

Planning and Development Services-Planning Division
2026 Planning Application Fees – Effective January 2, 2026

Planning Application Type	Unit of Measure	2026 Additional Fees
Official Plan Amendments		
Major (See Note 1)	Base fee (includes processing fee)	\$51,320.00 (Major)
Minor (See Note 2)	Base fee (includes processing fee)	\$29,608.00 (Minor)
Recirculation / Revision Fee	Where the applicant fails to respond to the comments beyond Third submission or the applicant changes plans/proposal	\$2,565.00
Zoning By-Law Amendments		
Major (See Note 3)	Base fee (includes processing fee)Revision Fee	\$29,789.00 (Major) \$2,804.00 (Major)
Minor (See Note 4)	Base fee (includes processing fee)Revision Fee	\$16,118.00(Minor) \$2,149.00 (Minor)
Removal Of Hold	Base fee (includes processing fee)	\$11,555.00
Temporary Use	Base fee (includes processing fee) Extension of Temporary By-law	\$19,341.00 \$10,500.00
Recirculation / Revision Fee	Where the applicant fails to respond to the comments beyond Third submission or the applicant changes plans/proposal	\$1,880.00
Draft Plan of Subdivision		
	Base fee (Includes preparation of Subdivision Agreement)	\$53,243.00
	Plus: Residential processing fee/surcharge for:	
	0-25 units (per unit) (see Note 5)	\$930.00 / unit and \$11,271/ hectare or part thereof for all other lands (see Note 5)
	26-100 units (per unit) (see Note 5)	\$792.00 / unit and \$11,271 / hectare or part thereof for all other lands (see Note 5)
	101-200 units (per unit) (see Note 5)	\$672.00 / unit and \$11,271 / hectare or part thereof for all other lands (see Note 5)
	>200 units (per unit) (see Note 5)	\$571.00 / unit and \$11,271 / hectare or part thereof for all other lands (see Note 5)
	Processing fee/surcharge (non-residential (see Note 5)	\$11,037.00 / hectare ore part thereof For all other lands (see Note 5)
	Revision fee (Where applicant revises plans requiring recirculation)	\$3,040.00
	Revision to a Draft Approved Plan of Subdivision, or Conditions of approval	\$7,288.00
	Extension of Draft Approval	\$3,817.00
Recirculation / Revision Fee	Where the applicant fails to respond to the comments beyond Third submission or the applicant changes plans/proposal	\$2,662.00
Draft Plan of Condominium		
(All Types)	Base fee (includes registration of Condo agreement)	\$35,342.00
	Revisions to Approved Draft Plan of Condominium	\$5,128.00
	Extension of Draft Approval	\$2,804.00
Recirculation / Revision Fee	Where the applicant fails to respond to the comments beyond Third submission or the applicant changes plans/proposal	\$1,694.00
Part Lot Control		
	Base fee Plus per unit for Residential	\$4,761.00 \$105.00
Block Plan		
	Base fee Processing fee / surcharge	\$13,170.00 \$689.00 / hectare or part thereof
Site Plan Approval		
Major	Base fee	\$17,875.00
	Plus per unit for Residential 0-25 units (per unit) 26-100 units (per unit) 101-200 units (per unit) > 200 units (per unit)	\$773.00 \$464.00 \$278.00 \$165.00

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	Plus ICI Buildings For the first 2,000 m <sup>2</sup> – per m <sup>2</sup> of GFA For GFA between 2,001m <sup>2</sup> – 10,000m <sup>2</sup> per m <sup>2</sup> For GFA beyond 10,000m <sup>2</sup> per m <sup>2</sup>	\$8.00 \$5.50 \$2.70
<b>Minor and Amending</b> (see <i>Note 6</i> : per m <sup>2</sup> fee applicable only if there is an increase in GFA)	Base fee	\$9,599.00
	Plus ICI buildings  For first 2,000m <sup>2</sup> – per m <sup>2</sup> of GFA Plus ICI buildings portion for GFA between 2,001m <sup>2</sup> –10,000m <sup>2</sup> per m <sup>2</sup> of GFA Plus ICI buildings portion of GFA beyond 10,000m <sup>2</sup> perm <sup>2</sup> of GFA	\$8.00 \$5.50 \$2.70
Recirculation / Revision Fee Where the applicant fails to revise drawings beyond Third submission, or the applicant changes plans/proposal	Major Site Plan (each)	\$9,599.00
	Minor Site Plan (each)	\$5,155.00
<b>Site Plan Exemption</b>		
	Base fee Request for site plan exemption beyond 2 <sup>nd</sup> submission	\$1,223.00 \$310.00
<b>Radio Communication Tower/Antenna Facilities Fee</b>		
Level 1 ( <i>see note 9</i> )	Base fee	\$5,857.00
Level 2 ( <i>see note 9</i> )	Base fee	\$10,152.00
<b>Committee of Adjustment</b>		
<b>Consent</b>	Base fee	\$6,069.00
Lot Creation, Lot Addition, Establishment of Easements, Mortgage Change Over, Lease over 21 years	Plus: per new lot created beyond initial severed parcel	\$3,049.00
	Change of conditions (only before a final consent is granted)	\$1,118.00
Recirculation fee ( <i>see note 7</i> )		\$3,179.00
<b>Minor Variance or Permission</b>		
Ground related residential zoned lands	Base fee	\$3,353.00
Oak Ridges Moraine residential	Base fee	\$2,801.00
More than one variance related to a Draft Approved Plan of Subdivision	Base fee	\$3,353.00
	Plus: per lot or unit	\$1,756.00
All other uses, including ICI	Base fee	\$4,108.00
Minor Variance (non-owner occupied)	Each	\$5,350.00
Recirculation / Revision Fee ( <i>see note 7</i> )	Each	\$1,686.00
Minor Variance for Outdoor Swim Schools	Each	\$292.00
<b>General Fees</b>		
Owner's request to cancel public planning meeting	Base fee	\$4,237.00
Ontario Land Tribunal Referral Fee (all types of development applications)	Base fee	\$1,261.00
Ontario Land Tribunal Referral Fee (Minor Variance, Consent and other appeals)	Base fee	\$525.00
File maintenance fee ( <i>see note 10</i> )	Per 6 months	\$873.00
Cash In Lieu of Parking Agreement	Base fee	\$6,242.00
Municipal Street Name Change	Each	\$2,002.00
Municipal Addressing Change	Each	\$1,303.00
Deeming By-law Fee	Each	\$4,858.00
Staff report to Council outside of the regular Planning process	Each	\$1,156.00
Heritage Removal Request	Each	\$525.00
<b>Agreements</b>		
Amendment of an executed Development Agreement (SUB, CDM, SP)	Each	\$2,101.00

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Pre-Consultation		
Level 1: If the applicant only provides a site plan, with no other supporting documentation	Each	\$1,051.00
Level 2: If the applicant supplies the following: Site Plan, Landscape Plan, Conceptual elevations/images and brief planning justification outlining the proposal and the relevant planning policies	Each	\$683.00

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.
- 9) Telecommunication/Antenna Facilities:
- Level 1: Antenna systems less than 15 metres in height above ground level or Antennas located on any building, water tower, lamp post, etc. where the height does not exceed 25% of the height of the non-tower structure or 15 metres above ground level - whichever is the greater
  - Level 2: Towers that aren't exempted from Municipal Approval as per Section 3.5 of the protocol
- 10) File Maintenance: If the applicant fails to resubmit (within 6 months) from the date of comments sent

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 are refunded if application is withdrawn prior to any Council or Committee of Adjustment consideration.