

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
(Planning Division)
2025 FEE STRUCTURE (EFFECTIVE January 1, 2025)**

1 Official Plan Amendment and/or Zoning By-law Amendment to establish a New Pit or Quarry	\$168,410
2 Pit or Quarry – Expansion	\$67,370
(In addition to base fee, the owner/applicant shall bare any and all cost pertaining to Peer Reviews and for an Aggregate Advisor, if required)	
3 Official Plan Amendment (Urban Boundary Expansion)	
a. Application for area under 40 hectares in size	\$84,790
b. Application for area from 40 to 100 hectares in size	\$120,048
c. Application for area from 100 to 500 hectares in size	\$177,535
d. Application for area greater than 500 hectares in size	\$234,925
4 Official Plan Amendment (Rural or Urban)	\$45,720
a. Recirculation with no advertising required	\$1,358
b. Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$1,358
c. Advertising Fee (<i>minimum charge</i>)	\$1,785
d. Amended application with public consultation	\$4,930
e. New Non-Profit Affordable Housing (Fees waived subject to eligibility as outlined on application form) ²	Fees Waived
5 Rezoning Application	
a. Secondary Suites	\$6,580
b. Complex (<i>includes the first 10 units</i>)	\$31,495
i. Plus Residential per unit Fee after the 10th unit up to a maximum of 50 additional units (Units 11 - 60) ^{4,5}	\$435
ii. Plus Non-Residential per square metre charge up to a maximum 5,000 square metres ⁵	\$5
c. Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$1,385
d. Advertising (<i>minimum charge, if applicable</i>)	\$1,785
e. Amended applications with Circulation	\$2,465
f. Recirculation	\$2,465
g. Removal of a 'H' Holding Provision (Complex)	\$25,065
h. Removal of a 'H' Holding Provision (Downtown)	\$25,755
i. Removal of a 'H' Holding Provision (Routine)	\$8,875
j. Removal of a 'H' Provision Resubmission (on the 3rd occasion and thereafter)	\$5,225
k. Supplementary Report Fee	\$5,480
l. New Non-Profit Affordable Housing (Fees waived subject to eligibility as outlined on application form) ²	Fees Waived
6 Site Plan Control	
a. Full Application (plus applicable per unit or per square metre charge)	\$9,420
i. Agricultural Uses - 1/2 of Applicable Fee ³ (plus applicable per unit or per square metre charge) (DAR)	\$4,710
ii. Full Application - Clearing of Conditions (plus applicable per unit or per square metre charge)	\$18,205
b. Amendment to an Approved Site Plan (plus applicable per unit or per square metre charge)	\$6,235
i. Agricultural Uses - 1/2 of Applicable Fee ³ (plus applicable per unit or per square metre charge) (SPAR)	\$3,120
ii. Amendment to Approved Site Plan - Clearing of Conditions (plus applicable per unit or per square metre charge)	\$12,385
c. Minor Application (plus applicable per unit or per square metre charge)	\$11,050
i. Agricultural Uses - 1/2 of Applicable Fee ³ (plus applicable per unit or per square metre charge) (MDAR)	\$5,525
ii. Minor Application - Clearing of Conditions (plus applicable per unit or per square metre charge)	\$9,475
d. Site Plan Formal Consultation	\$12,580
e. Resubmission (<i>on the 3rd occasion and thereafter</i>)	\$1,560
f. Site Plan Approval Extension	---
i. 3 month	---
ii. 6 month	---
iii. 9 month	---
iv. 1 year	---
g. 1 & 2 Family Residential on the Hamilton Beach Strip (outside of Heritage Conservation District) (DAB)	---
h. 1 & 2 Family Residential within or contiguous to Major Open Space Areas, Environmentally Sensitive Areas or Provincially Significant Areas (as designated in the Official Plan)	---
i. Plus per unit Residential charge for first 10 units for Vertical Developments including Institutional ^{4,5}	\$1,080
j. Plus per unit Residential charge for additional units (11-50 units to a max of 50 units) for Vertical Developments including Institutional ^{4,5}	\$650
k. Plus per square metre charge for new gross floor area for non-residential developments prior to the Issuance of final site plan approval to a maximum of 5,000 m ² for industrial and 50,000 m ² for commercial for Vertical Developments ⁶	\$10
l. Plus per unit Residential charge for first 10 units for Ground Related Developments including Institutional Uses ^{4,5,6}	\$1,080
m. Plus per unit Residential charge for the next 40 units for Ground Related Developments including Institutional Uses ^{4,5,6}	\$650
n. Plus per square metre charge for new gross floor area for non-residential developments prior to the Issuance of final site plan approval to a maximum of 5,000m ² for industrial and 50,000 m ² for commercial	\$10
o. 1 & 2 Family Residential, including accessory buildings and structures, decks, and additions on properties within the Existing Residential (ER) Zone in Ancaster (DAER)	---
p. New Non-Profit Affordable Housing (Fees waived subject to eligibility as outlined on application form) ²	Fees Waived
q. Extension of a Lapsed Site Plan	---
Note: Fee amounts shall be based on fees that are in effect on the date of final approval.	
7 Plans of Subdivision	
a. Subdivision Application	\$59,800
i. Plus Addition Per Unit charge (0 - 25 units)	\$605
ii. Plus Addition Per Unit charge (26 - 100 units)	\$325
iii. Plus Addition Per Unit charge (101 units +)	\$265
iv. Plus Addition Per Block charge	\$1,020
b. Recirculation of revisions	\$2,210
c. Revision – Draft Plan approved	
i. Minor Revisions	\$1,430
ii. Major Revisions	\$44,840
d. Extension – Draft Plan approved	\$1,060
e. Maintenance (<i>File over 3 years old</i>)	\$605
f. Advertising (<i>minimum charge, if applicable</i>)	\$1,785
g. Amended Application with public consultation	\$9,455
h. New Non-Profit Affordable Housing (Fees reduced by 25% subject to eligibility as outlined on application form) ²	25% Reduction
8 Plan of Condominium	
a. New Construction – with Public Process	\$21,915

