

Planning Fees & Charges By-law Review



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Introduction

- The Planning Act enables municipalities to levy fees for planning applications to recover anticipated application processing costs.
- At the request of BILD & the DRHBA, fee reviews are usually conducted every 2 years.
- Due to the uncertainty caused by Bill 23, fee review was delayed until the effects of Bill 23 were known. The last fee review was completed in early 2021.
- The 2025 Fee Review is unique as it has examined the effects of Bill 23.
- The 2025 Fee Review has identified the need for housekeeping changes and examined proposed fee increases, new fees, fee decreases and the elimination of some fees.

Fee Review Recommendations

- The fee review examined existing fees in relation to our new role
- The fee review also considered the impact of inflation over the last 4.5 years.
- The 2025 fee analysis resulted in a series of 5 recommendations, including:
 - Fees Remaining the Same
 - Housekeeping Changes
 - Elimination of Fees
 - Fee Increases
 - The introduction of a New Fee



Fees Remaining the Same

Ten (10) existing fees are recommended to remain the same given the Region's One-Window role has not diminished the regional resources required to respond to the application to protect Regional Interests and infrastructure. These fees include the following Planning Act Applications:

- Plan of Subdivision applications (Lakeshore Municipalities)
- Plan of Condominium applications (revised plan fee)
- Part-Lot Control By-law Exemption applications
- Zoning By-law Amendment application (Standard fee)

Fees Remaining the Same - continued

Other Fees

- Environmental Compliance Approval (ECA) Type 1 application
- ECA Type 2 application
- Minister's Zoning Order (MZO) Amendment application (minor)
- MZO Amendment application (major)
- Administrative fees including peer reviews, printed copies of a Roads Map and Historical Aerial Photographs, and Outputs of the Transportation Planning Model

Housekeeping Changes

Due to the jurisdictional and administrative changes stemming from Bill 23 and some of the proposed fee updates, several changes to terminology in the By-law are required, including:

- A distinction between “delegated” and “non-delegated” municipalities, and between “exempt” and “non-exempt” area municipal official plans no longer exists and must be removed.
- That the Region no longer administers applications to amend the ROP.
- The proposed creation of a standard revision fee would require the definition of “major” be reworded when referring to a Subdivision or Condominium application.
- The proposed creation of one general zoning by-law amendment application fee would require the terms “Standard Review” and “Minor Review” to be removed.
- Removal of all references to the Region of Durham Land Division Committee.

Eliminated Fees

Eight (8) fees are proposed to be eliminated, including:

Official Plan Amendments

- Processing and approval of a Major Regional Official Plan Amendment (ROPA) application
- Processing and approval of a Minor ROPA application
- Reactivation of a ROPA after 3 or more years of inactivity
- Regional approval of an adopted non-exempt area municipal official plan amendment initiated by an applicant

Eliminated Fees - continued

Other

- Fees for the processing and approval of Plan of Subdivision and Condominium applications in the Townships of Brock, Scugog & Uxbridge have been replaced
- Final approval fees for the above noted applications
- Consent application processing and stamping fees have been eliminated
- Recirculation and review of new or amended plans and/or studies prior to draft plan approval by the Region in the above noted municipalities
- Administrative costs associated with printing hard copies of various maps and publishing costs associated with Planning Act notice requirements.

Fee Increases

Nine (9) fees increases are proposed, including:

Plans of Subdivision and Condominium increases include:

- Plan of Subdivision application - \$5,000 to \$6,000
- Standard Plan of Condominium application - \$2,000 to \$2,500
- Vacant Land Plan of Condominium application - \$2,000 to \$2,500
- Common Element Plan of Condominium application - \$1,000 to \$1,500
- Condominium Conversion application - \$2,000 to \$2,500
- Requests to clear Regional conditions of approval related to a Plan of Subdivision or a Plan of Condominium –\$1,000 to \$1,500



Fee Increases - continued

Other:

- Area Municipal Official Plan Amendment application - \$3,500 to \$4,500
- Requests to utilize non-potable groundwater standards - \$500 to \$750
- Consent Applications Commenting Fee - \$500 to \$1,000

New Fee

The Regions Review identified the justification for one new fee:

- \$1,000 for comments related to an applicant-initiated request to extend draft approval of Plan of Subdivision and Plan of Condominium applications.

Conclusion and Next Steps

- The Fee Review was delayed due to unknown effects of Bill 23.
- The rationale for the limited number of fee increases stems from:
 - Inflationary increases from the last fee update in early 2021
 - Increasing complexity of development applications
- Regional staff have consulted with BILD and DRHBA. There were no comments received from their membership in response to the circulation of the proposed fee update.
- The updated fee schedule would take effect on January 1, 2026.



Thank you.

Questions?

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