



2024 DEVELOPMENT APPLICATION FEES

Effective January 1, 2024

Table of Contents:

Application	Page
Official Plan Amendment	2
Rezoning	2
Combined Application Fees	3
Subdivision	4
H Zone Removal	5
Quarry (Aggregate Extraction)	5
Removal of Part Lot Control	5
Parkway Belt Amendment	6
Sign Variance	6
Condominium	6
Site Plan	7
Consent (Land Division)	8
Pre-consultation	9
Minor Variance	9
Miscellaneous	10
Notes	10

Application Fee Calculation Instructions

1. For every building on a property greater than 4 storeys in height, each building shall be considered a separate application when calculating the maximum applicable fee for Zoning By-Law Amendment, Site Plan and Condominium applications.
2. On a building 12 storeys or greater in height with multiple towers on a shared podium, each tower shall be considered a separate application for Zoning By-Law Amendment, Site Plan and Condominium applications. The floor area and residential units in a shared podium shall only be calculated in the fee for the first application.
3. In cases where a development site is separated by a public road (i.e. non-contiguous land parcels) each land parcel shall also constitute a separate application for all application types when calculating the maximum applicable fee.

OFFICIAL PLAN AMENDMENT

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Official Plan Amendment	\$123,930.00 A standalone Official Plan application fee is 75% of the City Fee.	\$9,526.13	\$19,955.00 (over 2 ha.) \$7,175.00(major) \$4,745.00 (intermediate) \$1,380.00 (minor) Plus Technical Review Fee if required.
Revisions to Application submitted by Applicant	\$42,125.00 Major Revisions (public and technical circulation) \$28,455.00 Minor Revisions (technical/internal circulation)	\$4,763.04	Major changes – 75% of current fee Minor changes -25% of current fee

REZONING

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Major Rezoning (An application which proposes a change in zoning designation or a significant shift away from the intent of the Zoning By-law.)	\$24,540.00 plus Major Variable Fee (see below)	\$1,123.65	\$19,955.00 (over 2 ha.) \$7,175.00(major) \$4,745.00 (intermediate) \$1,380.00 (minor) Plus Technical Review Fee if required.
Minor Rezoning (An application which proposes a change to a zoning regulation.)	\$17,550.00 plus Minor Variable Fee (see below)	\$1,123.65	
Major Variable Fee	Residential:	N/A	N/A

Residential fee to a cap of \$277,400.00 Non-residential fee to a cap of \$60,300.00 Mixed use fee to a cap of \$277,400.00	Units 0 to 25 - \$475.00/unit Units 26 to 100 - \$355.00/unit Units 101 plus - \$230.00/unit Non-residential: \$75.00 per 100m ² of net site area Mixed use: residential variable fee + \$75.00 per 100m ² of new non-residential gross floor area.		
Minor Variable Fee Residential fee to a cap of \$277,400.00 Non-residential fee to a cap of \$60,300.00 Mixed use fee to a cap of \$277,400.00	Residential: Units 0 to 25 - \$325.00/unit Units 26 to 100 - \$245.00/unit Units 101 plus - \$165.00/unit Non-residential: \$55.00 per 100m ² of net site area Mixed use: residential variable fee + \$55.00 per 100m ² of new non-residential gross floor area.	N/A	N/A
Revisions to Rezoning Application submitted by Applicant	\$27,475.00 Major Revisions (public and technical circulation) \$25,790.00 Minor Revisions (technical/internal circulation)	\$561.85	Major changes – 75% of current fee Minor changes -25% of current fee

COMBINED APPLICATION FEES

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees
OPA/Rezoning	100% of the Rezoning application fee plus variable fee and 75% of the OPA application fee.	Total fee is the sum of each individual fee added together.	Fees will be based on 100% of the highest fee rate and 75% of the lesser fees.
Rezoning/Subdivision	100% of the Rezoning application fee plus variable fee and 75% of the Subdivision application fee Variable fees are only charged for the Rezoning application.	Total fee is the sum of each individual fee added together.	Fees will be based on 100% of the highest fee rate and 75% of the lesser fees.
OPA/Rezoning/Subdivision	100% of the Rezoning application fee plus variable fee and 75% of the OPA and Subdivision application fees.	Total fee is the sum of each individual fee added together.	Fees will be based on 100% of the highest fee rate and 75% of the lesser fees.

