

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

The Corporation of the Municipality of Clarington
By-law 2026-xxx

Being a By-law to amend By-law 2025-033, a by-law to require the payment of fees for services, by amending Schedule “E”- Planning and Infrastructure Services Fees with new and revised fees.

Whereas Subsection 69(1) of the *Planning Act, R.S.O. 1990, c.P.12*, as amended, provides that a municipality may establish a tariff of fees for the processing of applications made in respect of planning matters;

And whereas Subsection 391(1) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, authorizes a municipality to impose fees or charges for services or activities provided or done by or on behalf of it.

And whereas, the Municipal Council has adopted the recommendations contained in Staff Report PDS-013-26.

Now therefore the Corporation of the Municipality of Clarington enacts as follows:

1. That Schedule “E” – Planning and Infrastructure Services Fees of By-law 2025-033, be deleted and replaced with Schedule “E” as Attachment 1 to this By-law.
2. That this by-law shall come into force and effect on the date the by-law is deemed passed under Part VI of the Municipal Act.

Passed in Open Council this 23rd day of March, 2026.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

By signing this by-law on March 23, 2026, Mayor Adrian Foster will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date

Schedule “E”
Planning and Infrastructure Services Fees

Fee Schedule Effective March 23, 2026

Fees include HST where applicable.

For Building Permit Fees, please refer to the Building By-law.

Official Plan Amendment (Note 9)	Fee	HST Included/ Exempt
Minor Application (Note 15)	\$37,990	Exempt
Major Application (Note 1, Note 15)	\$63,790	Exempt
Aggregate Pit or Quarry	\$90,220	Exempt
Minor Regional Official Plan Amendment Application	\$4,670	Exempt
Major Regional Official Plan Amendment Application	\$7,840	Exempt
Neighbourhood Design Plan Amendment	\$13,600	Exempt

Ministerial Zoning Order	Fee	HST Included/ Exempt
Ministerial Zoning Order and Ministerial Zoning Order Amendments	At Cost	Exempt

Zoning By-law Amendment (Note 9)	Fee	HST Included/ Exempt
Minor	\$15,020	Exempt
Major (Note 2)	\$22,510	Exempt
Removal of “(H)” Holding Symbol	\$5,190	Exempt
Temporary use application	\$4,410	Exempt
Extension of a temporary use	\$3,570	Exempt

Combined Official Plan and Zoning By-law Amendments (Note 3)	Fee	HST Included/ Exempt
Associated with a Minor OPA	\$49,245	Exempt
Associated with a Major OPA	\$75,045	Exempt

Draft Plan of Subdivision (Note 9)	Fee	Unit	HST Included/ Exempt
Residential (Note 13)	\$32,150	Base amount	Exempt
	\$510	Per unit	Exempt
	\$850	Per development block subject to site plan	Exempt
Non-Residential	\$13,300		Exempt
Preparation of Subdivision Agreement (Note 5)	\$6,060		Included
Preparation of Subdivision Agreement Amendment (Note 5)	\$1,520		Included
Recirculation Fee (Note 11)	50% of the base Current Fee		

Red Line Revisions to Draft Approval Plan of Subdivision (Note 9)	Fee	Unit	HST Included/ Exempt
All revisions	\$17,750	Base amount	Exempt
	\$510	Per unit	Exempt
	\$850	Per development block subject to site plan	Exempt

Major Revisions to Subdivision Applications Not Draft Approved (Note 9 and 13)	Fee	Unit	HST Included/ Exempt
Where original application was filed prior to July 1, 2000	\$28,090	Base amount	Exempt
	\$510	Per unit	Exempt
	\$850	Per development block subject to site plan	Exempt
Where original application was filed between July 1, 2000 and December 31, 2006	\$14,070	Base amount	Exempt
	\$510	Per unit	Exempt
	\$850	Per development block subject to site plan	Exempt
Where original application was filed after December 31, 2006	\$14,070		Exempt
Subdivision Clearance	\$5,120		Exempt
Extension of Draft Plan Approval	\$5,120		Exempt

