

**MUNICIPALITY OF SOUTH HURON
BY-LAW 77-2025
SCHEDULE A - PLANNING FEES**

Planning Fees

Effective: Jan 1/26 - Dec 31/26

Types of Applications	Municipal Portion	County Portion	Total
Official Plan Amendment (OPA), Local OPA, County OPA	\$1,875.00	\$4,365.00	\$6,240.00
Official Plan Amendment (OPA), Local OPA, County OPA - New or expanding aggregate operation	\$3,740.00	\$8,740.00	\$12,480.00
Zoning By-law Amendment (ZBLA)	\$1,380.00	\$2,780.00	\$4,160.00
Zoning By-law Amendment (ZBLA) - New or expanding aggregate operation if no OPA is required	\$3,435.00	\$6,965.00	\$10,400.00
Minor Variance(s)			
- 1 variance	\$1,120.00	\$1,480.00	\$2,600.00
- 2 variances	\$1,460.00	\$1,930.00	\$3,390.00
- 3 or more variances	\$1,785.00	\$2,375.00	\$4,160.00
Consents			
Consent - Technical (eg. lot additions, easements, ROW's, Validation Certificates, re-creation of original lots, etc.)	\$780.00	\$2,340.00	\$3,120.00
Consent - New lot creation (eg. new lots, surplus farm severances), Base fee includes one severed and one retained	\$1,170.00	\$3,510.00	\$4,680.00
- for each additional lot created	\$650.00	\$1,950.00	\$2,600.00
Retained Land Certificate	N/A	\$520.00	\$520.00
Cancellation Certificate	N/A	\$520.00	\$520.00
Change of Consent Conditions or Draft Deed	N/A	\$520.00	\$520.00
Plan of Subdivision/Condominium			
- 1 to 10 lots/blocks/units	\$2,600.00	\$7,800.00	\$10,400.00
-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	\$650.00	\$1,950.00	\$2,600.00
- Any subsequent extension	\$1,295.00	\$3,905.00	\$5,200.00
Phasing Final Approval ¹	\$780.00	\$2,340.00	\$3,120.00 per final approval / phase*
Changes to a Draft Approval Plan or Conditions ¹	\$520.00	\$1,560.00	\$2,080.00
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	\$520.00	\$520.00	\$1,040.00

**MUNICIPALITY OF SOUTH HURON
BY-LAW 77-2025
SCHEDULE A - PLANNING FEES**

Planning Fees

Effective: Jan 1/26 - Dec 31/26

Types of Applications	Municipal Portion	County Portion	Total
Renewal of Temporary Use Zoning By-law	\$1,030.00	\$2,090.00	\$3,120.00
By-law to Deem Lots not in a Plan of Subdivision, or the repeal of such By-law ²	\$520.00	\$520.00	\$1,040.00
Part Lot Control Exemption ²	\$1,560.00	\$1,560.00	\$3,120.00
- 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	\$520.00
Natural Heritage Review by County Biologist (if development proposed within 120 m of a Natural Heritage feature)			
- Comments on Planning Application	N/A	\$520.00	\$520.00
- Review of Terms of Reference and EIS	N/A	\$61.00/hr billed hourly	\$61.00/hr billed hourly
Site plan control application			
- Site Plan Control Minor	\$1,445.00	\$780.00 base fee (additional cost recovery for more than 4 hrs of review)	\$2,225.00 base fee (additional cost recovery for more than 4 hrs of review)
- Site Plan Control Major Residential or Major ICI	\$2,795.00	\$780.00 base fee (additional cost recovery for more than 4 hrs of review)	\$3,575.00 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		\$500.00 tax exempt
³ Cash-in-lieu of parkland dedication shall be as per the current version of the Parkland Dedication By-Law			
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

Fees to be increased annually in accordance with the increases published by the County of Huron, except where indicated by an asterisk (*/)**

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

**** not subject to the CPI indexing.**