

2026 Fees

Planning and Development

Service/Activity	2026 Fee	Add HST	Fee Indexed Annually
Official Plan and Zoning By-law Amendments			
Pre-Application Consultation Fee	\$401		Yes
Combined Official Plan/Zoning By-law Amendment: Application Fee	\$27,856		Yes
Combined Official Plan/Zoning By-law Amendment: Resubmission Fee	\$2,153		Yes
Official Plan Amendment: Application Fee	\$17,245		Yes
Official Plan Amendment: Resubmission Fee	\$1,077		Yes
Zoning By-law Amendment: Application Fee	\$15,918		Yes
Zoning By-law Amendment: Simple	\$5,382		Yes
Zoning By-law Amendment: Resubmission Fee	\$1,077		Yes
Temporary Use By-law	\$4,158		Yes
Extension of Temporary Use By-law	\$4,158		Yes
Minor Zoning By-law Amendment: Compatible Use Expansion	\$1,600		
Minor Zoning By-Law Amendment: Site Plan Implementation	\$1,200		
Site Plan			
Site Plan Consultation Fee	\$401		Yes
<i>Site Plan - Residential over 10 units</i> <i>• Includes an application fee plus a fee per unit</i>			
Site Plan - Residential (10+ units): Application Fee	\$1,600		Yes
Site Plan - Residential (10+ units): Fee per Unit	\$81		Yes
<i>Site Plan - Non-Residential</i> <i>• Applicable to all non-residential site plans</i> <i>• Include an application fee plus a variable fee based on the total Gross Floor Area</i>			
Site Plan - Non-Residential: Application Fee	\$1,600		Yes
Site Plan - Non-Residential: Fee per sqm of Gross Floor Area	\$4		Yes
Site Plan: Amendment to existing Site Plan with no building or addition or no new building	\$1,200		Yes
Site Plan: Plus for Fire Route/Amendment to Fire Route	\$1,200		Yes
Development Agreement Amendment	\$1,077		Yes
Site Plan Inspection Fee (applies after second inspection)	\$539	Yes	Yes
Minor Variances			
Minor Variance: Accessory Structures	\$640		Yes
Minor Variance: Yard Setbacks	\$801		Yes
Minor Variance: Permissions re. Non-Conforming Uses	\$1,441		Yes
Minor Variance: Lot/Yard Requirements	\$1,919		Yes
Consents			
<i>Consents: Lot Creation</i> <i>• Includes a fee for the first lot to be created and separate fee for each additional lot created</i>			
Consents: Lot Creation Fee for First Lot	\$2,398		Yes
Consents: Lot Creation Fee per Additional Lot	\$241		Yes
Consents: Other Consents	\$1,600		Yes
Consents: Certification of Deed Fee for First Certificate	\$100		No
Consents: Certification of Deed Fee per Additional Certificate	\$200		No
Street Naming			
Commemorative Street Application Fee	\$800	Yes	Yes
<i>Street Renaming</i> <i>• Includes a base fee plus the costs of signage, installation, advertising, and a fee per house</i>			
Street Renaming: Fee	\$800	Yes	Yes
Street Renaming: Fee per House	\$230	Yes	Yes
Condominiums			
<i>• Includes Standard / Common Element / Phased / Leasehold / Amalgamated / Vacant Land</i>			
Condominium - Standard: Application Fee	\$7,192		Yes
Condominium - Standard: Draft Approval Extension Fee+	\$319		Yes
Condominium - Standard: Revisions to Application or Draft Approval+	\$319		Yes
Condominium - Phased: Application Fee	\$7,192		Yes
Condominium - Phased: Revisions to Application or Draft Approval+	\$319		Yes
Condominium - Phased: Draft Approval Extension Fee+	\$319		Yes
Condominium - Common Element: Application Fee	\$7,192		Yes
Condominium - Common Element: Revisions to Application or Draft Approval+	\$319		Yes
Condominium - Common Element: Draft Approval Extension Fee+	\$319		Yes
Condominium - Leasehold: Application Fee	\$7,192		Yes
Condominium - Leasehold: Revisions to Application or Draft Approval+	\$319		Yes
Condominium - Leasehold: Draft Approval Extension Fee+	\$319		Yes
Condominium - Amalgamated: Application Fee	\$2,877		Yes
Condominium - Amalgamated: Revision to Application Draft Approval	\$319		Yes
Condominium - Amalgamated: Draft Approval Extension Fee	\$319		Yes
Condominium - Vacant Land: Application Fee	\$11,986		Yes
Condominium - Vacant Land: Fee per Unit+	\$242		Yes
Condominium - Vacant Land: Revisions to Application or Draft Approval	\$1,600		Yes
Condominium - Vacant Land: Draft Approval Extension	\$1,600		Yes
Condominium: Resubmission Fee	\$539		Yes
Condominium Inspection Fee (applies after second inspection)	\$539	Yes	Yes
Subdivisions			
Subdivision Consultation Fee	\$401		Yes

