

**Planning and Development Services-Planning Division  
2023 Planning Application Fees – Effective February 1, 2023**

Planning Application Type	Unit of Measure	2023 Additional Fees
<b>Official Plan Amendments</b>		
	Base fee including processing fee	\$46,970.00
	Revision fees	\$2,566.00
<b>Zoning By-Law Amendments</b>		
<b>Major</b> (See Note 3)	Base fee (includes processing fee)	\$27,263.00 (Major)
	Revision Fee	\$2,566.00 (Major)
<b>Minor</b> (See Note 4)	Base fee (includes processing fee)	\$14,762 (Minor)
	Revision Fee	\$1,967.00 (Minor)
<b>Removal Of Hold</b>	Base fee (includes processing fee)	\$10,575.00
<b>Temporary Use</b>	Base fee (includes processing fee)	\$17,702.00
	Extension of Temporary By-law	\$9,611.00
<b>Draft Plan of Subdivision</b>		
	Base fee (Includes preparation of Subdivision Agreement)	\$48,730.23
	Plus: Residential processing fee/surcharge for:	
	0-25 units (per unit) (see Note 5)	\$851 / unit and \$10,315 / hectare or part thereof for all other lands (see Note 5)
	26-100 units (per unit) (see Note 5)	\$724 / unit and \$10,315 / hectare or part thereof for all other lands (see Note 5)
	101-200 units (per unit) (see Note 5)	\$615 / unit and \$10,315 / hectare or part thereof for all other lands (see Note 5)
	>200 units (per unit) (see Note 5)	\$523 / unit and \$10,315 / hectare or part thereof for all other lands (see Note 5)
	Processing fee/surcharge (non-residential (see Note 5))	\$10,102/hectare ore part thereof for all other lands (see Note 5)
	Revision fee (Where applicant revises plans requiring recirculation)	\$2,782.00
	Revision to a Draft Approved Plan of Subdivision, or Conditions of approval	\$6,670.00
	Extension of Draft Approval	\$3,493.00
<b>Draft Plan of Condominium</b>		
(All Types)	Base fee (includes registration of subdivision agreement)	\$32,255.00
	Revisions to Approved Draft Plan of Condominium	\$4,693.00
	Extension of Draft Approval	\$2,566.00
<b>Part Lot Control</b>		
	Base fee	\$4,358.00
<b>Block Plan</b>		
	Base fee	\$12,054.00
	Processing fee / surcharge	\$630 / hectare or part thereof
<b>Site Plan Approval</b>		
Major	Base fee	\$16,360.00
	Plus per unit for Residential	
	0-25 units (per unit)	\$708.00
	26-100 units (per unit)	\$425.00
	101-200 units (per unit)	\$255.00
	> 200 units (per unit)	\$151.00
	Plus ICI Buildings	
	For the first 2,000 m <sup>2</sup> – per m <sup>2</sup> of GFA	\$7.25
	For GFA between 2,001m <sup>2</sup> – 10,000m <sup>2</sup> per m <sup>2</sup>	\$4.75
	For GFA beyond 10,000m <sup>2</sup> per m <sup>2</sup>	\$2.40
Minor and Amending Plans (see Note 6: per m <sup>2</sup> fee applicable only if there is an increase in GFA)	Base fee	\$8,786.00
	Plus ICI buildings for first 2,00m <sup>2</sup> – per m <sup>2</sup> of GFA	\$7.25
	Plus ICI buildings portion for GFA between 2,001m <sup>2</sup> – 10,000m <sup>2</sup> per m <sup>2</sup> of GFA	\$4.75
	Plus ICI buildings portion of GFA beyond 10,000m <sup>2</sup> perm <sup>2</sup> of GFA	\$2.40
Recirculation / revisions (beyond the third submission or major changes to the plans/proposal)	Major Site Plan (each)	\$8,786.00
	Minor Site Plan (each)	\$4,718.00
<b>Site Plan Exemption</b>		
	Base fee	\$1,119.00
	Request for site plan exemption beyond 2 <sup>nd</sup> submission	\$284.00

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<b>Radio Communication Tower/Antenna Facilities Fee</b>		
	Base fee	\$9,291.00
<b>Committee of Adjustment</b>		
Consent	Base fee	\$5,555.00
Lot creation, lot addition, establishment of easements, mortgage change over, lease over 21 years.	Plus: per new lot created	\$2,790.00
	Change of conditions (only before a final consent is granted)	\$1,023.00
	Recirculation fee (see note 7)	\$2,910.00
Minor Variance or Permission	Ground related residential zoned lands	\$3,068.00
	Oak Ridges Moraine residential	\$2,563.00
	More than one variance related to a Draft Approved Plan of Subdivision	\$3,068.00
	All other uses, including ICI	\$1,608.00
	Minor Variance (non-owner occupied)	\$3,760.00
	Recirculation / Revisions (see note 7)	\$1,543.00
	Minor Variance for Swim Schools	\$267.00
	Variance for Draft Approved Subdivision	\$3,068.00
	Variance for Draft Approved Subdivision Lot / Unit	\$1,608.00
<b>General Fees</b>		
	Owner's request to cancel public planning meeting	\$3,878.00
	Ontario Land Tribunal Referral Fee (all types of development applications)	\$675.00
	Ontario Land Tribunal Referral Fee (Minor Variance, Consent and other appeals)	\$349.00
	File maintenance fee	\$799.00
	Cash In Lieu of Parking Agreement	\$5,713.00
	Municipal Street Name Change	\$1,833.00
	Municipal Addressing Change	\$1,192.00
	Deeming By-law Fee	\$4,446.00
	Additional Public Meeting Fee	\$1,162.00
	Additional Report to Council	\$3,493.00
	Pre-Application Consultation	\$436.00

**Notes**

- 1) Major Official Plan Amendment: An application that is significant in scale and scope which may have greater impact or policy implication beyond the subject lands. Such applications may include those relating to multiple properties; site specific proposals that represent large scale development/significant change in use; and applications involving significant changes to the text/policies of the Official Plan.
- 2) Minor Official Plan Amendment: An application that is a small-scale amendment to the Official Plan policies and 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 an impact beyond the subject lands. Such Applications may include:
  - an application relating to more than one property;
  - a site-specific application, if considered to represent large scale redevelopment;
  - significant change in use and/or zone category; or,
  - an application involving significant changes to the development standards or general provisions of the by-law.
- 4) Minor Zoning By-law Amendment: An application for minor and small-scale zoning amendment having no significant impact on adjoining lands. Minor application must be site specific and include:
  - a request for additional permitted use, within an existing building or with no significant impact on existing development standards; and,
  - changes in development standards to accommodate a minor development or severance.
- 5) Draft Plan of Subdivision: All other lands within the draft plan excluding roads, road widenings and environmental protection lands.
- 6) Minor and Amending Site Plans: Shall include amendments to existing site plan agreements for those properties with development agreements executed and registered after 2000. Staff shall determine, in consultation with other departments, if a site plan application is considered minor, an amendment, or if a new site plan application is required.
- 7) Recirculation Fees: Required due to an Owner's or Applicant's revisions or deferrals.
- 8) Applications for Non-Owner occupied Applications: For Minor Variance applications be based on full cost recovery.

**Payment of Fees**

All fees set out herein shall be payable to the Town of Aurora upon the submission of the related application to the Town, unless otherwise provided herein. The fee amount shall be completed by the Applicant on the Fee Calculation Worksheet included with each Application Form. Fifty (50%) of all Fees will be refunded if Application is withdrawn prior to any Council or Committee of Adjustment consideration.