Other Related Subdivision Applications (Note 9)	Fee	Unit	HST Included/ Exempt
Part Lot Control Exemption Subsection 50(7)	\$2,010	Base amount	Exempt
	\$106	Per unit	Exempt
Deeming By-law Subsection 50(4)	\$2,010		Exempt

Draft Plan of Condominium (Note 9)	Fee	HST Included/ Exempt
Residential and Non-residential	\$34,060	Exempt
Application for Condominium Conversions	\$41,290	Exempt
Preparation of Condominium Agreement (Note 5)	\$1,028	Included
Revision to existing or registered condominium agreement	\$18,805	Exempt

Site Plan Approval / Amendment (Note 9 and 14)	Fee	Unit	HST Included/ Exempt
Residential Use (Note 14)	\$22,720	Base	Exempt
	\$720	Per unit for first 100 units	Exempt
	\$480	Per unit after first 100 units (maximum \$140,000 total per unit fee)	Exempt
Commercial Use	\$28,220	Base	Exempt
	\$4.10	Per m ² commercial gross floor area	Exempt

Site Plan Approval / Amendment (Note 9 and 14)	Fee	Unit	HST Included/ Exempt
Mixed Use Building (Note 6)	\$25,400	Base	Exempt
	\$3.70	Per m ² commercial gross floor area	Exempt
	\$298	Per residential unit (max \$100,000)	Exempt
Industrial / Other Uses	\$14,100	Base	Exempt
	\$2.10	Per m ² gross floor area (max \$40,000)	Exempt
Amendment – Residential Use	\$3,780	Base	Exempt
	\$169	Per unit (maximum \$21,400)	Exempt
Amendment – Commercial Use	\$10,190	Base	Exempt
	\$4.10	Per m ² commercial gross floor area (maximum \$16,400)	Exempt

Site Plan Approval / Amendment (Note 9 and 14)	Fee	Unit	HST Included/ Exempt
Amendment – Mixed Use (Note 6)	\$11,960	Base	Exempt
	\$3.70	Per m ² commercial gross floor area	Exempt
	\$298	Per residential unit (maximum \$85,000)	Exempt
Amendment – Industrial / Other Use	\$3,810	Base	Exempt
	\$2.80	Per m ² gross floor area (maximum \$25,000)	Exempt
Minor Site Plan (Note 7)	\$2,460		Exempt
Sales Trailer / Model Home	\$11,320		Exempt
Preparation of Section 41 Agreement (Note 5)	\$910		Included
Landscape Inspection Fee	For projects with greater than 2500 sq.m. of floor area, or 25 units or greater (0.5% of the landscape cost estimate with a minimum of \$1,000)		
Recirculation Fee (Note 11)	50% of the base Current Fee		

Committee of Adjustment (Note 9)	Fee	HST Included/ Exempt
Request for Deferral by Applicant (Tabling Fee)	\$860	Exempt
Recirculation Fee (per additional circulation) or Additional Committee of Adjustment Meeting	\$1,400	Exempt

– Minor Variance (Notes 8 and 9)	Fee	HST Included/ Exempt
Accessory Buildings and Structures	\$1,750	Exempt
Residential Minor (single, semi-detached, townhouse or proposed lot)	\$2,280	Exempt
Residential Major (all other residential)	\$3,700	Exempt
Commercial	\$5,280	Exempt
Other non-residential	\$2,280	Exempt
Change of Use	100% of base application fee	

Land Division (Note 9)	Fee	HST Included/ Exempt
Application Fee	\$6,110	Exempt
Preparation of Section 53 Agreement (Note 5)	\$850	Included
Deed Stamping Fee	\$1,130	Included

Pre-Consultation Fees	Fee	HST Included/ Exempt
Pre-Consultation Meeting Request	\$1,920	Exempt
Pre-Consultation – Minor (Note 10)	\$580	Exempt

Signs	Fee	HST Included/ Exempt
Permanent Sign Permit	\$310	Exempt
Temporary Sign Permit	\$170	Exempt
Sign By-law Variance	\$1,090	Exempt
Sign By-law Amendment	\$2,740	Exempt

