

MUNICIPALITY OF SOUTH HURON
BY-LAW 35-2024
SCHEDULE A - PLANNING FEES

Planning Fees

Effective: Jan 1/25 - Dec 31/25

Types of Applications	Municipal Portion	County Portion	Total
Official Plan Amendment (OPA), Local OPA, County OPA	\$1,840.00	\$4,280.00	\$6,120.00
Official Plan Amendment (OPA), Local OPA, County OPA - New or expanding aggregate operation	\$3,670.00	\$8,570.00	\$12,240.00
Zoning By-law Amendment (ZBLA)	\$1,350.00	\$2,730.00	\$4,080.00
Zoning By-law Amendment (ZBLA) - New or expanding aggregate operation if no OPA is required	\$3,370.00	\$6,830.00	\$10,200.00
Minor Variance(s)			
- 1 variance	\$1,100.00	\$1,450.00	\$2,550.00
- 2 variances	\$1,430.00	\$1,890.00	\$3,320.00
- 3 or more variances	\$1,750.00	\$2,330.00	\$4,080.00
Consents			
Consent - Technical (eg. lot additions, easements, ROW's, Validation Certificates, re-creation of original lots, etc.)	\$765.00	\$2,295.00	\$3,060.00
Consent - New lot creation (eg. new lots, surplus farm severances), Base fee includes one severed and one retained	\$1,150.00	\$3,440.00	\$4,590.00
- for each additional lot created	\$640.00	\$1,910.00	\$2,550.00
Retained Land Certificate	N/A	\$510.00	\$510.00
Cancellation Certificate	N/A	\$510.00	\$510.00
Change of Consent Conditions or Draft Deed	N/A	\$510.00	\$510.00
Plan of Subdivision/Condominium			
- 1 to 10 lots/blocks/units	\$2,550.00	\$7,650.00	\$10,200.00
-11 or more lots/blocks/units	add \$70 per lot/block/unit	add \$130 per lot/block/unit	add \$200 per lot/block/unit
Draft Approval Extension			
- 1st extension	\$640.00	\$1,910.00	\$2,550.00
- Any subsequent extension	\$1,270.00	\$3,830.00	\$5,100.00
Phasing Final Approval ¹	\$765.00	\$2,295.00	\$3,060.00 per final approval / phase*
Changes to a Draft Approval Plan or Conditions ¹	\$510.00	\$1,530.00	\$2,040.00
¹ Note - Where final Approval, Phasing or Changes to the draft plan conditions result in the creation of additional lots/blocks/units, an additional fee of \$200/lot/block/unit shall apply.	add \$70 per lot/block/unit	add \$130 per lot/block/unit	add \$200 per lot/block/unit
Removal of Holding (H) Symbol	\$510.00	\$510.00	\$1,020.00

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Renewal of Temporary Use Zoning By-law	\$1,010.00	\$2,050.00	\$3,060.00
By-law to Deem Lots not in a Plan of Subdivision, or the repeal of such By-law ²	\$510.00	\$510.00	\$1,020.00
Part Lot Control Exemption ²	\$1,530.00	\$1,530.00	\$3,060.00
- per additional conveyable Part over 2	add \$100 per additional conveyable Part over 2	add \$100 per additional conveyable Part over 2	add \$200 per additional conveyable Part over 2
² For Deeming & Part Lot Control, applicants cover all legal costs & by-law prep			
Application Re-circulation fee (resulting from a change/meeting cancellation requested by applicant)	Fee to be paid to Municipality responsible for re-circulation	Fee to be paid to Municipality responsible for re-circulation	\$510.00
Natural Heritage Review by County Biologist (if development proposed within 120 m of a Natural Heritage feature)			
- Comments on Planning Application	N/A	\$510.00	\$510.00
- Review of Terms of Reference and EIS	N/A	\$60.00/hr billed hourly	\$60.00/hr billed hourly
Site plan control application			
- Site Plan Control Minor	\$1,420.00	\$760.00 base fee (additional cost recovery for more than 4 hrs of review)	\$2,180.00 base fee (additional cost recovery for more than 4 hrs of review)
- Site Plan Control Major Residential or Major ICI	\$2,742.50	\$760.00 base fee (additional cost recovery for more than 4 hrs of review)	\$3,502.50 base fee (additional cost recovery for more than 4 hrs of review)
Agreements: subdivision, condominium, development, lot grading & drainage (Costs to be reimbursed for legal and engineering)	Cost recovery	Cost recovery	Variable - Cost Recovery
Cash-in-lieu of parkland dedication ³			
For new lots created by consent application	\$500.00 tax exempt	N/A	\$500.00 tax exempt
³ For all, other than new Lots by Consent, Cash-in-lieu of parkland dedication shall be as per Sec 51.1 of the Planning Act			
Miscellaneous			
Zoning certificate	\$125.00	N/A	\$125.00
Zoning By-Law book	N/A	As set by County	As set by County
Official Plan book	N/A	As set by County	As set by County

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 (October to October), if the index shows an increase.