

Service or Activity		2025	2026	2027	Unit	Applicable Tax	Notes	Review Cycle
Planning Act Tariff of Fees <sup>1</sup>								
1.	Official Plan Amendment - minor	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	each	Exempt	up to 4 technical studies including Planning Justification Report	1 (2026)
2.	Official Plan Amendment - major	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	each	Exempt	5 or more technical studies including Planning Justification Report	1 (2026)
3.	Zoning By-law Amendment - minor	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	each	Exempt	up to 4 technical studies including Planning Justification Report	1 (2026)
4.	Zoning By-law Amendment - major	\$ 4,600.00	\$ 4,600.00	\$ 4,600.00	each	Exempt	5 or more technical studies including Planning Justification Report	1 (2026)
5.	Official Plan and Zoning By-law Amendment - combined - minor	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	each	Exempt	up to 4 technical studies including Planning Justification Report	1 (2026)
6.	Official Plan and Zoning By-law Amendment - combined - major	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	each	Exempt	5 or more technical studies including Planning Justification Report	1 (2026)
7.	Zoning By-law Amendment (Removal of Holding Symbol)	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	each	Exempt		1 (2026)
8.	Extension of Temporary Use By-law	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	each	Exempt		1 (2026)
9.	Draft Plan of Subdivision	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	base fee	Exempt	Maximum of \$20,000 total (base fee + lot or block fee)	1 (2026)
		+ \$100.00	+ \$100.00	+ \$100.00	per lot or block	Exempt		1 (2026)
10.	Draft Plan of Subdivision - Each Revision, Extension, Amendment to Conditions	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	each	Exempt	Applies per applicant-initaited change to the approved draft plan or approved conditions.	1 (2026)
11.	Draft Plan of Subdivision - minor redline revision	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00		Exempt	number of lots or blocks is not changing more than 10% and there are less than 3 updated studies that accompany the application	1 (2026)
12.	Draft Plan of Subdivision - major redline revision	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		Exempt	number of lots or block is changing more than 10% and there are more than 4 updated studies that accompany the application	1 (2026)
13.	Model Home Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	per application	Exempt		1 (2026)
14.	Draft Plan of Condominium (other than standard)	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	base fee	Exempt		1 (2026)
		+ \$100	+ \$100	+ \$100	per unit or parcel	Exempt	Maximum of \$7,000 total (base fee + lot or block fee)	1 (2026)
15.	Draft Plan of Condominium (standard)	\$ 4,000.00	\$ 4,001.00	\$ 4,002.00	each	Exempt		1 (2026)

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16.	Site Plan Approval - Minor	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	base fee	Exempt	1. Maximum of \$5000 total (base fee + unit fee) 2. 10 residential units or less within 120 m of a shoreline 3. Development where there is an existing site plan agreement registered on title and where the applicant is proposing a minor modification to the existing approvals. Minor modifications are changes to the existing approvals that do not impact the functionality of the site and do not normally require changes to existing studies such as stormwater management report, functional servicing study, traffic impact study, etc. 4. Developments on sites without existing site plan agreements where the proposed development does not alter the existing site layout including site access, stormwater management systems, municipal servicing, etc. changes may include repainting the existing parking area, providing accessible parking spaces, entrances and adding landscaping.	2 (2027)
17.		\$ 50.00	\$ 50.00	\$ 50.00	per unit	Exempt		2 (2027)
18.	Site Plan Approval - Residential	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	base fee	Exempt	Total fee = base fee + fee per dwelling unit. Maximum fee \$10,000 11 residential units or more	2 (2027)
		+\$50.00	+\$50.00	+\$50.00	fee per dwelling unit	Exempt		2 (2027)
19.	Site Plan Approval	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	base fee	Exempt	Total fee = base fee + per area fee. Maximum fee \$10,000.	2 (2027)
		+ \$50.00	+ \$50.00	+ \$50.00	per m <sup>2</sup> of floor area	Exempt		2 (2027)

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20.	Consent to Sever	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	includes 1 severed lot or easement and 1 retained	Exempt		2 (2027)
		+ \$850.00	+ \$850.00	+ \$850.00	each additional severed lot or easement affecting the same original lot	Exempt	Requires separate application form, must affect same original lot and be applied for at the same time as original consent	2 (2027)
21.	Agreement as a condition of consent	Actual costs plus 20% admin fee	Actual costs plus 20% admin fee	Actual costs plus 20% admin fee	each	Exempt		2 (2027)
22.	Residential cash-in-lieu of parkland dedication - consent	The lesser of: \$803/m of frontage; OR \$16/m <sup>2</sup> of lot area; OR 5% of a land sale valuation made within two years of the consent application approval	The lesser of: \$803/m of frontage; OR \$16/m <sup>2</sup> of lot area; OR 5% of a land sale valuation made within two years of the consent application approval	The lesser of: \$803/m of frontage; OR \$16/m <sup>2</sup> of lot area; OR 5% of a land sale valuation made within two years of the consent application approval	Each	Exempt	The lower rate shall be applied. The calculation shall be applied to the severed lot(s) where a consent application has been approved.	2 (2027)
23.	Minor Variance - 1 zoning provision	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	each	Exempt		2 (2027)
24.	Minor Variance - 2 or more zoning provisions	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	each	Exempt		2 (2027)

