730.40

Application Type	Planning Fee	Engineering Fee	Total Fee Payable
Exemption from Condominium Approval	\$1,730.40		\$1,730.40
Site Plan Control			
Major site plan	\$16,686.00	\$2,781.00	\$19,467.00
Prior to signing & registration of site plan agreement (applicable to Major Site Plan applications ONLY)		1% of construction costs to maximum of \$16,785.00	Variable*
Minor site plan	\$6,303.60	\$2,781.00	\$9,084.60
Minor site plan – infill (≤ 3 units)	\$3,151.80	\$2,781.00	\$5,932.80
Amendment to an approved site plan (minor change / modification)	\$3,151.80		\$3,151.80
Site plan Review (per circulation beyond 2)	\$1,668.60	\$1,297.80	\$2,966.40
Site plan agreement (beyond standard agreement)	\$1,575.90		\$1,575.90
Site plan inspections for release of securities (per inspection beyond 2)	\$834.30		\$834.30
Extension of conditional site plan approval	\$1,668.60		\$1,668.60
Relief from Part Lot Control			
Base application fee + per lot or unit	\$3,325 + \$140 per lot or unit	\$2366.94	Variable*
Extension of Part Lot Control	\$2,739.80	\$1893.14	\$4,632.94
Committee of Adjustment			
Consent (severance) including long term lease and validation of title	\$5,088.20	\$736.45	\$5,824.65
Minor Variance (Planning Act & Municipal Code (signage / fences))	\$2,363.85	\$509.85	\$2,873.70
Combined Consent and Minor Variance	\$5,381.75	\$623.15	\$6004.90
Other Fees			
A. Pre-consultation meeting (Not applicable to Committee of Adjustment applications. The fee is deducted from the related development application fee if the related application is submitted within one year of the meeting.)	\$1,529.55		\$1,529.55
B. Engineering pre-consultation fee (Non-refundable. Applies only to applications for Site Plan Control (Major), Plan of Subdivision, and Plan of Condominium Applications.)		\$1390.50	\$1390.50
Complete application review (Returned if application is deemed complete)	\$1,792.20		\$1,792.20
Peer Review administration fee (for an EIS or other study necessitating external consultants)	\$3,893.40		\$3,893.40
Recirculation of Public Notice of Application (per notice)	\$1,359.60		\$1,359.60

Application Type	Planning Fee	Engineering Fee	Total Fee Payable
Revisions to Committee of Adjustment Applications requiring technical recirculation	\$679.80		\$679.80
Revisions to other applications requiring technical recirculation (For example: subdivision, condominium, amendments to the Official Plan / Zoning By-law)	\$2,142.40		\$2,142.40
Cancellation of public meeting at applicant's request	\$47.38 per mail out, and/or \$47.38 per newspaper notice		\$47.38 per mail out, and/or \$47.38 per newspaper notice
Other application related reports (For example: requests to exempt from site plan control, fee refund, correction of By-law within 2 years of adoption, antenna system)	\$2,925.20		\$2,925.20
Letter of agreement compliance / removal from title	\$185.40		\$185.40
Tree Planting (Boulevard) (Per linear metre for both frontage & flankage)		\$24.72	Variable*
Public Notice Sign (per application)	\$78.80		\$78.80
Letters of Inquiry (per inquiry)		\$103.00	Variable*
Storm & Sanitary Sewer Permit & Inspection Fee within the Right-of Way (Crossing 1 Road Lane)		\$427.45	\$427.45
Storm & Sanitary Sewer Permit & Inspection Fee within the Right-of Way (Crossing 2 Road Lanes)		\$695.25	\$695.25
Storm & Sanitary Sewer Permit & Inspection Fee within the Right-of Way (Crossing 3 Road Lanes)		\$963.05	\$963.05
Storm & Sanitary Sewer Permit & Inspection Fee within the Right-of Way (Crossing 4 Road Lanes)		\$1,230.85	\$1,230.85

Please Note:

- Application and related fees are charged in accordance with the fee that is in effect on the date that a complete application has been officially received and accepted by the Planning Department. For an application to be considered complete, the pre-consultation meeting (if required) must have been held and all necessary supporting documentation, including required reports, must be provided at the time of application submission.
- Please contact the Planning Department at 519-759-4150 for questions relating to fees or the completion of the application.
- Invoices will be provided.
- Under the Planning Act, R.S.O. 1990, c.p. 14 s. 1.0.1 all information and material that is required to be provided to the City of Brantford respecting planning applications shall be made available to the public.

* Variable fees to be confirmed by Planning Department prior to submission of application.