	Variable fees are only charged for the Rezoning application.		
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SUBDIVISION

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Draft Plan of Subdivision	<p>Major Application: (greater than 10 lots) \$33,325.00 plus variable fee (see below)</p> <p>Minor Application: (10 lots or less) \$22,955.00 plus variable fee (see below)</p>	<p>\$11,590.95 (at time of application)</p> <p>\$2,382.25 (at registration)</p>	<p>\$7,445.00 Base Fee + variable fee payable at time of application (below) + registration clearance \$1,376.00 per phase if no technical review, \$4,095.00 per phase if technical review required</p>
<p>Variable Fee</p> <p>Residential fee to a cap of \$277,400.00</p> <p>Non-residential fee to a cap of \$60,300.00</p>	<p>Residential: Units 0 to 25 - \$605.00/unit Units 26 to 100 -\$455.00 /unit Units 101 plus - \$150.00/unit</p> <p>Non-residential: \$65.00 per 100m² of net site area</p>	<p>Conservation Halton: Residential Singles & Townhouses: Units 0 to 25 - \$336.00/unit Units 26 to 100 -\$270.00/unit Units 101 to 200 - \$215.00 Units 201 plus - \$170.00/unit</p> <p>Non-Residential and Multi Residential: 0 to 2ha site area = \$7,764.00/ha 2 to 5ha site area = \$6,044.00/ha 5 to 10 ha site area = \$4,838.00/ha Greater than 10ha site area = \$3,950.00/ha Plus Technical Review Fee if required.</p>	
Subdivision to implement Common Element Condominium	<p>\$22,955.00 (with no variable fee)</p>	<p>\$11,590.95 (at time of application)</p> <p>\$2,382.25 (at registration)</p>	<p>\$7,445.00 Base Fee + variable fee payable at time of application + registration clearance \$1,376.00 per phase if no technical review, \$4,095.00 per phase if technical review required</p>
Phased Draft Approval	N/A	<p>\$ 11,420.01 – Phased Draft Approval \$ 5,710.71 – Phase Revision with circulation \$ 3,426.17 –Sub-Phase creation with circulation \$ 833.24 – Phase</p>	<p>Clearances per phase – \$4,095.00 if technical review required \$1,376.00 if no technical review</p>

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
		Revision or Sub-phasing without circulation	
Draft Approval Extension	\$3,260.00	\$952.33 (1 year) \$332.74 (3 months)	N/A
Major Subdivision Revision (requiring Council approval)	\$18,945.00	\$833.24 –pre draft approval \$2,382.25 –post draft approval	\$4,294.00
Minor Subdivision Revision	\$14,595.00	\$833.24 –pre draft approval \$2,382.25 –post draft approval	\$932.00
Model Home Agreement	\$2,290.00 per unit	N/A	N/A
Amendments to Subdivision and Development Agreement Conditions	\$11,665.00 – major changes requiring Council approval \$8,045.00 – minor changes not requiring Council approval	N/A	N/A

H ZONE REMOVAL

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
H-Zone Removal	\$2,445.00	\$396.82	\$7,175.00 (major) \$4,745.00 (intermediate) \$1,380.00 (minor)

QUARRY (AGGREGATE EXTRACTION)

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Base Fee (In addition to other planning application fees.)	\$207,050.00	\$158,775.31 (ROPA)	\$96,873.00

REMOVAL OF PART LOT CONTROL

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Base Fee	\$1,290.00	\$634.89	N/A
Variable Fee	\$25.00 per residential lot or block , or \$5.00 per 100m ² of site area for non-residential	N/A	N/A

PARKWAY BELT AMENDMENT

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Amendment to or removal of Ontario Regulation 482/73	\$1,270.00	\$3,175.88	TBD –Province of Ontario \$3,815.00 –Conservation Halton
Amendment to or Removal of Parkway Belt West Plan Designation	\$4,465.00	\$3,175.88	TBD –Province of Ontario \$3,815.00 –Conservation Halton

