

**By-law Number 6737-25**  
**Schedule "H"**  
**Development Planning Division**  
**Effective January 1, 2026**

<b>Description of Service for Fee or Service Charge</b>	<b>Unit of Measure (i.e. per hour, page, document, etc.)</b>	<b>2026 (Including H.S.T. where applicable)</b>
<b>Official Plan Amendment</b>		
Major (see Note 1)	base fee (includes processing fee)	\$ 51,320.00
Minor (see Note 2)	base fee (includes processing fee)	\$ 29,608.00
Recirculation/Revision Fee	where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal	\$ 2,565.00
<b>Zoning By-law Amendment</b>		
Major (see Note 3)	base fee (includes processing fee)	\$ 29,789.00
	revision fees	\$ 2,804.00
Minor (see Note 4)	base fee (includes processing fee)	\$ 16,118.00
	revision fees	\$ 2,149.00
Removal of Hold	base fee (includes processing fee)	\$ 11,555.00
Temporary Use	base fee (includes processing fee)	\$ 19,341.00
	extension of the Temporary By-law	\$ 10,500.00
Recirculation/Revision Fee	where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal	\$ 1,880.00
<b>Draft Plan of Subdivision</b>		
Draft Plan of Subdivision	base fee (includes registration of subdivision agreement)	\$ 53,243.00
	residential processing fee/surcharge 0 - 25 units (per unit)	\$930/unit and \$11,271/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge 26 - 100 units (per unit)	\$792/unit and \$11,271/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge 101 - 200 units (per unit)	\$672/unit and \$11,271/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge > 200 units (per unit)	\$571/unit and \$11,271/hectare or part thereof for all other lands (see Note 5)
	processing fee/surcharge (non-residential)	\$11,037/hectare or part thereof for all other lands (see Note 5)
	revision fee (where applicant makes revisions to plans requiring recirculation)	\$ 3,040.00
	revisions to a Draft Approved Plan of Subdivision, or Conditions of Draft Approval	\$ 7,288.00
	extension of Draft Approval	\$ 3,817.00
	draft plan of Subdivision (without units)	\$ 15,000.00

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Recirculation/Revision Fee	where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal	\$ 2,662.00
<b>Draft Plan of Condominium</b>		
(All Types)	base fee (includes registration of Condo agreement)	\$ 35,242.00
	Recirculation/revision fee (where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal)	\$ 1,694.00
	revisions to Approved Draft Plan of Condominium	\$ 5,128.00
	extension of Draft Approval	\$ 2,804.00
<b>Part Lot Controls</b>		
Part Lot Controls	base fee	\$ 4,761.00
	plus: per unit or lot	\$ 105.00
<b>Block Plans</b>		
Block Plans	base fee	\$ 13,170.00
	processing fee/surcharge	\$689/hectare or part thereof
<b>Site Plan Approval</b>		
Major	base fee	\$ 17,875.00
	plus: per unit for residential 0 - 25 units (per unit)	\$ 773.00
	plus: per unit for residential 26 - 100 units (per unit)	\$ 464.00
	plus: per unit for residential 101 - 200 units (per unit)	\$ 278.00
	plus: per unit for residential > 200 units (per unit)	\$ 165.00
	plus: ICI buildings for first 2,000m <sup>2</sup> - per m <sup>2</sup> of GFA	\$ 8.00
	plus: ICI buildings portion of GFA between 2,001m <sup>2</sup> and 10,000m <sup>2</sup> - per m <sup>2</sup> of GFA	\$ 5.50
	plus: ICI buildings portion of GFA beyond 10,000m <sup>2</sup> - per m <sup>2</sup> of GFA	\$ 2.70
Minor and Amending Plans (see Note 6: 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	\$ 8.00
	plus: ICI buildings portion of GFA between 2,001m <sup>2</sup> and 10,000m <sup>2</sup> - per m <sup>2</sup> of GFA	\$ 5.50
	plus: ICI buildings portion of GFA beyond 10,000m <sup>2</sup> - per m <sup>2</sup> of GFA	\$ 2.70
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)	\$ 9,599.00
	Minor Site Plan (each)	\$ 5,155.00
	base fee	\$ 1,223.00

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<b>Community Planning Permit Application</b>		
Site Plan Exemption	request for site plan exemption beyond 2 <sup>nd</sup> submission	\$ 310.00
Telecommunication Tower/Antenna Facilities	Level 1 base fee	\$ 5,857.00
	Level 2 base fee	\$ 10,152.00
<b>Committee of Adjustment</b>		
Class 1: Meets all development standards of the CPPS By-law and no variations are required	per application	\$ 15,000.00
Class 2: Generally meets the intent of the CPPS BY-law but requires minor variations	per application	\$ 30,000.00
Calss 3: Major variations from the CPPS By-law  per unit charge for Community Planning Permit Application	per application	\$ 50,000.00
	plus: per unit for residential 0 - 25 units (per unit)	\$ 773.00
	plus: per unit for residential 26 - 100 units (per unit)	\$ 464.00
	plus: per unit for residential 101 - 200 units (per unit)	\$ 278.00
	plus: per unit for residential > 200 units (per unit)	\$ 165.00
	plus: ICI buildings for first 2,000m <sup>2</sup> - per m <sup>2</sup> of GFA	\$ 8.00
	plus: ICI buildings portion of GFA between 2,001m <sup>2</sup> and 10,000m <sup>2</sup> - per m <sup>2</sup> of GFA	\$ 5.50
	plus: ICI buildings portion of GFA beyond 10,000m <sup>2</sup> per m <sup>2</sup> of GFA	\$ 2.70
<b>Minor Variances 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 / after construction)	each	\$ 5,350.00
Recirculation/Revisions (see Note 7)	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 Processing Fee (including all development applications)	base fee	\$ 1,261.00
Ontario Land Tribunal Processing Fee (Minor Variances, Consent and other appeals)	base fee	\$ 525.00
	per 6 months	\$ 873.00
	minor variance applications - charged annually	\$ 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

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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
<b>Pre-Consultation</b>		
Level 1: If the Applicant only provides a site plan, with no other supporting information	each	\$ 1,051.00
Level 2: If the Applicant provides the following: Site Plan, Landscape Plan, conceptual elevation/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.

**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.

**Telecommunicatoin/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

**File Maintenance**

If the applicant fails to resubmit (within 6 months) from the date of comments sent