Additional Dwelling Unit	Fee	HST Included/ Exempt
Application and Registration	\$260	Exempt
Registration for Applications submitted prior to January 1, 2015	\$120	Exempt
Rental Protection Act	\$1,590	Exempt

Land Use Information and Compliance Letter	Fee	Unit	HST Included/ Exempt
Zoning, Building, and all other property information	\$340		Exempt
Subdivision and Site Plan (per agreement)	\$340		Exempt
Environmental Review Letter	\$340	Per property	Exempt

Peer Review	Fee	HST Included/ Exempt
Peer review	(Applicant responsible for 100% Municipality's full costs of undertaking a Peer Review)	
Peer Review Administration Fee	15% of Cost	Exempt

Other	Fee	Unit	HST Included/ Exempt
Street Name Change Request	\$1,485	Base	Exempt
	\$55	Per Municipal Address	Exempt

Activation of a dormant application not requiring a public meeting	Greater of 25% of initial application fee or \$1,650		
Application Requiring Additional Public Meeting or Open House	\$2,470	Additional fee for each subsequent public meeting	Exempt
Application Involving Review Under EPA and/or EAA Process (additional fee)	\$17,830		Exempt
Preparation of Development / Servicing Agreement (note 5 and note 12)	See Notes 5 and 12		
Folding of drawings accompanying a submission (fee per sheet)	\$5.92	Per sheet	Included
Heritage Permit	\$0.00		
Telecommunications Towers	\$7,860		Exempt
Telecommunications Towers Letter of Exemption	\$340		Exempt

Real Property Transactions	Fee	Unit	
Preparation of any agreements relating to real property transactions not otherwise specifically addressed in this Fee schedule; land transfers (e.g., right-of-ways, encroachments, leases and licensed, easements) the person requiring the agreement shall be required to pay fees and disbursements in accordance with notes 5 and 12 below.			

Development Engineering Fees	Fee	Unit	HST Included/ Exempt
ROW Closure and Conveyance Application Fee	\$290.13	Per application	Included
ROW Closure and Conveyance Processing Fee	\$870.38	Per closure and conveyance processed	Included
Winter Maintenance Fee	\$5,751.20	Per km of road in the development	Exempt
Streetlighting Fee	\$128.38	Per light in subdivision	Exempt
Engineering Review Fee	1.25% of the Final Works Cost Estimate or \$2,000, whichever is greater.		

Development Engineering Fees	Fee	Unit	HST Included/ Exempt
Engineering Inspection Fee: Estimated Cost of Services (Note 13)			
Less than \$500,000	\$8,000 or 3.5% of the Estimated Cost of Services, whichever is higher		
\$500,000-\$1,000,000	\$17,500 or 3.0% of the Estimated Cost of Services, whichever is greater.		
\$1,000,000-\$2,000,000	\$30,000 or 2.5% of the Estimated Cost of Services, whichever is greater.		
\$2,000,000-\$3,000,000	\$50,000 or 2.25% of the Estimated Cost of Services, whichever is greater.		
\$3,000,000 or greater	\$67,500 or 2.0% of the Estimated Cost of Services, whichever is greater.		

Lighting Review Fee	\$400	Per Application	
----------------------------	-------	--------------------	--

Development Engineering Fees	Fee	Unit	HST Included/ Exempt
Site Plan Engineering Inspection Fees (Note 14)			
Less than \$500,000	\$8,000 or 3.5% of the Estimated Cost of Services, whichever is higher		
\$500,000-\$1,000,000	\$17,500 or 3.0% of the Estimated Cost of Services, whichever is greater.		
\$1,000,000-\$2,000,000	\$30,000 or 2.5% of the Estimated Cost of Services, whichever is greater.		
\$2,000,000-\$3,000,000	\$50,000 or 2.25% of the Estimated Cost of Services, whichever is greater.		
\$3,000,000 or greater	\$67,500 or 2.0% of the Estimated Cost of Services, whichever is greater.		
Consolidated Linear Infrastructure Environmental Compliance Review	\$1,880		
Providing Existing Drawing or Reports	\$340	Per application	