SIGN VARIANCE

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Base Fee	\$1,380.00	N/A	N/A
Variable Fee (required in case of public circulation, staff report and staff attendance at CDC meeting)	\$1,090.00 + Base Fee	N/A	N/A

CONDOMINIUM

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Regular Draft Plan of Condominium	\$63,265.00	\$3,349.90 – at time of application \$810.33 at final approval	\$7,445.00 Base Fee plus \$336.00 per unit/lot \$1,376.00 clearance fee per phase
Vacant or Common Element Draft Plan of Condominium	Vacant Land: \$22,955.00 (plus variable fee below)	\$492.96	\$7,445.00 Base Fee plus \$336.00 per unit/lot

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
	Common Element: \$6,260.00		\$1,376.00 clearance fee per phase
Vacant Land Variable Fee Residential fee to a cap of \$277,400.00 Non-residential fee to a cap of \$60,300.00	Residential: Units 0 to 25 - \$605.00/unit Units 26 to 100 -\$455.00/unit Units 101 plus - \$150.00/unit Non-residential: \$65.00 per 100m ² of net site area		
Standard Condominium Exemption	\$6,865.00	\$555.52	\$7,445.00 Base Fee plus \$336.00 per unit/lot \$1,376.00 clearance fee per phase
Condominium Conversion	\$23,735.00	\$1,587.18	N/A
Application Revision	\$2,420.00	\$500.58	N/A
Extension	\$1,040.00	\$332.74	N/A
Miscellaneous Approval Requests (consolidation of phased condominiums etc.)	\$830.00	N/A	N/A

SITE PLAN

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
Major Site Plan Application	\$11,500.00 Plus variable fee (see below)	\$1,269.72	Greater than 2ha: Major: \$6,860.00/ha Intermediate: \$11,975.00 Minor: \$2,495.00
Variable Fee Residential fee to a cap of \$277,400.00 Non-residential fee to a cap of \$60,300.00	Residential: Units 0 to 25 - \$415.00/unit Units 26 to 100 - \$320.00/unit Units 101 plus - \$210.00/unit	N/A	OR Less than 2ha.: Major: \$11,900.00 Intermediate: \$7,730.00 Minor: \$1,666.00 Plus Technical Review Fee if required.

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees*
	Non-residential: \$240.00 per 100m ² of new gross floor area for non-residential development		
Extension to Site Plan Approval	\$1,210.00 \$1,180.00 – apartment buildings	N/A	N/A
Application Revisions (Applicant initiated & requiring recirculation)	\$3,325.00 for major revisions \$3,125.00 for minor revisions	\$795.11	Major changes – 75% of current fee Minor changes -25% of current fee
Minor Site Plan Applications	\$0.00 for very minor changes \$1,820.00 for: outdoor patio \$8,220.00 for: sales trailer, minor communication facilities, model homes, school portables, site alterations with no increase in building area \$9,950.00 –up to 1,000m ² increase in floor area plus associated site alterations, plus variable fee (see above)	\$795.11 (if Regional circulation required)	Major: \$1,998.00 Intermediate: \$688.00 Minor (site visit required): \$280.00 Minor (no site visit): \$158.00

CONSENT (LAND DIVISION)

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees
Base Fee	\$8,740.00 –minor application (eg: lot line adjustment, easement) \$11,250.00 –lot creation plus \$2,925.00 per additional buildable lot	\$1,269.72	\$2,445.00 –(minor) \$3,336.00 –(intermediate) \$4,326.00 –(major) Plus Technical Review Fee if required.
Major Revisions to Application	\$3,070.00	\$332.74	To be determined
Minor Revisions to Application	\$1,350.00	\$332.74	To be determined
Request for Deferral by Applicant	\$685.00	N/A	N/A

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees
Validation of Title	\$1,615.00	\$332.74	N/A
Certificate Fee	\$65.00	N/A	N/A

PRE-CONSULTATION

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees
Major Applications (OPA, Rezoning, Subdivision, Site Plan, Consent)	\$2,165.00	N/A	N/A

Pre-consultation fees will be credited to a future application within one year of the pre-consultation meeting date. If the application is deemed to be substantially different from the pre-consultation proposal, a new pre-consultation, including fee, may be required at the discretion of the Director of Community Planning. Additional pre-consultation meetings beyond the first are also subject to the above fee and will not be credited to a future application.