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25.	Pre-Consultation - Standard	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	each	Exempt	Per Submission. Same fee for Subdivision, Condominium, Site Plan, Official Plan Amendment or Zoning By-law Amendment pre-consult.	2 (2027)
26.	Pre-Consultation Fee - Minor Site Plan Approval	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	each	Exempt	A. Development where there is an existing site plan agreement registered on title and where the applicant is proposing a minor modification to the existing approvals. minor modifications are changes to the existing approvals that do not impact the functionality of the site and do not normally require changes to existing studies such as stormwater management report, functional servicing study, traffic impact study etc. B. Development on sites without existing site plan agreements where the proposed development does not alter the existing site layout including site access, stormwater management systems, municipal servicing, etc. Changes may include repainting the existing parking area, providing accessible parking spaces, entrances, and adding landscaping.	2 (2027)
27.	Cost Recovery Fees (peer reviews, etc.)	Actual cost	Actual cost	Actual cost	each	Exempt	As per City Official Plan	2 (2027)
28.	Final Subdivision Approval and Agreement	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	base fee	Exempt	Maximum of \$10,000. Would apply if agreement required as condition of consent as well as draft plan of subdivision.	2 (2027)
		+ \$50.00	+ \$50.00	+ \$50.00	per lot or block			2 (2027)
29.	Final Condominium Approval and Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	each	Exempt		2 (2027)
30.	Exemption Request (Draft Plan of Condominium)	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	each	Exempt		2 (2027)
31.	Part Lot Control By-law	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	base fee	Exempt	Maximum \$2000.00 total (base fee + lot or block fee)	3 (2028)
		+ \$50.00	+ \$50.00	+ \$50.00	per lot or block			3 (2028)
32.	Miscellaneous/Other Agreement	Actual costs plus 20% admin fee	Actual costs plus 20% admin fee	Actual costs plus 20% admin fee	per agreement	Exempt		3 (2028)

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33.	Cash-in-lieu of parking	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	per parking space	Exempt	1. Requires an agreement pursuant to the Planning Act that meets with the satisfaction of the City's Planning Division. 2. Applicable to lands: a. located with the City's OP River District Commercial designation; and b. zoned as C1 zone as defined in the City's Zoning By-law.	3 (2028)
Property Inquiry Requests								
34.	Planning/Zoning Information (2010-078)	\$ 100.00	\$ 100.00	\$ 100.00	each	Exempt		3 (2028)
35.	Planning/Zoning Conformity Checks (2010-078 or 1985-80)	\$ 150.00	\$ 150.00	\$ 150.00	each	Exempt		3 (2028)
36.	Planning/Zoning Information (1976-100)	\$ 150.00	\$ 150.00	\$ 150.00	each	Exempt		3 (2028)
37.	Heritage Registry Notice	\$ 25.00	\$ 25.00	\$ 25.00	each	Exempt		3 (2028)
Street Furniture/Sidewalk Patios								
38.	Street Furniture/Sidewalk Patio - amenity strip	\$ 50.00	\$ 50.00	\$ 50.00	per business	Exempt	located at building face and/or curb side	3 (2028)
39.	Street Furniture/Sidewalk Patio - parking stalls	\$ 200.00	\$ 200.00	\$ 200.00	first two stalls	Exempt	located in on-street parking stalls	3 (2028)
40.		\$ 100.00	\$ 100.00	\$ 100.00	each additional stall	Exempt		3 (2028)
Various Documents and Services								
41.	Custom Base Maps - Basic (8 1/2 x 14)	\$ 10.00	\$ 10.00	\$ 10.00	each	+ HST	Fee for customized base maps from the City's digital topographic maps	3 (2028)
42.	Custom Base Maps - detailed customization (8 1/2X14)	\$ 20.00	\$ 20.00	\$ 20.00	each	+ HST		3 (2028)
43.	Fence Viewers Fee	\$ 250.00	\$ 250.00	\$ 250.00	each	Exempt		3 (2028)
44.	Appeal - Property Standards Order	\$ 200.00	\$ 200.00	\$ 200.00	each	Exempt		3 (2028)
45.	Appeal - Ontario Land Tribunal - processing fee	\$ 500.00	\$ 500.00	\$ 500.00	each	Exempt		3 (2028)

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46.	Appeal - Ontario Land Tribunal - staff attendance	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	first day or portion thereof	Exempt		3 (2028)
47.		\$ 750.00	\$ 750.00	\$ 750.00	each additional day	Exempt		3 (2028)
Notes:								
48.	<sup>1</sup> For any application where a technical study completed in support of the application is determined by the City of Owen Sound to require a peer review, such peer review will be coordinated by the City of Owen Sound and paid for by the applicant.							3 (2028)