

Development Application Fee Schedule

Effective January 1, 2021

Application Type	Planning Fee (\$)	Engineering Fee (\$)	Total Fee (\$)
Official Plan Amendment			
Major amendment	14,500	1,500	16,000
Minor amendment	10,500		12,000
Zoning By-law Amendment			
Major amendment	14,490	1,500	15,990
Minor amendment	10,500		12,000
Minor amendment – specific types: removal of a Holding Provision (where application is required); adding 1 new use; extension of a temporary use by-law	5,275		6,775
Combined Official Plan & Zoning By-law Amendment			
Major amendment	21,735	1,500	23,235
Minor amendment	15,800		17,300
Block Plans / Extension of Settlement Area Boundary			
Block Plan Application+ per hectare or part hectare	15,670+ 500/ha or part	8,000	variable
Extend Settlement Area Boundary	51,750		51,750
Plan of Subdivision*			
Base application fee + per hectare or part hectare	31,340+ 975/ha or part	5,000+ 100/ha or part	Variable
+ Subdivision Agreement preparation		3,000	3,000
+ Engineering Review of Subdivision once draft approved, prior to signing & registration of subdivision agreement		5% of total cost of construction	variable
+Detailed Subdivision Engineering submission once draft approved, for every complete submission. Collected at time of complete submission		Greater of \$10/m of proposed road or \$500	variable
Redlining (amending) a draft approved plan of subdivision	4,325	3,000	7,325
Revision to conditions of draft plan approval for subdivision	1,450		1,450
*Subdivision in combination with a Zoning By-law application	25% reduction of the combined Planning fees		
Plan of Condominium*			
Base application fee + Up to, and including, 10 units	27,600 +		
Between 11 and 25 units		5,355	32,955
Greater than 25 units		8,032	35,632
Redlining (amending) a draft approved plan of condominium	4,325	3,000	7,325
Revision to conditions of draft plan approval for condominium	1,450		1,450
*Condominium in combination with a Zoning By-law application	25% reduction of the combined Planning fees		
Site Plan Control			
Major site plan	11,730	1,040+	variable
Prior to signing & registration of site plan agreement		1% of total cost of construction (max. 10,000)	
Minor site plan	4,430	1,040	5,470
Minor site plan – infill (≤ 3 units)	2,220	1,040	3,260
Amendment to an approved site plan (minor change / modification)	2,215		2,215
Site plan Review (per circulation beyond 2)	1,150	500	1,650
Site plan agreement (beyond standard agreement)	1,100		1,100
Site plan inspections for release of securities (per inspection beyond 2)	575		575

Application Type	Planning Fee (\$)	Engineering Fee (\$)	Total Fee (\$)
Extension of conditional site plan approval	1,150		1,150
Relief from Part Lot Control			
Base application fee + per lot or unit	2,160 + 85/lot or unit		Variable
Extension of Part Lot Control	1,725		1,725
Committee of Adjustment			
Consent (severance) including long term lease and validation of title	3,280		3,680
Minor Variance (Planning Act & Municipal Code (signage / fences))	2,185	400	2,585
Combined Consent and Minor Variance	4,100		4,500
Other Fees			
A. Preconsultation meeting (Not applicable to Committee of Adjustment applications. The fee is deducted from the related development application fee if the related application is submitted within one year of the meeting.)	1,150		1,150
B. Engineering preconsultation fee (Non-refundable. Applies only to applications for Site Plan Control (Major), Plan of Subdivision, and Plan of Condominium Applications.)		1,040	1,040
Complete application review (Returned if application is deemed complete)	1,150		1,150
Peer Review administration fee (for an EIS or other study necessitating external consultants)	2,300		2,300
Recirculation of Public Notice of Application	800		800
Revisions to Committee of Adjustment Applications requiring technical recirculation	400		400
Revisions to other applications requiring technical recirculation (For example: subdivision, condominium, amendments to the Official Plan / Zoning By-law)	1,265		1,265
Cancellation of public meeting at applicant's request	230 for a mail out, and/or 290 per newspaper notice		230 for a mail out, and/or 290 per newspaper notice
Other application related reports (For example: requests to exempt from site plan control, fee refund, correction of By-law within 2 years of adoption, antenna system)	1,725		1,725
Local Planning Appeal Tribunal (LPAT) Administration Fee	575		575
Letter of agreement compliance / removal from title	115		115

Please note:

- Application and related fees are charged in accordance with the fee that is in effect on the date that a complete application has been officially received and accepted by the Planning Department. For an application to be considered complete, the pre-consultation meeting (if required) must have been held and all necessary supporting documentation, including required reports, must be provided at the time of application submission.
- Please contact the Planning Department at 519-759-4150 for questions relating to fees or the completion of the application.
- Cheques are payable to the City of Brantford. An invoice system is under development.
- Under the Planning Act, R.S.O. 1990, c.p. 14 s. 1.0.1 all information and material that is required to be provided to the City of Brantford respecting planning applications shall be made available to the public.