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<i>Subdivision: Application Fee</i> <ul style="list-style-type: none">• Includes a base fee plus variable fees based on the number of lots and blocks (multiple family, residential, commercial, industrial, institutional, servicing or park blocks).• Applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone requested if the plan is a "block" plan (single detached lotting not shown).• There is no fee for road widening, reserve or natural heritage blocks.• Initial subdivision application fee includes one resubmission of the original application.			
Subdivision: Application Fee	\$23,464		Yes
Subdivision: Fee per Lot (0-25)	\$486		Yes
Subdivision: Fee per Lot (25-100)	\$262		Yes
Subdivision: Fee per Lot (100+)	\$114		Yes
Subdivision: Fee per Block	\$604		Yes
Subdivision: Resubmission Fee	\$2,692		Yes
Draft Approval: Redline Revision Fee (Major)	\$3,768		Yes
Draft Approval: Redline Revision Fee (Minor)	\$1,077		Yes
Draft Approval: Extension up to 6-months	\$1,600		Yes
<i>Draft Approval Extension: Longer than 6 months</i> <ul style="list-style-type: none">• Includes a base fee plus a variable fee per single family lot and per block (multiple family, residential, commercial, industrial, institutional, servicing, or park blocks)• Excludes lots/blocks that have already been registered• Applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone.• There is no fee for road widening or reserve blocks.			
Draft Approval: Extension longer than 6-months	\$1,600		Yes
Draft Approval: Extension Fee per Lot	\$71		Yes
Draft Approval: Extension Fee per Block	\$140		Yes
Other: Preservicing Agreement	\$2,153		Yes
Subdivision: Agreement Registration Fee	\$73		Yes
<i>Drawing Review Fees</i> <ul style="list-style-type: none">• Includes a base fee plus variable fees based on the number of lots and blocks (multiple family, residential, commercial, industrial, institutional or park blocks)			
Drawing Review: Fee	\$1,855	Yes	Yes
Drawing Review: Fee per Lot (0-25)	\$562	Yes	Yes
Drawing Review: Fee per Lot (25-100)	\$303	Yes	Yes
Drawing Review: Fee per Lot (100+)	\$132	Yes	Yes
Drawing Review: Fee per Block	\$464	Yes	Yes
<i>Additional Drawing Review</i> <ul style="list-style-type: none">• Variable fees per lots and blocks (multiple family, residential, commercial, industrial, institutional or park blocks)			
Additional Drawing Review: Fee per Lot (0-25)	\$52	Yes	Yes
Additional Drawing Review: Fee per Lot (25-100)	\$29	Yes	Yes
Additional Drawing Review: Fee per Lot (100+)	\$13	Yes	Yes
Additional Drawing Review: Fee per Block	\$102	Yes	Yes
Drawing Review: Ministry of the Environment Certificate of Approval	Range of Fixed Fees		Yes
Drawing Review: Water Permit Fee	\$2,584		Yes
Subdivision Inspection Fee (applies after second inspection)	\$539	Yes	Yes
Other Development Applications			
Removal of Holding Provision: Application Fee	\$1,600		Yes
Exemption from Part Lot Control Application Fee	\$319		Yes
Deeming By-law+	\$1,600		Yes
Finance: Lawyers Responses	\$60	Yes	No
Municipal Street Renumbering	\$800	Yes	Yes
Technical Review Outside of an Application (refunded upon submission of an application)	\$401		Yes
Residential Boulevard Parking Applications	\$1,110	Yes	Yes
Development / Subdivision Agreement Letters			
Non-sufficient Funds (NSF)	\$47		Yes
Development Services Lawyers Letters	\$94	Yes	Yes
Development Services Lawyers Letters with Inspection	\$126	Yes	Yes
Telecommunications Tower Letters	\$582	Yes	Yes
Municipal Service and Financing Agreements			
Municipal Service and Financing Agreement: Application Fee	\$2,295		Yes
Municipal Service and Financing Agreement: Agreement Processing Fee	\$3,443		Yes
Municipal Service and Financing Agreement: Pre-Application Consultation Fee (refunded upon submission of an application)	\$287		Yes
Ontario Feed In Tariff Applications			
Ontario Feed In Tariff Applications: Micro FIT (renewable electricity generation projects of 10kw or less)	\$60		No
Ontario Feed In Tariff Applications: FIT - Category 1 (All rooftop solar panel installations anywhere)	\$30		No

