

Town of Orangeville

Infrastructure Services Department - Planning Division

Fees for Processing Applications under the Planning Act & Related Services

By-law 2025-072 Schedule "A"

Effective January 1, 2026

Table Summary

Table showing 2026 Planning fees according to the type of application. Column one contains the type of Planning Application and Column two shows the applicable fee.

Official Plan and Zoning By-law Amendments	2026 Fee*
OPA - Major ¹	\$25,481.50
OPA - Minor ²	\$18,185.09
ZBA - Major ³	\$16,400.00
ZBA - Minor ⁴ (incl. Temporary Use)	\$10,660.00
Temporary Use By-law Extension	\$8,687.44
Removal of a Holding Symbol	\$3,359.49

Subdivision Applications	2026 Fee*
Draft Plan of Subdivision Approval	\$25,481.50
Draft Approval Extension	\$4,054.44
Red Line Plan Revisions / Amendments to Draft Approval Conditions	\$6,370.94
Subdivision Agreement	\$8,687.44
Condition Clearance and Final Approval	6% of approved eng. works

Condominium Applications	2026 Fee*
Draft Plan of Condominium	\$15,868.59

Red-line Plan Revisions/Amendments to Draft Approval Conditions	\$6,370.94
Condition clearance and Final Approval	\$6,370.94
Condominium Exemption	\$4,286.09
Site Plan Applications	2026 Fee*
SPA - Major⁵	\$15,405.29
SPA - Minor⁶	\$8,687.44
SPA - Basic⁷	\$3,474.75
SPA - Inspection and Release (Major)	\$2,316.50
SPA - Inspection and Release (Minor)	\$1,389.90

Part-Lot Control	2026 Fee*
Exemption from Part-Lot Control	\$3,127.84
Extend Part-Lot Control	\$1,274.64
PLC By-law Registration	Cost Recovery + 10% admin fee

Residential Property Demolition	2026 Fee*
Residential Property Demolition Application	\$1,274.64

Pre-Consultation Meetings	2026 Fee*
Pre-Consultation meeting - Minor^(a)	\$513.00
Pre-Consultation meeting - Standard^(b)	\$2,563.00
Pre-Consultation meeting - Major^(c) ^(d)	\$3,588.00
Pre-Cons - SPA pre-submission review^(d)	\$4,613.00

Administrative Fees	2026 Fee*
Zoning Information Report	\$174.02
Property/Survey Compliance	\$348.04
Subdivision or Site Plan Report	\$348.04

Building Permit Information	\$174.02
Telecommunication Facilities	\$1,158.25
New/Change of Municipal Address	\$231.65
Newspaper Notice Advertisement	\$420.34
Property Application Notice Sign	\$437.85 (each)
Property Document Search (i.e. Survey, Permit Drawing)	\$29.38
Fee for document release	\$29.38
More than one Open House or Public Meeting Required	\$1,737.94
Amendment to application (applicant-initiated)	50% of applicable fees
Application Study Peer Reviews	Cost Recovery + 20% admin. fee
OLT Appeals: Referral Administration Fee	\$579.69

Legal Fees	2026 Fees*
Agreement Prep - Development Charges Deferral	\$4,633.00
Agreement Prep - Encroachment	\$2,896.19
Agreement Prep - Temporary Use	\$4,633.00
Agreement Prep - Engineering (Grading/Servicing)	\$2,896.19
Agreement Prep - Consent	\$2,896.19
Agreement Registration - Site Plan/Consent	\$1,737.94
Agreement Registration - Other	Cost Recovery + 20% admin. fee
By-law Registration (incl. PLC, deeming, dedication, assumption)	Cost Recovery + 20% admin. fee

Source Water Protection (per Section 55 of the Clean Water Act)	2026 Fees*
Risk Management Plan - New Activity/Threat	\$753.71
Amendment to Risk Management Plan for new activity/threat	\$289.28
Risk Management Plan per Subsections 58(10), 58(12)	\$3,474.75
RMO Remedial Action for Order Compliance (per S. 64)	External Cost + 15% admin. fee
Risk Management Plan - Consultant Services	External Cost + 15% admin. fee

Committee of Adjustment	2026 Fees*
Minor Variance	\$1,158.25
Minor Variance - Legalize Existing Non-Conforming	\$984.23
Consent Application	\$4,633.00
Consent Application - Lot Adjustment and/or change of conditions	\$2,084.85
Consent Application - Certificate Issuance	\$579.69
Deferral	\$694.95

NOTES:

* Includes HST where applicable

1. Major Official Plan Amendment: An application that is significant in scale and scope, which may have greater impact or policy implications beyond the subject lands. Such applications may involve any of the following:

- An application related to more than one property;
- A site specific application considered to be a large scale development/redevelopment;
- Review of 4 or more technical studies/reports; or
- Significant changes to the text/policies/designations of the Official Plan.

2. Minor Official Plan Amendment: An application for minor and small-scale changes to the Official Plan text and/or designations having limited impact or policy implications beyond the subject lands.

3. Major Zoning By-law Amendment: An application that is significant in scale and scope, which may have impact beyond the subject lands. Such applications may involve any of the following:

- An application related to more than one property;
- A site specific application considered to be a large scale development/redevelopment;
- A significant change in use for the subject lands;
- Review of 4 or more technical studies/reports; or
- Significant changes to development standards and/or general provisions of the By-law pertaining to the subject lands.

4. Minor Zoning By-law Amendment: an application for minor and small scale amendments to the Zoning By-law on a site-specific basis, which includes:

- Review of no more than three (3) technical studies/reports;
- A request for additional permitted use(s) within an existing building or with no significant impacts on existing development standards;
- Changes to development standards only to accommodate a minor development or lot creation; or
- Minor changes to zone standards and/or general provisions related to the subject lands.

5. Major Site Plan Application (SPA) Involves:

- The review of 3 or more technical studies;
- Large-scale and/or multi-phase developments with complex site development issues;
- A new build or significant building addition with impacts to existing site development; and/or
- Major amendments to approved site plans with significant site alterations.

6. Minor Site Plan Application (SPA) Involves:

- The review of up to 2 updated or new technical studies/reports; and/or
- A small-scale development proposal where the size and site development issues are considered to be less complex.

7. Basic Site Plan Application (SPA) Involves:

Changes to an existing development, where such changes may not meet the definition of "development" under Section 41 of the Planning Act. Examples include alterations to an exterior site layout, such as parking lot, site access modifications or infrastructure changes, etc.

(a) Pre-Consultation meeting - Minor -for proposals including Minor Variances, consents for easements, lot line adjustments or to sever one (1) new lot.

(b) Pre-Consultation meeting - Standard - for proposals involving minor SPA's, Minor ZBA's, Consents for 2 or more new lots, any other application not considered as minor or major pre-consult.

(c) Pre-Consultation meeting - Major - for proposals involving OPA's, Major ZBA's, Subdivisions, Standard condominiums.

(d) 100% of fee credited towards Application Fee(s) at the time of submission.