2026 DEVELOPMENT APPLICATION FEES

Effective January 1, 2026

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Application Fee Calculation Instructions

1. 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.
2. For Conservation Halton Fees, please refer to their website - https://www.conservationhalton.ca/planning-and-advisory/. Please do not remit payment until you are contacted by Conservation Halton.

OFFICIAL PLAN AMENDMENT

Application	City Fees	Region of Halton Fees**
Official Plan Amendment	$131,480.00 A standalone Official Plan application fee is 75% of the City Fee.	$10,057.12
Revisions to Application submitted by Applicant	$44,690.00 Major Revisions (public and technical circulation) $30,190.00 Minor Revisions (technical/internal circulation)	$5,028.58

REZONING

Application	City Fees	Region of 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.)	$26,035.00 plus Major Variable Fee (see below)	$1,186.29
Minor Rezoning (An application which proposes a change to a zoning regulation.)	$18,615.00 plus Minor Variable Fee (see below)	$1,186.29
Major 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 - $505.00/unit Units 26 to 100 - $375.00/unit Units 101 plus - $240.00/unit **Non-residential:** $75.00 per 100m^2 of net site area **Mixed use:**	N/A

	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 - $345.00/unit Units 26 to 100 - $260.00/unit Units 101 plus - $175.00/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
Revisions to Rezoning Application submitted by Applicant	$29,150.00 Major Revisions (public and technical circulation) $27,360.00 Minor Revisions (technical/internal circulation)	$593.18

COMBINED APPLICATION FEES

Application	City Fees	Region of 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.
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.
OPA/Rezoning/ Subdivision	100% of the Rezoning application fee plus variable fee and 75% of the OPA and Subdivision application fees. Variable fees are only charged for the Rezoning application.	Total fee is the sum of each individual fee added together.

SUBDIVISION

Application	City Fees	Region of Halton Fees**
Draft Plan of Subdivision	**Major Application:** (greater than 10 lots) $35,355.00 plus variable fee (see below) **Minor Application:** (10 lots or less) $24,355.00 plus variable fee (see below)	$12,237.14 (at time of application) $2,515.07 (at registration)
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 - $645.00/unit Units 26 to 100 -$485.00 /unit Units 101 plus - $160.00/unit **Non-residential:** $65.00 per 100m^2 of net site area	N/A
Subdivision to implement Common Element Condominium	$24,355.00 (with no variable fee)	$12,237.14 (at time of application) $2,515.07 (at registration)
Phased Draft Approval	N/A	$12,056.68 – Phased Draft Approval $6,029.09 – Phase Revision with circulation $3,617.18 – Sub-Phase creation with circulation $879.69 – Phase Revision & Sub-phasing without circulation
Draft Approval Extension	$3,460.00	$1,005.42 (1 year) $351.29 (3 months)
Major Subdivision Revision (requiring Council approval)	$20,100.00	$879.69 –pre draft approval $2,515.07 –post draft approval
Minor Subdivision Revision	$15,485.00	$879.69 –pre draft approval $2,515.07 –post draft approval
Model Home Agreement	$2,430.00 per unit	N/A

Application	City Fees	Region of Halton Fees**
Amendments to Subdivision and Development Agreement Conditions	$12,375.00 – major changes requiring Council approval $8,535.00 – minor changes not requiring Council approval	N/A

H ZONE REMOVAL

Application	City Fees	Region of Halton Fees**
H-Zone Removal	$2,595.00	$418.95

QUARRY (AGGREGATE EXTRACTION)

Application	City Fees	Region of Halton Fees**
Base Fee (In addition to other planning application fees.)	$219,660.00	$167,627.02 (ROPA)

REMOVAL OF PART LOT CONTROL

Application	City Fees	Region of Halton Fees**
Base Fee	$1,370.00	$670.29
Variable Fee	$25.00 per residential lot or block , or $5.00 per 100$m^2$ of site area for non-residential	N/A

