

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

Website: 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

2024 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.



2024 Planning Application Fees

Type	Fee
Subdivisions and Condominiums:	
Draft Approval or Amendment for Condominiums: Common Element	\$15,450
Draft Approval or Amendment for Condominiums: All Others	\$12,102
Condominium Agreement or an Amendment	\$2,692
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)	\$1,013
Amendment to Condominium Description or Declaration	\$2,732
Draft Plan Approval and Amendment to Draft Plan Approval for Subdivisions plus \$464 for the first 200 units/blocks and \$258 over 200 units/blocks	\$36,050 plus unit/block fees
Subdivision Agreement or Amendment	\$5,382
Clearing/Releasing any Phase of a Plan of Subdivision or Condominium for Registration	\$2,826
Reduction of Letter of Credit or Cash Securities for City Services & Landscaping pursuant to Subdivision Agreements	\$341 per release plus HST
Sign Variance Applications:	
Residential	\$746
Non-residential (all others)	\$1,320
Central Business District Zone	\$266
Signs not regulated by the Ontario Building Code	\$135

Type	Fee
Official Plan and Zoning:	
Official Plan and/or Part II Plan and/or Secondary Plan Amendment	\$25,750
Zoning By-law Amendment:	
Major	\$20,600
Minor	\$10,758
Extension to a Temporary Use Zoning By-law	\$2,962
Application to Remove "h" Holding Symbol	\$4,635
Regional Official Plan Amendment Review	\$3,364
Applications to the Committee of Adjustment (after the fact variances are double the regular fee):	
Tabling (applicant's request)	\$327
Special Meeting	\$1,611
Minor Variance:	
Single detached dwelling, semi-detached dwelling, duplex, street townhouse dwelling, block townhouse dwelling, accessory apartment or converted dwelling	\$806 per lot or proposed lot
All other residential	\$1,931 per lot or proposed lot
Non-residential (all others)	\$1,931
Consent:	
Application for Consent	\$2,200 per application
Clearance of City Conditions	\$408 per clearance
Stamping Fee	\$1,000

Type	Fee
Site Plan Approval or Amendment:	
Planning Non-residential	\$5,665 plus \$0.44/sq. m. of land area
Planning Residential *Note: \$77,250 maximum for per unit fee	\$5,665 plus \$369/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	\$515
Engineering - Processing of Drawings	\$4,037 plus \$0.30/sq. m. of land area
Application for Site Plan Agreement or Amendment to Site Plan Agreement	\$4,120
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)	\$327 per inspection plus HST
Application for Telecommunication Tower	\$6,724 plus site plan fees

Type	Fee
Part Lot Control:	
Application to Lift Part Lot Control and Amendments to Part Lot Control Approvals (plus cost of by-law registration)	\$2,020
Application to Amend Part Lot Control Approval that involves changes to Conditions Only	\$1,013
Extension to a Part Lot Control By-law (plus cost of by-law registration)	\$1,013
Miscellaneous:	
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
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: \$1,803 Stage 2: \$515

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.