MINOR VARIANCE

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees
Base Fee	<p>\$1,080.00 –existing residential, decks, fences, accessory buildings, walkways, pools, residential additions under 75m²</p> <p>\$6,470.00 –new detached and semi-detached, addition over 75m², additional unit</p> <p>\$7,580.00 -commercial, industrial and multi-unit residential</p>	\$39.71 (if circulated)	<p>(if circulated)</p> <p>Major: \$2,055.00</p> <p>Intermediate: \$688.00</p> <p>Minor: \$280.00 (site visit)</p> <p>Minor: \$158.00 (no site visit)</p>
Revisions to Applications detached and semi-detached residential, commercial, industrial, and multi-unit residential (requiring recirculation)	\$3,735.00	N/A	<p>Major changes – 75% of current fee</p> <p>Minor changes -25% of current fee</p>
Request for Deferral by Applicant	\$685.00 –in addition to any other fees	N/A	N/A

MISCELLANEOUS

Application	City Fees	Region of Halton Fees**	Conservation Halton Fees
Cemetery Consent	\$860.00	N/A	N/A
Street Name Change	\$1,695.00 deposit (fee will be based on actual costs incurred)	N/A	N/A
Annual Processing Fee (Charged on all files that are inactive or dormant. Payable on the anniversary date of the request to place the file on hold.)	N/A	N/A	Reactivation fee - \$630 for minor \$1,275.00 for major/intermediate files
Technical Review Fee	N/A	N/A	Base Fee: 0 to 25ha site area = \$12,730.00 25 to 50ha site area = \$25,470.00 greater than 50ha site area = \$38,213.00 + Variable Fee: \$525.00 per gross hectare of site area.
Natural Heritage Review Fee	N/A	\$9,266.00- Applications Requiring SIS/EIR/FSS Review	N/A
Property Standard Hearing	\$430.00	N/A	N/A

NOTES:

Unless otherwise noted, all fees shall be paid at the time the application is made. Additional fees for the Region of Halton and/or Conservation Halton may be applicable, please contact each agency for confirmation of their fees.

Separate cheques are required payable to the City of Burlington, Region of Halton, Conservation Halton or the Minister of Finance (Parkway Belt).

The City fees may be indexed annually by way of a Council approved By-law. When the indexing is applied each fee will be rounded up to the nearest five dollars. All fees are payable based on the rate in the fee schedule by-law in effect on the date the payment is to be made.

Fees for a Zoning Certificate are not required when combined with a site plan application.

*** Conservation Halton Fees**

Conservation Halton interest in an application is generally determined at the pre-consultation meeting stage. Conservation Halton reserves the right to request additional fees at a rate of \$160 per hour should the review require a greater level of effort.

Additional fees are required for all applicant-initiated revisions and for the review of reports/plans not reflecting charges as required.

Major Applications: the site is within the area of interest for Conservation Halton, and more than one technical study is required by Conservation Halton.

Intermediate Applications: the site is within the area of interest for Conservation Halton, but only one technical study is required by Conservation Halton.

Minor Applications: the site is within the area of interest for Conservation Halton, but no technical studies are required by Conservation Halton.

Technical Review Fee: this fee is charged in addition to any regular application fees when Conservation Halton must review an Environmental Impact Report, Functional Servicing Report or Stormwater Impact Report. See Page 9 for base and variable fee.

Resubmission Fees: A fee will be charged directly to the applicant by Conservation Halton when technical reviews of required studies go beyond two submissions.

****Region of Halton Fees**

Applications requiring Health Department review must add \$142.00 per lot to the application fees.