Preservicing Agreement	\$3,000		
-------------------------------	---------	--	--

Note 1

The following are criteria for determining what constitutes a Major Official Plan Amendment application:

- New golf courses or expansion to existing golf courses;
- New waste facility or expansion to existing waste facility;
- Commercial Development greater than 2,500 m²;
- Deletion or addition of arterial or collector road; and/or
- Any application that due to the broader policy implications for the Municipality would require the need to review or manage studies, or any application deemed to be a major by the Deputy CAO of Planning and Infrastructure Services.
- Associated with a Regional Official Plan Amendment

Note 2

The following are criteria for determining what constitutes a major Zoning By-law Amendment application:

- Associated with an Official Plan Amendment;
- Associated with an application for proposed Plan of Subdivision;
- Application involving multiple properties, except for commercial and industrial related applications; and/or
- Any application that requires the review of technical support documents or studies (e.g., environmental analyses, transportation).

Note 3

Where Official Plan and Zoning By-law Amendments are submitted together a reduction of 50% of the Major Zoning By-law Amendment Fee shall apply.

Note 4

The following are criteria for determining what constitutes a minor application for red-line revisions to Draft Approval:

- Does not require circulation to outside agencies.

Note 5

Agreement preparation fee does not include the cost of registering the agreement and all related documents (e.g., Transfers, Postponements, or inhibiting orders) in the Land Registry office. The cost of such registrations is as follows:

- Initial registration \$270 plus HST, plus disbursements.
- All subsequent registrations \$135 plus HST, plus disbursements. Applicants must provide the Municipality (Legal Services) with all such costs prior to registration.

Note 6

The fee for a Mixed-Use Building will apply when residential units are proposed and a minimum of 50% of the ground floor of a building is for non-residential purposes.

Note 7

The following are criteria for determining what constitutes a Minor Site Plan application:

- A dog kennel and similarly scaled uses; and/or
- A minor alteration to an existing site plan to revise parking, add a patio, add a storage building, revise signage, add or delete portables, etc.

Note 8

Minor Variance applications for the construction or placement of an accessibility device to provide access to a single-detached/link or townhouse dwelling is exempt from the fee. An “accessibility device” is defined as a device including a ramp that aids persons with physical disabilities in gaining access to a dwelling unit.

Note 9

Fees for all Planning applications submitted by a registered charitable organization or for a registered non-profit housing organization will be reduced by 50%.

Note 10

The following are criteria for determining what constitutes a minor Pre-consultation:

- Associated with a Land Division Application;
- Applications associated with a single detached dwelling; and/or
- Applications associated with an agricultural use.

Attachment 1 to By-law 2026-xxx

Note 11

Recirculation fees will be required on the 4th resubmission and every submission thereafter of application materials that require circulation to internal departments and/or external agencies.

Note 12

For preparation of any development/servicing agreement other than a subdivision agreement, Section 41 agreement or a Section 53 agreement, the applicant is required to reimburse the Municipality for its legal costs. If the legal work is undertaken by the Municipal Solicitor, it will be charged at the rate of \$195/hour. If the legal work is undertaken by other legal counsel, it will be charged at the legal counsel's hourly rate. The minimum fee for any such agreement shall be \$515 plus HST.

Note 13

Planning subdivision per unit fees are capped at \$472,000 (the cost of 800 units). Engineering inspection fees are capped at \$617,500 (the equivalent of \$30,000,000 of estimated cost of service).

Note 14

Site plan per unit fees are capped at \$140,000 (the cost of 200 units) for residential site plan and \$100,000 for mixed use buildings. Industrial/other uses per square metre site plan fees are capped at \$40,000. Engineering inspection fees are capped at \$617,500 (the equivalent of \$30,000,000 of estimated cost of service).

Note 15

Settlement Boundary Area Expansion applications will be captured as Major or Minor Official Plan Amendments (OPA). The scale of OPA required will be determined through pre-consultation between the applicant and Planning and Infrastructure staff.