

By-law Number 6471-23
Schedule "H"
Development Planning Division
Effective February 1, 2023

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2023 (Including H.S.T. where applicable)
Official Plan Amendment		
Official Plan Amendment	base fee (includes processing fee)	\$ 46,970.00
	revision fees	\$ 2,566.00
Zoning By-law Amendment		
Major (see Note 3)	base fee (includes processing fee)	\$ 27,263.00
	revision fees	\$ 2,566.00
Minor (see Note 4)	base fee (includes processing fee)	\$ 14,762.00
	revision fees	\$ 1,967.00
Removal of Hold	base fee (includes processing fee)	\$ 10,575.00
Temporary Use	base fee (includes processing fee)	\$ 17,702.00
	extension of the Temporary By-law	\$ 9,611.00
Draft Plan of Subdivision		
Draft Plan of Subdivision	base fee (includes registration of subdivision agreement)	\$ 48,730.23
	residential processing fee/surcharge 0 - 25 units (per unit)	\$851/unit and \$10,315/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge 26 - 100 units (per unit)	\$724/unit and \$10,315/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge 101 - 200 units (per unit)	\$615/unit and \$10,315/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge > 200 units (per unit)	\$523/unit and \$10,315/hectare or part thereof for all other lands (see Note 5)
	processing fee/surcharge (non-residential)	\$10,102/hectare or part thereof for all other lands (see Note 5)

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	revision fee (where applicant makes revisions to plans requiring recirculation)	\$ 2,782.00
Draft Plan of Subdivision (con't)	revisions to a Draft Approved Plan of Subdivision, or Conditions of Draft Approval	\$ 6,670.00
	extension of Draft Approval	\$ 3,493.00
Draft Plan of Condominium		
	base fee (includes registration of subdivision agreement)	\$ 32,255.00
(All Types)	revisions to Approved Draft Plan of Condominium	\$ 4,693.00
	extension of Draft Approval	\$ 2,566.00
Part Lot Controls		
Part Lot Controls	base fee	\$ 4,358.00
Block Plans		
	base fee	\$ 12,054.00
Block Plans	processing fee/surcharge	\$630/hectare or part thereof
Site Plan Approval		
	base fee	\$ 16,360.00
	plus: per unit for residential 0 - 25 units (per unit)	\$ 708.00
	plus: per unit for residential 26 - 100 units (per unit)	\$ 425.00
	plus: per unit for residential 101 - 200 units (per unit)	\$ 255.00
	plus: per unit for residential > 200 units (per unit)	\$ 151.00
	plus: ICI buildings for first 2,000m ² - per m ² of GFA	\$ 7.25
	plus: ICI buildings portion of GFA between 2,001m ² and 10,000m ² - per m ² of GFA	\$ 4.75
Major	plus: ICI buildings portion of GFA beyond 10,000m ² - per m ² of GFA	\$ 2.40

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Minor and Amending Plans (see Note 6: per m2 fee applicable only if there is an increase in GFA)	base fee	\$ 8,786.00
	plus: ICI buildings for first 2,000m ² - per m ² of GFA	\$ 7.25
	plus: ICI buildings portion of GFA between 2,001m ² and 10,000m ² - per m ² of GFA	\$ 4.75
	plus: ICI buildings portion of GFA beyond 10,000m ² - per m ² of GFA	\$ 2.40
Recirculation/Revisions (where the applicant fails to revise drawings as requested by the Town beyond the third submission or the Applicant changes the plans/proposal)	Major Site Plan (each)	\$ 8,786.00
	Minor Site Plan (each)	\$ 4,718.00
Site Plan Review (Stable Neighbourhood)	each	\$ 1,141.00
Site Plan Review (Stable Neighbourhood - non-owner occupied)	each	\$ 1,603.00
Site Plan Exemption	base fee	\$ 1,119.00
	request for site plan exemption beyond 2 nd submission	\$ 284.00
Radio Communication Tower/Antenna Facilities	base fee	\$ 9,291.00
Committee of Adjustment		
Consent		
Lot Creation, Lot Addition, Establishment of Easements, Mortgage change over, Lease over 21 years	base fee	\$ 5,555.00
	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 Variances or Permission		
Ground Related Residential Zoned Lands	base fee	\$ 3,068.00
Oak Ridges Moraine Residential	base fee	\$ 2,563.00
More than one Variance related to a Draft Approved Plan of Subdivision	base fee	\$ 3,068.00
	plus: per lot or unit	\$ 1,608.00
All Other Uses, including ICI	base fee	\$ 3,760.00
Minor Variance (non-owner occupied)	each	\$ 4,896.00
Recirculation/Revisions (see Note 7)	each	\$ 1,543.00
Minor Variance for Outdoor Swim Schools	each	\$ 267.00
General Fees		
Owner's Request to Cancel Public Planning Meeting	base fee	\$ 3,878.00
Ontario Land Tribunal Referral Fee (including all development applications)	base fee	\$ 675.00
Ontario Land Tribunal Referral Fee (Minor Variances, Consent and other appeals)	base fee	\$ 349.00

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File Maintenance Fee	per year	\$ 799.00
Cash in Lieu of Parking Agreement	base fee	\$ 5,713.00
Section 37 (Bonusing Agreement)	base fee	n/a
Municipal Street Name Change	each	\$ 1,833.00
Municipal Addressing Change	each	\$ 1,192.00
Deeming By-law Fee	each	\$ 4,446.00
Additional Public Meeting Fee	each	\$ 1,162.00
Water Model Fee	each	\$ 1,000.00
Sanitary Sewer Fee	each	\$ 1,000.00
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 greater impact or policy implication 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 Fee		
Required due to an Owner's or Applicant's revisions or deferrals.		
8) Applications for Non-Owner Occupied Applications		
The fees for Stable Neighbourhood Site Plan and Minor Variance applications for non-owner occupied applicants 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. 50% of fees refunded if application is withdrawn prior to any Council or Committee of Adjustment consideration.		