

Please contact the Engineering Services Branch at 905-436-5606 for the following fees:

- ◆ Processing of Engineering Drawings and preparation of Subdivision Agreements and Amendments to Subdivision Agreements and Inspection of Services, Preparation of Land Division/Part Lot Control Agreements and Amendments to Land Division/Part Lot Control Agreements; and
- ◆ Processing of Engineering Final Acceptance of City Services.

For more information please contact:

Planning Services

Location: 8th Floor,

Rundle Tower, City Hall  
50 Centre Street South  
Oshawa, Ontario  
L1H 3Z7

Phone: 905-436-3853

Fax: 905-436-5699

Email: [planning@oshawa.ca](mailto:planning@oshawa.ca)

Website: [www.oshawa.ca/planning](http://www.oshawa.ca/planning)

If this information is required in an accessible format, please contact Service Oshawa:

Tel: 905-436-3311

Email: [service@oshawa.ca](mailto:service@oshawa.ca)

## 2023 Planning Application Fees

**We deliver services that contribute to the development of an Amazing City**

Planning Services is responsible for all land use, policy and development planning activities for the City, including Official Plan and Part II Plan policy formulation, updating the zoning by-law, processing zoning amendments, subdivision processing and approval, minor variance review, land division review, site plan processing, and undertaking urban design projects.

The Branch undertakes strategic research and analyses on a wide range of project-oriented planning issues and coordinates community improvement initiatives such as downtown revitalization.

It also reviews and reports on Federal, Provincial and Regional policy, legislation and guidelines, and undertakes statistical analyses related to population, employment and housing.



# 2023 Planning Application Fees

Type	Fee
<b>Subdivisions and Condominiums:</b>	
Draft Approval or Amendment for Condominiums: Common Element	\$15,000
Draft Approval or Amendment for Condominiums: All Others	\$11,749
Condominium Agreement or an Amendment	\$2,613
Changes to the conditions of a Draft Plan of Condominium approval that do not involve any review of plans (e.g. extension of Draft Approval)	\$983
Amendment to Condominium Description or Declaration	\$2,652
Draft Plan Approval and Amendment to Draft Plan Approval for Subdivisions plus \$450 for the first 200 units/blocks and \$200 over 200 units/blocks	\$35,000 plus unit/block fees
Subdivision Agreement or Amendment	\$5,225
Clearing/Releasing any Phase of a Plan of Subdivision or Condominium for Registration	\$2,743
Reduction of Letter of Credit or Cash Securities for City Services & Landscaping pursuant to Subdivision Agreements	\$331 per release plus HST
<b>Sign Variance Applications:</b>	
Residential	\$724
Non-residential (all others)	\$1,281
Central Business District Zone	\$258
Signs not regulated by the Ontario Building Code	\$131

Type	Fee
<b>Official Plan and Zoning:</b>	
Official Plan and/or Part II Plan and/or Secondary Plan Amendment	\$25,000
Zoning By-law Amendment: Major	\$20,000
Zoning By-law Amendment: Minor	\$10,444
Extension to a Temporary Use Zoning By-law	\$2,875
Application to Remove "h" Holding Symbol	\$4,500
Regional Official Plan Amendment Review	\$3,266
<b>Applications to the Committee of Adjustment:</b>	
Single detached dwelling, semi-detached dwelling, duplex, street townhouse dwelling or 2-unit dwelling	\$782 per lot or proposed lot
All other residential	\$1,874 per lot or proposed lot
Non-residential (all others)	\$1,874
Tabling (applicant's request)	\$317
Special Meeting	\$1,564
<b>Land Division:</b>	
Application for Land Division	\$787 per application
Clearance of City Conditions for Land Division	\$396 per clearance

Type	Fee
<b>Site Plan Approval or Amendment:</b>	
Planning Non-residential	\$5,500 plus \$0.42/sq. m. of land area
Planning Residential *Note: \$75,000 maximum for per unit fee	\$5,500 plus \$358/unit*
Resubmission for any application submitted Jan. 1, 2023 or later: per resubmission beyond the first resubmission if said resubmission is greater than 60 days since previous comments were provided	\$500
Engineering - Processing of Drawings	\$3,919 plus \$0.29/sq. m. of land area
Application for Site Plan Agreement or Amendment to Site Plan Agreement	\$4,000
Notwithstanding the above, the fee for residential development, less than 4 dwelling units including any accessory buildings and structures located within the Oak Ridges Moraine and for farm buildings or structures located within the Oak Ridges Moraine	\$383
Site Inspections for Site Plan Applications (for 3rd inspection or more)	\$317 per inspection
Application for Telecommunication Tower	\$6,528 plus site plan fees

Type	Fee
<b>Part Lot Control:</b>	
Application to Lift Part Lot Control and Amendments to Part Lot Control Approvals (plus cost of by-law registration)	\$1,961
Application to Amend Part Lot Control Approval that involves changes to Conditions Only	\$983
Extension to a Part Lot Control By-law (plus cost of by-law registration)	\$983
<b>Miscellaneous:</b>	
Processing City Educational Development Charge Complaints *Note: fee would be refunded in the event the complaint is upheld	\$656*
Peer review of any component of a Development Application	100% of the City's costs
Heritage Easement Agreement Registration Fee	Actual cost
Review of any request to release/rescind an Agreement from title of a Property	\$656
Request regarding former landfill sites/environmental inquiry letter	\$253
Requests for municipal support under the Provincial Small FIT (feed-in tariff) Program	\$408
Cafes in Downtown Oshawa Outdoor Cafe Program	\$131
Pre-consultation request for all official plan amendments, zoning by-law amendments, draft plan of subdivisions, draft plan of condominiums and site plan approval applications	Stage 1: \$1,750 Stage 2: \$500

Please note: All fees are increased annually by 3%, each January 1st. See [General Fees and Charges By-law 13-2003](#) for more information and all Fees.