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i. Plus Addition Per Unit charge	\$95
b. New Construction – without Public Process	\$18,255
i. Plus Addition Per Unit charge	\$95
c. Condominium Conversions	\$31,815
i. Plus Additional Per Unit charge	\$125
d. Recirculation	\$1,350
e. Revision	\$1,455
f. Maintenance Fee (<i>File over 3 years old</i>)	\$565
g. Exemption	\$1,545
h. Extension	\$625
i. New Non-Profit Affordable Housing (Fees reduced by 25% subject to eligibility as outlined on application form) ²	25% Reduction
9 Part Lot Control Application	\$3,070
i. Plus per Lot/Unit/Part	\$280
ii. Plus per Unit Finance Fee (<i>only collected if a new parcel of land is created</i>)	\$20
Extension	\$1,315
10 Consent Application	
a. Land Division Consent Fee	
i. Fully Serviced Lot	\$3,460
ii. Property serviced by well/cistern	\$3,475
iii. Additional fee plus Base Fee where no sanitary sewer exists or if services are new to the area and any existing house is still serviced by a septic system.	\$455
iv. Lease or Easement	\$2,140
v. Concurrent Consent	\$2,140
b. Recirculation	\$230
c. Deed Certification	\$270
d. Deferral or Extension	\$80
e. Validation of Title	\$545
f. Plus per Unit Finance Fee (<i>collected if a new parcel of land is created</i>)	\$20
g. Cancellation	\$510
11 Minor Variance	\$4,015
a. Routine Minor Variance (Note: applies to pools, decks, sheds, accessory buildings, porches, eave projections, recognizing legal non-complying situations, and secondary dwelling units)	\$725
b. Variance(s) required "after the fact"	\$5,010
c. Recirculation	\$330
12 Formal Consultation	
a. Site Plan Formal Consultation	\$12,580
b. Official Plan Amendment, Zoning By-law Amendment, Subdivision and Condominium Formal Consultation - with DRT Meeting	\$9,505
c. Meeting	\$8,185
13 Sign Variance	\$725
14 Sign Erected, Located and/or Displayed without a Permit	\$1,545
15 Neighbourhood Plan or Modified Neighbourhood Plan Preparation	\$2,790
16 Property Reports (respecting Official Plan, Zoning, Rental Housing Protection, Heritage Designation)	\$220
17 MECP Environmental Compliance Approval Administration Fee	\$2,790 +HST
18 Cash in Lieu of Parking Administration Fee	\$640 +HST
19 Environmental Sensitive Areas Impact Evaluation Group (ESAIEG)	\$470
20 Record of Site Condition Administration Fee	\$490 +HST
21 Peer Review of Special Studies Administration Fee	\$640 +HST Consultant Fee +HST
22 Engineering Special Studies	Refer to Growth Management Fee Structure
23 Review of Special Studies	\$1,505
24 Engineering Consultation Fee Outside of any Applications	Refer to Growth Management Fee Structure
25 Tree Protection	
a. General Vegetation Inventory Review	\$445
b. Tree Protection Plan Review	\$735
26 Other Fees	
a. Records Search ¹	\$25 +HST
b. Photocopying / Scanning Fee - per page	\$0.50 +HST
27 Ontario Land Tribunal	