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Ontario Feed In Tariff Applications: FIT - Category 2 (All ground mounted solar panel installations at specific locations with little impact on adjacent properties)	\$300		No
Ontario Feed In Tariff Applications: FIT - Category 3 (Wind turbines, biomass and biogas installations at specific locations)	\$1,000		No
Miscellaneous			
Sale of Miscellaneous Reports - Photocopies / Prints - 8.5 inches X 11 inches or 8.5 inches X 14 inches: • \$0.20 per page • Minimum charge \$1.00 • After 25 pages, \$0.10 per page	variable		No
Sale of Miscellaneous Reports - Photocopies / Prints – 11 inches X 17 inches: Fee per Page • \$0.50 per page • Minimum charge \$2.00 • After 10 pages, \$0.25 per page	variable		No
Sale of Miscellaneous Reports - Registered Plans	\$10	Yes	No
Sale of Miscellaneous Reports - Registered Plans Index	\$20	Yes	No
Sale of Miscellaneous Reports - Condominium Plans – per sheet	\$20	Yes	No
Sale of Miscellaneous Reports - Condominium Map Index	\$10	Yes	No
Sale of Miscellaneous Reports - Condominium List – per page	\$0.20	Yes	No
Sale of Miscellaneous Reports - Subdivision Activity Map	\$10	Yes	No
Sale of Miscellaneous Reports - Vacant Land Inventory	\$18	Yes	No
Sale of Miscellaneous Reports - City Maps 3 feet X 4 feet (1 piece map)	\$10	Yes	No
Sale of Miscellaneous Reports - City Maps - 4 feet X 6 feet (2 piece map)	\$20	Yes	No
Sale of Miscellaneous Reports - Custom Mapping and GIS Requests • Charged on a time and material basis • Minimum charge of \$35.00 • Time at \$30.00 per hour, plus paper @\$0.20 per linear foot • No charge for internal City projects	variable		No
Sale of Miscellaneous Reports - Scanning Aerial Photos 8.5 inches X 11 inches or 8.5 inches X 14 inches black/white print only (for one as is copy)	\$2	Yes	No
Sale of Miscellaneous Reports - Scanning Aerial Photos - 8.5 inches X 11 inches or 8.5 inches X 14 inches black/white print only (with custom scaling/sizing)	\$5	Yes	No
Sale of Miscellaneous Reports - Scanning Aerial Photos - Each additional copy of same	\$2	Yes	No
Sale of Miscellaneous Reports - Official Plan - Te London Plan – available from City Planning office and City Clerk’s Department+	40 (includes HST)		No
Sale of Miscellaneous Reports - Official Plan Schedules - each map	\$10	Yes	No
Sale of Miscellaneous Reports - Zoning - Zoning By-law (Z-1) (July 1999) Cerlox version, Mapbook and Textbook - available from City Clerk’s Department only	\$75	Yes	No

NOTE:

- (1) As per Amendments to Consolidated Fees and Charges By-Law A-60.
- (2) Fees are indexed annually commencing January 1, 2026. The index value for fee increases is the Construction Cost Index (Q3 non-residential construction price index).
- (3) After the indexed rate is applied, as per By-law A-60, all fees are then rounded to the next highest dollar amount.