PARKWAY BELT AMENDMENT

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Amendment to or removal of Ontario Regulation 482/73	$1,350.00	$3,352.94	TBD –Province of Ontario TBD – Conservation Halton
Amendment to or Removal of Parkway Belt West Plan Designation	$4,740.00	$3,352.94	TBD –Province of Ontario TBD – Conservation Halton

SIGN VARIANCE

Application	City Fees	Region of Halton Fees**
Base Fee	$1,465.00	N/A
Variable Fee (required in case of public circulation, staff report and staff attendance at CDC meeting)	$1,160.00 + Base Fee	N/A

CONDOMINIUM

Application	City Fees	Region of Halton Fees**
Regular Draft Plan of Condominium	$67,120.00	$3,536.66 – at time of application $810.33 at final approval
Vacant or Common Element Draft Plan of Condominium	**Vacant Land:** $24,355.00 (plus variable fee below) **Common Element:** $6,645.00	$520.45
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 - $645.00/unit Units 26 to 100 -$485.00/unit Units 101 plus - $160.00/unit **Non-residential:** $65.00 per 100$m^2$ of net site area	
Standard Condominium Exemption	$7,280.00	$586.49
Condominium Conversion	$25,180.00	$1,675.66
Application Revision	$2,570.00	$528.49
Extension	$1,100.00	$351.29
Miscellaneous Approval Requests (consolidation of phased condominiums etc.)	$880.00	N/A

SITE PLAN

Application	City Fees	Region of Halton Fees**
Major Site Plan Application	$12,200.00 Plus variable fee (see below)	$1,340.51
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 - $440.00/unit Units 26 to 100 - $340.00/unit Units 101 plus - $220.00/unit **Non-residential:** $250.00 per 100m^2 of new gross floor area for non-residential development	N/A
Extension to Site Plan Approval	$1,280.00 $1,250.00 – apartment buildings with/without commercial	N/A
Application Revisions (Applicant initiated & requiring recirculation)	$3,530.00 for major revisions $3,315.00 for minor revisions	$839.44
Minor Site Plan Applications	$0.00 for very minor changes $1,930.00 for: outdoor patio $8,720.00 for: sales trailer, minor communication facilities, model homes, school portables, site alterations with no increase in building area $10,560.00 –up to 1,000m^2 increase in floor area plus associated site alterations, plus variable fee (see above)	$839.44 (if Regional circulation required)

CONSENT (LAND DIVISION)

Application	City Fees	Region of Halton Fees**
Base Fee	$9,270.00 –minor application (eg: lot line adjustment, easement) $11,940.00 –lot creation plus $3,150.00 per additional buildable lot	$1,340.51
Major Revisions to Application	$3,255.00	$351.29
Minor Revisions to Application	$1,430.00	$351.29
Request for Deferral by Applicant	$725.00	N/A
Validation of Title	$1,715.00	$310.87
Certificate Fee	$65.00	N/A

PRE-CONSULTATION

Application	City Fees	Region of Halton Fees**
Major Applications (OPA, Rezoning, Subdivision, Site Plan, Consent)	$2,295.00	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**
Base Fee	$1,145.00 –existing residential, decks, fences, accessory buildings, walkways, pools, residential additions under 75m^2 $6,865.00 –new detached and semi-detached, addition over 75m^2, additional unit	$41.92 (if circulated)

Application	City Fees	Region of Halton Fees**
	$8,040.00 -commercial, industrial and multi-unit residential	
Revisions to Applications detached and semi-detached residential, commercial, industrial, and multi-unit residential (requiring recirculation)	$3,960.00	N/A
Request for Deferral by Applicant	$725.00 –in addition to any other fees	N/A

Seasonal Outdoor Patio Program

Application	City Fees	Region of Halton Fees**
Application Fee (Single location)	$522.94	N/A
Seasonal Permit Fee Public right-of-way occupancy for seasonal outdoor patio (per square metre)	$42.44	N/A

MISCELLANEOUS

Application	City Fees	Region of Halton Fees**
Cemetery Consent	$910.00	N/A
Street Name Change	$1,795.00 deposit (fee will be based on actual costs incurred)	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
Technical Review Fee	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 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.

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.