

THIS IS SCHEDULE "B" TO BY-LAW 99-2024

of The Corporation of the City of Stratford
adopted this 9th day of September, 2024.

Amended by By-law 16-2025 on the 10th day of February, 2025

PLANNING FEES AND CHARGES

All Fees are subject to HST where applicable.

Planning Application Fees and Charges

In addition to the application fees listed below in sections A) to J), where the City requires assistance from its solicitors or other technical or professional consultants in the processing of any of the types of applications listed below, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the City, at the City's actual cost. Depending on the amount of such fees which the City expects to incur on any given application, the City may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.

A) Pre-Application Consultation ("Formal Consultation")

Item	Fee
i) Application for Pre-Application Consultation:	No fee

B) Official Plan Amendment

Item	Fee
i) Amendment to the Official Plan	\$6,925.00
ii) Concurrent Applications for an Amendment to the Official Plan and Zoning By-law (Major or Standard)	\$7,644.00
iii) Amendment to the Official Plan and/or Zoning By-law requiring recirculation:	
• Requested recirculation (by applicant) requiring technical re-review	\$1,251.00
• Requested (by applicant) recirculation not requiring technical re-review	\$626

C) Zoning By-law Amendment ("Zone Change")

Item	Fee
i) Zoning By-law Amendment – Major A change in zone category and/or an amendment which requires the review of one or more supporting studies (other than Planning Justification).	\$5,699.00
ii) Zoning By-law Amendment – Standard Any general, technical amendment to existing zoning regulations (except building height), and/or to add one/limited new permitted use(s), does not contradict provincial policies, conforms with the City's Official Plan, and, does not require the review of any study/studies (other than Planning Justification).	\$3,717.00
iii) Concurrent applications for an amendment to the Official Plan and Zoning By-law	(see Item B) ii) above)
iv) Amendment to the Official Plan and/or Zoning By-law requiring recirculation	(see Item B) iii) above)
v) Removal of a holding provision	\$2,112.00
vi) Extend a temporary use	\$1,527.00

D) Committee of Adjustment (Minor Variances and Consents)

Item	Fee
i) Minor Variance (MV) <ul style="list-style-type: none"> • a small variation from the requirements of the zoning by-law; • the extension or enlargement of a legal non-conforming use; or, • a change in the legal non-conforming use that is similar to the existing use or more compatible with the uses permitted by the by-law. One (1) MV Application may be submitted to seek relief from multiple requirements of the zoning by-law. In such cases, pre-submission consultation is strongly encouraged.	\$1,368.00
a) If an application requires a recirculation	\$753.00
ii) Consent of one additional lot/easement (severance) <ul style="list-style-type: none"> a) Each additional lot/easement (severance) b) If an application requires a recirculation 	\$1,756.00 \$260.00 \$800.00
iii) Request for change to condition(s) of approval	\$569.00
iv) Concurrent Applications to the Committee of Adjustment for consent and minor variance	\$2,092.00
v) Development Agreement - Committee of Adjustment The preparation (and/or review) and execution of any development agreement imposed on a decision of MV or Consent, save and except site plan control agreement: <ul style="list-style-type: none"> • Major: an agreement which requires legal/technical review • Minor: 	\$500 plus incurred legal/technical review costs \$300

E) Site Plan Control

Item	Fee
i) Site plan approval <ul style="list-style-type: none"> a) An additional fee will be added if building or addition is equal to or greater than 3,716 square metres or 40,000 square feet, or greater than 50 units. 	\$3,639.00 \$1,138.00
ii) Amendment to a site plan agreement	\$2,445.00
iii) Minor amendment to a site plan agreement (Section 8.3.3)	\$451.00
iv) Site plan approval for infill developments	\$1,927.00
v) Letter of conformity relating to site plan agreement compliance	\$105.00

F) Plan of Subdivision, Vacant Land Condominium and Common Element Plans of Condominium

Item	Fee
i) Up to 50 development lots/blocks/units* An additional fee will be added if greater than 50 units is proposed*	\$9,413.00 \$1,309.00
ii) Revisions to draft conditions of approval (recirculation required)	\$1,439.00
iii) Revisions to draft conditions of approval (no recirculation required)	\$519.00

Item	Fee
iv) Registration of final plan	\$802.00
v) Extension of Draft Approval	
a) Recirculation required	\$1,439.00
b) No recirculation required	\$519.00

*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a "block" plan.

G) Standard, Amalgamated, Phased and Leasehold Condominium

Item	Fee
i) Up to 50 units	\$5,364.00
a) An additional fee will be added if greater than 50 units is proposed*	\$1,309.00
ii) Revisions to draft conditions of approval (recirculation required)	\$1,439.00
iii) Revisions to draft conditions of approval (no recirculation required)	\$519.00
iv) Registration of final plan	\$802.00
v) Condominium Exemption	\$1,597.00

*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a "block" plan.

H) Miscellaneous

Item	Fee
i) Deeming Application	\$1,138.00
ii) Driveway Widening Review	\$120.00
iii) Telecommunication Tower Review	\$1,138.00
iv) Applications for the passing of a Part-Lot Control exemption by-law	\$1,838.85
For each additional new part created	\$135.56

I) Secondary Suite Registration

Item	Fee
i) Registration of a new Secondary Suite	\$270.00
ii) Renewal of previously registered Secondary Suite	\$165.00

J) General

Item	Fee
i) Letters of conformity (other than By-law 92-75) – with survey	\$105.00
ii) Letters of conformity – without survey	\$90.00
iii) Letters of conformity without survey – 2 business day response time	\$160.00
iv) Letters of conformity with survey – 2 business day response time	\$170.00
v) Full size registered plans, plans of condominium, city street maps	\$35.00
vi) Custom Plots	\$60.00
vii) Change of Municipal Address	\$170.00
viii) AGCO Agency Approval Letter – Building	\$85.00

K) Short Term Accommodation

Item	Fee
i. Application Fee for Short Term Rental Licence (First Room, and per Application/Licence) a. Plus the following applicable amount per additional room:	\$412.00 \$125.00
ii. Late Filing Fee (per Application/Licence)	\$70.00
iii. Transfer processing Fee (per Application/Licence)	\$34.00
iv. Appeal Fee (Short Term Rental & Bed and Breakfasts)	\$185.00