In addition to the fees set out above in sections 1, 2, 4, 5, 7, 8, 10, and 11, the total fees payable shall include all fees associated with supporting an applicant at a hearing where the application was approved by City Council including City legal fees, City staff fees, outside legal counsel and consultant/witness fees where required, but excluding the cost of the Planning and Economic Development Department staff. These additional fees shall be collected through the process set out in a cost acknowledgement agreement which must be signed and submitted as part of the applications identified in sections 1, 2, 4, 5, 7, 8, 10, and 11.

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28 Permit to Demolish a Residential Rental Property

a. Permit to Demolish ⁷	\$7,500
i. plus additional cost per unit	\$300
b. Permit to Demolish - Delegated Approval ⁷	\$1,500
i. plus additional cost per unit	\$75
c. Permit to Convert	\$4,500
i. plus additional cost per unit	\$75
d. Permit to Convert - Delegated Approval	\$1,500
i. plus additional cost per unit	\$75

¹ Records Search fee is charged at a rate of \$25.00 plus HST per 15 minutes with a minimum charge of \$25.00 plus HST.

² Fees or payments required by any Conditions of Approval remain in effect.

³ Excluding proposed developments related to the Cannabis Industry

⁴ Ground Related Development is defined as singles, semi-detached, duplex/triplex, block/street townhouses including POTL's, stacked townhouses, maisonettes (back-to-back) units and non residential ground related development (ICI).

⁵ For the purpose of Tariff of Fees, a unit is defined as any habitable room enclosed by four walls, regardless of any Ontario Building Code definitions.

⁶ The per unit and per square metre charges are applicable to each phase of the proposed development.

⁷ The Permit to Demolish fee shall be waived for all charitable and not-for-profit organizations proposing to demolish and replace rental housing units as part of an affordable housing project, which shall be confirmed at the discretion of the Director of Planning and Chief Planner

Notes:

This list is a summary of development planning fees. Fee amounts shall be calculated based on current fee schedule that is in effect at the time. Additional fees may be required, such as for the cancellation and/or recirculation of a Public Meeting, Ontario Land Tribunal appeals, Conservation Authority Plan Reviews, Hamilton International Airport Reviews, etc. Please call the Planning and Economic Development Department, Planning Division at 905-546-2424 Ext. 1355 or by email to pd.generalinquiry@hamilton.ca for additional information.

For the purposes of Rezoning Application Fees, there are two (2) types of rezoning applications: Secondary Suites, and Complex.

In addition, there are three (3) types of Holding Removal Applications as noted below:

ZAHD - Removal of Holding within the Downtown CIPA;

ZAHC - Removal of Holding whereby removal of provisions is required by the City; and

ZAHR - Removal of Holding whereby removal of provisions is required by external agencies (i.e., CN Rail, MTO, etc.).

For those lands that implemented a Holding Provision prior to August 12th, 2022, the following fees are applicable:

Removal of Holding within the Downtown CIPA - \$6,575

Removal of Holding for all others areas of the City - \$4,510

These fees will remain in effect from August 12, 2022 to December 31, 2024. These fees are extended to June 30, 2025, or until the updated Removal of Holding Provision fee(s) are approved.