

2026 PLANNING APPLICATION FEES: (Effective January 1, 2026)

TYPE OF APPLICATION	Local Municipal	Huron County	TOTAL FEE
Official Plan Amendment (OPA), Local OPA, County OPA	\$1,875.00	\$4,365.00	\$6,240.00
Official Plan Amendment (OPA), Local OPA, County OPA-New or expanding aggregate operation	\$3,740.00	\$8,740.00	\$12,480.00
Zoning By-law Amendment (ZBLA)	\$1,380.00	\$2,780.00	\$4,160.00
Zoning By-law Amendment (ZBLA) -New or expanding aggregate operation if no OPA is required	\$3,435.00	\$6,965.00	\$10,400.00
Minor Variance (1 variance)	\$1,120.00	\$1,480.00	\$2,600.00
Minor Variance (2 variances)	\$1,460.00	\$1,930.00	\$3,390.00
Minor Variance (3 or more variances)	\$1,785.00	\$2,375.00	\$4,160.00
Consent-Technical* (e.g. lot additions, easements, ROW's, Validation Certificates, re-creation of original lots, cancellation certificate etc.)	\$780.00	\$2,340.00	\$3,120.00
Consent-New Lot Creation* (e.g. new lots, surplus farm severances)- Base fee per application includes one severed and one retained. Add \$2600 (Municipal \$650/County \$1950) for each additional lot created per application. *Note: Consent-Technical and Consent-New Lot Creation fees include a severed land consent certificate per application. The fee for a retained land certificate is listed below.	\$1170 \$650	\$3510 \$1950	\$4680 Base fee per application includes one severed and one retained - add \$2600 for each additional lot created per application
Retained Land Certificate		\$520.00	\$520.00
Cancellation Certificate		\$520.00	\$520.00
Change of Consent Condition or Consent Endorsement Certificate		\$520.00	\$520.00
Plan of Subdivision/Condominium	\$2,600.00	\$7,800.00	\$10,400.00
Lots/Blocks/Units over 10	add \$70 per lot/unit/ block	add \$130 per lot/unit/ block	add \$200 per lot/unit/ block
Draft approval extension - First extension	\$650.00	\$1,950.00	\$2,600.00
-Any subsequent extension	\$1,295.00	\$3,905.00	\$5,200.00
Phasing, Final Approval*	\$780.00	\$2,340.00	\$3120 per final approval/phase*
Changes to a Draft Approval Plan or Conditions*	\$520.00	\$1,560.00	\$2,080.00
*Note: Where Final Approval, Phasing or Changes to draft plan conditions result in the creation of additional lots/blocks/units, an additional fee of \$200/lot/block/unit shall apply.	\$70.00	\$130.00	\$200 per lot/block/unit
Removal of Holding (H) Symbol	\$520.00	\$520.00	\$1,040.00
Renewal of Temporary Use Zoning By-law	\$1,030.00	\$2,090.00	\$3,120.00
By-law to Deem lots not in a Plan of Subdivision, or the repeal of such By-law *	\$520.00	\$520.00	\$1,040.00
Part Lot Control *	\$1,560.00	\$1,560.00	\$3,120.00
	add \$100 per additional conveyable Part over 2	add \$100 per additional conveyable Part over 2	plus \$200 per additional conveyable Part over 2
*For Deeming and Part Lot Control, applicants cover all legal costs & by-law prep			
Application Re-circulation fee (resulting from a change/meeting cancellation requested by the applicant)	Fee to be paid to Municipality responsible for re-circulation.	Fee to be paid to Municipality responsible for re-circulation.	\$520.00
Site Plan Control	Fee to be set by local Municipality	\$780 County base fee	Variable
Agreements: , subdivision, condominium, development, lot grading & drainage (Costs to be reimbursed for legal and engineering).	Cost recovery	Cost recovery	Variable-Cost recovery
Natural Heritage Review by County Biologist (if development is proposed within 120m of a Natural Heritage feature): comments on planning application Review terms of reference and EIS		\$520 comments on planning application \$61/hour billed hourly for review of Terms of Reference and EIS	\$520 for comments on planning application \$61/hour billed hourly for review of Terms of Reference and EIS
Note: On January 1st each year, planning fees will be increased on a percentage basis rounded up or down to the nearest ten-dollar increment consistent with the Statistics Canada Consumer Price Index for Ontario for the previous calendar year (September to September), if the index shows an increase.			